

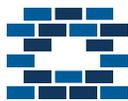


MUNICIPAL CONSOLIDATION AND CONSTRUCTION

A FLH Company Subsidiary

Municipal buildings face problems.

Across the country, municipalities own and occupy outdated office spaces that have reached the end of their useful lives. If you represent a municipality, you know better than anyone the problems that arise. These buildings are:



RUN DOWN

Approximately 25% of building demolitions in north America occur because of a lack of proper building maintenance.



SPREAD OUT

Scattered municipal buildings are underutilized, inefficient, and have higher operating costs than centralized ones.



DRAINING FUNDS

When you have to pay double or triple for essentials such as elevators and utilities, you waste money.

There is a simple solution: Consolidating and Leasing

Municipal Consolidation and Construction uses a "Consolidate and Lease" process. With this process, municipalities move:

FROM Multiple levels of costly approvals
TO One, singular approval that simplifies the process

FROM Spread out, underutilized spaces
TO Centralized, work-efficient office spaces

FROM Unexpected liabilities and responsibilities
TO Expert developers assuming liability

FROM Many hubs across the municipality
TO A catalyst for economic investment and downtown revitalization

FROM Never-ending projects halted by bureaucratic dead-ends
TO Ensured project completion, with no missed deadlines or cost overruns

FROM Owning outdated spaces
TO Leasing new, efficient spaces

FROM Decrepit buildings leaking profits
TO New income from the sale of old buildings

Our Process

What can you expect from your “Consolidate and Lease” project?



STEP 1 The municipality expresses interest in **reconstruction**



STEP 2 MCC performs a facility assessment and a **cost-benefit analysis**



STEP 3 MCC employs an **architect, engineers,** and a **contractor**



STEP 4 The municipality approves the **budget** and signs a **lease**



STEP 5 The owner **assumes all liability** and **ensures project completion**



STEP 6 Design and construction teams start **construction phase**



STEP 7 The maintenance team receives **new systems training**



STEP 8 The municipality moves into the **new building**



STEP 9 Old buildings are put on **the market**

We created a national team with unquestionable financial backing. However, we are looking for **local partnerships**.

We think these local partnerships are key. Not only in terms of trade—architects, legal advisors, construction managers, local engineers, local contractors, and local operators—but also in terms of ownership.



Municipal Consolidation and Construction is a subsidiary of the **FLH Company**.

The Franklin L. Haney Company (FLH) is a family-owned-and-managed business based out of Washington, DC. FLH has national investments in real estate and property development, and is a recognized leader in innovative financing, imaginative acquisitions, and creative planning. Its goal is to be the builder for a better tomorrow in communities across the nation.