

## Company History •

RACO General Contractors, Inc. was founded in 1952 by Harry Kuniansky with the sole purpose of building high quality warehouse and manufacturing facilities. Harry started the company with two basic guidelines: Honesty and integrity. These guidelines have helped RACO earn a reputation that shows our clients can depend on us to help them through the process of site selection and evaluation, pre-construction design and pricing, final pricing and permitting to final construction. Our job is to make this process as easy as possible for our clients. During our existence we have built over 65,000,000 s.f. of space for such companies as G.E. Appliance, Publix Super Markets, Kellogg's, Caterpillar, John Deere and United Distributors, with a value of over 2 billion dollars. Along the way we also developed several industrial parks for our own account including Gwinnett 316, Jackson 85 Distribution Center, Northwest Industrial and Amwiler Industrial parks.

Development of these parks reached 840,000 square feet and represented some of the most well known mixed-use parks in the Southeast. In the early 1990's RACO developed its largest industrial park, the Gwinnett 316 Office Park. This development reached over three million square feet. The park has served as the Southeastern distribution locations for Home Depot, Office Depot, Tropicana, Edy's Ice Cream, CertainTeed, Sharp Electronics and Sugar Foods (Sweet n' Low) and Lund International.

From these beginnings RACO has grown into a dynamic, quality oriented, full service construction provider with a focused core of industrial clients including a full range of Services such as design, engineering, site assessment, feasibility studies, general construction, space planning, construction management and leasing/development. Some of RACO's clients include General Electric, Polaroid, Ciba Giegy, BBS Wheels, Kellogg's, Sears, Walgreens, Publix and Caterpillar. RACO has built facilities for top ranked automotive suppliers such as Mando, Hanwha International and Daewon America. These clients from all over the world share a single common goal: "a quality facility delivered in a cost effective and timely manner." The satisfaction with RACO's ability to meet this goal on every project has resulted in continued relationships and repeat business from these clients, which now forms the core of RACO's business.



# COMPANY PROFILE SUMMARY •

<b>YEARS IN BUSINESS</b>	67 Years
<b>AVERAGE WORK VOLUME</b>	\$45 Million
<b>BONDING CAPACITY</b>	\$25 Million
<b>TOTAL NUMBER OF EMPLOYEES</b>	45
<b>STATES LICENSED TO DO BUSINESS</b>	

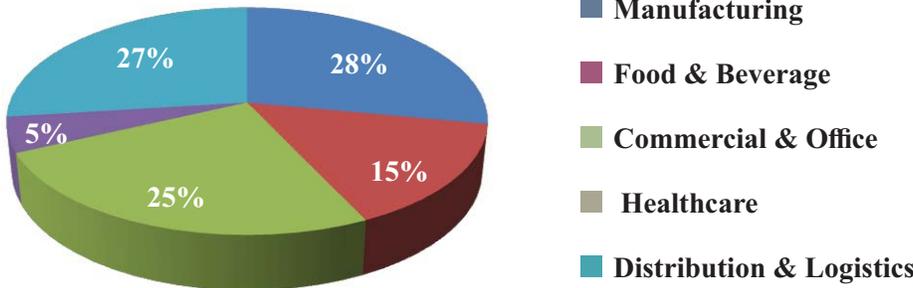
**PROFESSIONAL AFFILIATIONS**

- AGC - Associated General Contractors
- ACI - American Concrete Institute
- NAIOP - National Association of Industrial & Office Properties
- CMA - Construction Management Association of America
- SAE - Society of Automotive Engineers International
- LEED Certification in Progress

**BANKING REFERENCES**

SunTrust Bank  
BB&T Corporation

## WORK SUMMARY BY PERCENTAGE



**INDUSTRY AWARDS**

- “Award of Excellence - American Concrete Institute
- “Merit Award, Industrial” - American Concrete Institute
- “Safety Commendation” - Associated General Contractors
- “Industry Choice, Corporate Facility” - Dorey Publishing
- “Industry Choice, Professionalism” - Dorey Publishing
- Best new Industrial Development” - Atlanta Business Chronicle
- “Industrial Development Firm of the Year” - National Association of Industrial & Office Properties



## EXPERIENCE BY TYPE •

### MANUFACTURING

SKC .....	145,000 SF
Daewon America Corp. ....	172,000 SF
Navistar International. ....	350,000 SF
Caterpillar, Inc. ....	220,000 SF
Dixie Bearing, Inc. ....	153,000 SF
Hella, Inc. ....	66,200 SF

### FOOD & BEVERAGE

A & D Foods .....	120,000 SF
Publix Supermarkets .....	556,000 SF
Kellogg's Foods, .....	903,000 SF
Homegrocer, Inc. ....	102,297 SF
Fresh America .....	100,000 SF
Sugarfoods USA .....	100,000 SF

### COMMERCIAL & OFFICE

National Indoor RV Centers. ....	185,000 SF
Progress Container. ....	167,500 SF
Focas Industries #2. ....	112,000 SF
Evenflo Products .....	379,000 SF
Clarison Industries .....	125,000 SF
Focas Industries .....	80,000 SF

### HEALTHCARE

Gwinnett Health Care. ....	62,500 SF
Associated Hygenic Products. ....	115,841 SF
Rehrig Pacific Company .....	90,400 SF
Grief / Van Leer Containers .....	64,000 SF
Piedmont Plastics .....	28,000 SF
Ciba Geigy Vision Care .....	102,860 SF

### DISTRIBUTION & LOGISTICS

Del Monte .....	780,000 SF
SC Johnson. ....	503,225 SF
Chief Container .....	472,500 SF
Home Depot Maintenance .....	377,049 SF
Summit Racing .....	178,640 SF
John Deere .....	524,700 SF
Jackson 85 Building E. ....	1,044,000 SF
Sears. ....	800,000 SF



# RACO DEVELOPMENT & LEASING •

As part of our Design-Build services, RACO offers clients a full range of financing options including long term leasing, lease own and construction financing. We maintain a staff of qualified real estate and construction experts who are experienced in all aspects of development and contracting services, and have the capability of providing design-build packages custom suited to each Client's needs. Having constructed over fifty million square feet of manufacturing and distribution facilities for some of the most prestigious and quality oriented clients in the world, it is easy to see why RACO says, "We Know Construction".

Some of our most notable developments are as follows:

## BUSINESS PARKS

- Northbelt Business Park - 8 Buildings totaling 550,000 SF
- Northbelt Office Park - 6 Office / Showroom Buildings totaling 150,000 SF
- Amwiler Business Park - 7 Upscale Industrial Buildings totaling 520,000 SF
- Gwinnett 316 Business Park - 15 Buildings totaling over 3,700,000 SF
- Atlanta Gateway Park - 15 Buildings totaling over 1,200,000 SF
- Jackson 85 Park - 350 Acres, 2 Buildings totaling approximately 1,800,000 SF

## SINGLE DEVELOPMENT PROJECTS

Bridgestone Tire Distribution Center	402,600 SF
Certainteed Corporation	101,600 SF
General Electric Lighting (Indiana)	367,700 SF
General Electric Lighting (Atlanta)	230,000 SF
Sharp Electronics	128,000 SF
Office Depot	132,000 SF
Tyco / Kendall Healthcare	610,000 SF
Sears Holding Company	800,000 SF
Walgreens Drug	500,000 SF
Delmonte Foods	750,000 SF
Kellogg's Foods	900,000 SF



## RACO INTERIOR FINISHES •

RACO General Contractors has extensive experience in the construction of new office space and interior finishes. The company has successfully completed over three million square feet of standard office finishes and Class A office space.

Some of the most noteworthy projects to date include:



**Peachtree Business Products:** Peachtree Business Products, Inc. is a new 2-story, 225,000 SF Class A office facility located in Marietta, Georgia. Construction of this project included free-standing steel panels, veneer masonry exterior walls, ESFR sprinkler systems, conditional storage areas and standard warehouse electrical systems. Construction Cost: \$10.7 Million



**United Distributors:** United Distributors is a new 340,000 SF office complex and distribution facility located in Smyrna, Georgia. United Distributors is a wholesaler and distributor of wine and beer products. This state-of-the-art facility includes a specialized wine tasting room with custom hardwood flooring, and handmade wallpaper throughout. The entire facility is temperature controlled, and includes 25,000 SF of Class A office space, secure access, and high pile storage in racks. Construction Cost: \$12.9 Million



**Cryolife, Inc.:** Cryolife, Inc. is a new 100,000 SF healthcare office complex located in Kennesaw, Georgia. Cryolife, Inc. manufactures and produces BioGlue, a surgical adhesive used in cardiovascular procedures. Construction of this project included free-standing steel panels and veneer masonry exterior walls. The facility also includes 100,000 SF of Class A office space, laboratories, and clean rooms. Construction Cost: \$4.5 Million



**RACO**

# PROJECT HIGHLIGHTS



# Chief Container and Display

*Acworth, Georgia*



RACO has completed numerous projects for the retail display manufacturer including three distribution/manufacturing facilities in Acworth. Construction of these projects included load bearing concrete tilt-up panels with interior structural steel columns, a steel frame roof structure, heavy duty reinforced floor slabs, and ESFR sprinkler systems. The facilities total over 539,000 SF and also include over 20,000 SF office space. RACO was awarded these contracts as Design-Build Prime Contractor.

**Owner**

Chief Container & Display, Inc.  
Tony Stewart 770-421-0007

**Architect**

Fowler Design Associates  
Bob Fowler 404-347-2255

**Square Footage**

66,800 SF



# Stewart Stainless Supply

*Braselton, Georgia*



Stewart Stainless Supply is a 130,000 SF stainless steel light fabrication and machining/distribution center located in Braselton, Georgia. Construction of this project included load bearing concrete tilt-up panels with interior structural steel columns, a steel frame roof structure, heavy duty reinforced floor slabs, and machine foundations. The facility also included 10,000 SF of office space. RACO was awarded the contract as Design-Build Prime Contractor.

**Owner**

Stewart Stainless Supply  
Butch Stewart 770-925-0075

**Architect**

Fowler Design Associates  
Bob Fowler 404-347-2255

**Square Footage**

132,000 SF

**Construction Budget**

\$8,595,000

**Construction Type**

Tilt Up warehouse,  
manufacturing/distribution



# A & D Foods

*Duluth, Georgia*



A&D Foods, is the largest frozen seafood importer in Georgia, and RACO was selected to construct the new distribution center in Duluth. The 100,000 SF distribution center includes beef and chicken coolers, fresh salmon rooms, and short term and long term storage freezers. It also included provisions for a future cut shop to repackage fresh products. The facility also includes 20,000 SF of class A office space remodel. RACO was awarded the contract Design-Build Prime Contractor.

**Contact**

Terry Willis, Former CEO  
706-499-8750

**Architect**

Randall Paulson  
Michael Randall 770-650-7558

**Square Footage**

116,000 SF

**Construction Budget**

\$13,900,000

**Construction Type**

Frozen Foods Distribution  
center/Corporate office



# Schwan's Bakery

*Atlanta, Georgia*



**The SCHWAN FOOD COMPANY™**

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**SCHWAN'S BAKERY, INC.**

RACO has performed a variety of projects for Schwan's in support of their local pie making operations here in Atlanta. We have completed a variety of projects for Schwan's, including roofing, steel structure reinforcing, equipment removal, equipment renovations, and emergency repairs to the building.

**Contact**

Former Senior Project Engineer  
Bill Minton 619-980-8461

# Suzanna's Kitchen

*Suwanee, Georgia*



***Suzanna's Kitchen, Inc.***

RACO has been selected to assist with construction of Suzanna's Kitchen's new production facility in Suwanee. The facility will include freezers, coolers, and production spaces.

**Owner**

Suzanna's Kitchen  
John Fountain 770-476-4585

**Architect**

Appleby & Laccetti Architects, Inc.  
Tom Laccetti 404-817-3282

# SKC, Inc.

*Covington, Georgia*



SKC, Inc. manufactures and produces plastic films used in a variety of industries. RACO has completed two large projects for SKC and numerous smaller projects in support of the ongoing daily operations of the entire campus. The notable projects include the EVA production facility that produces photovoltaic film, where RACO was awarded a design/build contract to build the 45,000 SF facility and install all of the production equipment; and also the 100,000 SF design/build addition of their forth PET Film production line.

**Owner**

SKC, Inc.  
Brian Boree 678-342-1403

**Architect**

Appleby & Laccetti Architects, Inc.  
Tom Laccetti 404-817-3282

**Square Footage**

137,000 SF Office EVA Film  
Mfg/PET Film Mfg

**Construction Budget**

\$13,804,000



# Publix

## High/Low Velocity, Returns Center, Fleet Center & Bakery Plant *Lawrenceville, Georgia*



The Publix facility in Lawrenceville Georgia includes over one half million square feet of completed space for the super market giant . This facility serves as a multi-state logistics and distribution center for approximately 100 regional Publix stores. Construction of the original facility included 543,575 SF of warehouse and distribution space with load bearing concrete tilt-up panels, interior structural steel columns, a steel frame roof structure, heavy duty reinforced floor slabs, and ESFR sprinkler systems. The facility also includes high pile storage in racks, and is completely conditioned. Raco has also completed 11,576 SF of expansion space for the Publix Returns Center; a 50,000 SF Bakery Plant renovation; and the 4,787 SF expansion to the Publix Fleet Service. Raco is in the process of constructing an additional 500,000 SF Freezer Facility on this site, making the total square footage to date at over 1.5 million. RACO was awarded the contract as Design-Build Prime Contractor.

#### **Owner**

Publix Super Markets, Inc.  
Randy West - 863.688.7407

#### **Architect**

Randall Paulson Architects  
Mike Randall - 770.650.7558

#### **Construction Budget**

Over \$40,000,000 in  
Construction

#### **Square Footage**

543,575 SF High/Low Velocity  
11,576 SF Returns Center  
4,787 SF Fleet Service  
50,000 SF Bakery Plant

Numerous and various projects in support of this manufacturing and distribution center

#### **Contract Type**

Design-Build



# Peachtree Business Products

*Marietta, Georgia*



Peachtree Business Products, Inc. is a new 2-story, 225,000 SF Class A office facility located in Marietta, Georgia. Construction of this project included free standing steel panels, veneer masonry exterior walls, ESFR sprinkler systems, conditioned storage areas and standard warehouse electrical systems. RACO was awarded the contract as design-build prime contractor.



#### **Owner**

Peachtree Products, Inc.  
David Boatwright - 770.420.1978

#### **Architect**

Fowler Design Associates  
Bob Fowler - 404.733.5900

#### **Construction Budget**

**\$10,673,542**

#### **Square Footage**

225,000 SF

#### **Contract Type**

Design-Build



# United Distributors

*Smyrna, Georgia*



United Distributors is a new 340,000 SF office complex and distribution facility located in Smyrna, Georgia. United Distributors is a wholesaler and distributor of wine and beer products. Construction of this facility included load bearing concrete tilt-up panels with interior structural steel columns, a steel frame roof structure, heavy duty reinforced floor slabs, and ESFR sprinkler systems. The entire facility is temperature controlled, and includes 25,000 SF of Class A office space, secure access, and high pile storage in racks. RACO was awarded the contract as Design-Build Prime Contractor.



**Owner**

United Distributors, Inc.  
Doug Hertz - 678.305.2000

**Architect**

Randall-Paulson Architects  
Mike Randall - 770.650.7558

**Construction Budget**

\$12,900,000

**Square Footage**

340,000 SF

**Contract Type**

Design-Build



# Kellogg's Distribution Center

*Atlanta, Georgia*



The Kelloggs Distribution Center is a new 903,000 SF food grade distribution plant located in Atlanta, Georgia. Construction of this project included load bearing concrete tilt-up panels with interior structural steel columns, a steel frame roof structure, heavy duty reinforced floor slabs, and ESFR sprinkler systems. The facility also includes 18,000 SF of office space and high pile storage in racks. RACO was awarded the contract as Design-Build Prime Contractor.



#### **Owner**

Majestic Realty Company  
Kent Valley - 562.692.9581

#### **Architect**

Randall-Paulson Architects  
Mike Randall - 770.650.7558

#### **Construction Budget**

\$20,000,000

#### **Square Footage**

903,000 SF

#### **Contract Type**

Design-Build Prime



# Jackson 85 Buildings I & II

*Pendergrass, Georgia*



Jackson 85 Distribution and Warehouse facilities are located in Pendergrass, Georgia. Construction of these projects include load bearing concrete tilt-up panels with interior structural steel columns, a steel frame roof structure, heavy duty reinforced floor slabs, and ESFR sprinkler systems. RACO was awarded the contract Design-Build Prime Contractor.

**Owner**

LaSalle Investment Management  
Nick Firth - 312.228.2687

**Architect**

Randall-Paulson Architects  
Mike Randall - 770.650.7558

**Construction Budget**

\$22,000,000

**Square Footage**

1,044,000 SF

**Contract Type**

Design Build Prime



# Cryolife, Inc.

*Kennesaw, Georgia*



Cryolife Inc. is a new 100,000 SF healthcare office complex located in Kennesaw, Georgia. Cryolife, Inc. manufactures and produces BioGlue, a surgical adhesive used in cardiovascular procedures. Construction of this project included free standing steel panels and veneer masonry exterior walls. The facility also includes 100,000 SF of Class A office space, laboratories, and clean rooms. RACO was awarded the contract as Design-Build Contractor for the shell, and Owner's Agent for the interiors build-out.

**Owner**

Amli Realty Company  
770.281.3300

**Architect**

Masterson-Fowler  
Bob Fowler - 404.733.5900

**Construction Budget**

\$4,500,000

**Square Footage**

100,000 SF

**Contract Type**

Design-Build



# Caterpillar, Inc.

*Atlanta, Georgia*



Caterpillar, Inc. is a new 220,000 SF heavy equipment manufacturing facility located in Atlanta, Georgia. Construction of this project included load bearing concrete tilt-up panels with interior structural steel columns, a steel frame roof structure, heavy duty reinforced floor slabs, and ESFR sprinkler systems. The facility also includes 10,000 SF of office space and high pile storage



**Owner**  
Majestic Realty Co.  
Kent Valley - 404.467.5255

**Architect**  
Randall-Paulson Architects  
Mike Randall - 770.650.7558

**Construction Budget**  
\$7,480,000

**Square Footage**  
220,000 SF

**Contract Type**  
Design-Build Prime



# Navistar International Truck and Engine *Fairburn, Georgia*



Navistar International Truck and Engine is a new 350,000 SF heavy equipment automotive facility located in Fairburn, Georgia. Construction of this project included load bearing concrete tilt-up panels with interior structural steel columns, a steel frame roof structure, heavy duty reinforced floor slabs, and ESFR sprinkler systems. The facility also includes 3,000 SF of office space, and high pile storage in racks. RACO was awarded the contract as Design-Build Prime Contractor.

**Owner**

Simmons Veddor Company  
David Arnow - 512.499.0088

**Architect**

Macgregor Associates Architects, Inc  
Bruce Macgregor - 770.432.9400

**Construction Budget**

\$8,200,000

**Square Footage**

350,000 SF

**Contract Type**

Design-Build



# GE Appliance Distribution Ctr. Majestic Airport Bldg III *Atlanta, Georgia*



The GE Appliance Distribution Center / Majestic Airport Building #3 is a new 544,169 SF spec office and warehousing facility located in Atlanta, Georgia. Construction of this project included load bearing concrete tilt-up panels with interior structural steel columns, a steel frame roof structure, heavy duty reinforced floor slabs, and ESFR sprinkler systems. The facility also includes 14,000 SF of Class A office space, and high pile storage in racks. RACO was awarded the contract as Design-Build Prime Contractor.

**Owner**

Majestic Realty Co.  
Kent Valley - 404.467.5255

**Architect**

Randall-Paulson Architects  
Mike Randall - 770.650.7558

**Construction Budget**

\$12,000,000

**Square Footage**

544,169 SF

**Contract Type**

Design-Build



# The Glassworks

*Atlanta, Georgia*



The Glassworks is a 45,000 SF office / condominium renovation in Atlanta, Georgia. Construction of this project was part of the urban renewal program, and included free standing steel panels, as well as veneer metal and masonry exterior walls. The facility also includes Class A office space. RACO was awarded the contract as Design-Build Prime Contractor.

**Owner**

Parkside Partners, Inc.  
Kyle Jenks - 404.239.9828

**Architect**

Randall Paulson Architects  
Mike Randall - 770.650.7558

**Construction Budget**

\$4,500,000

**Square Footage**

45,000 SF

**Contract Type**

Design-Build

