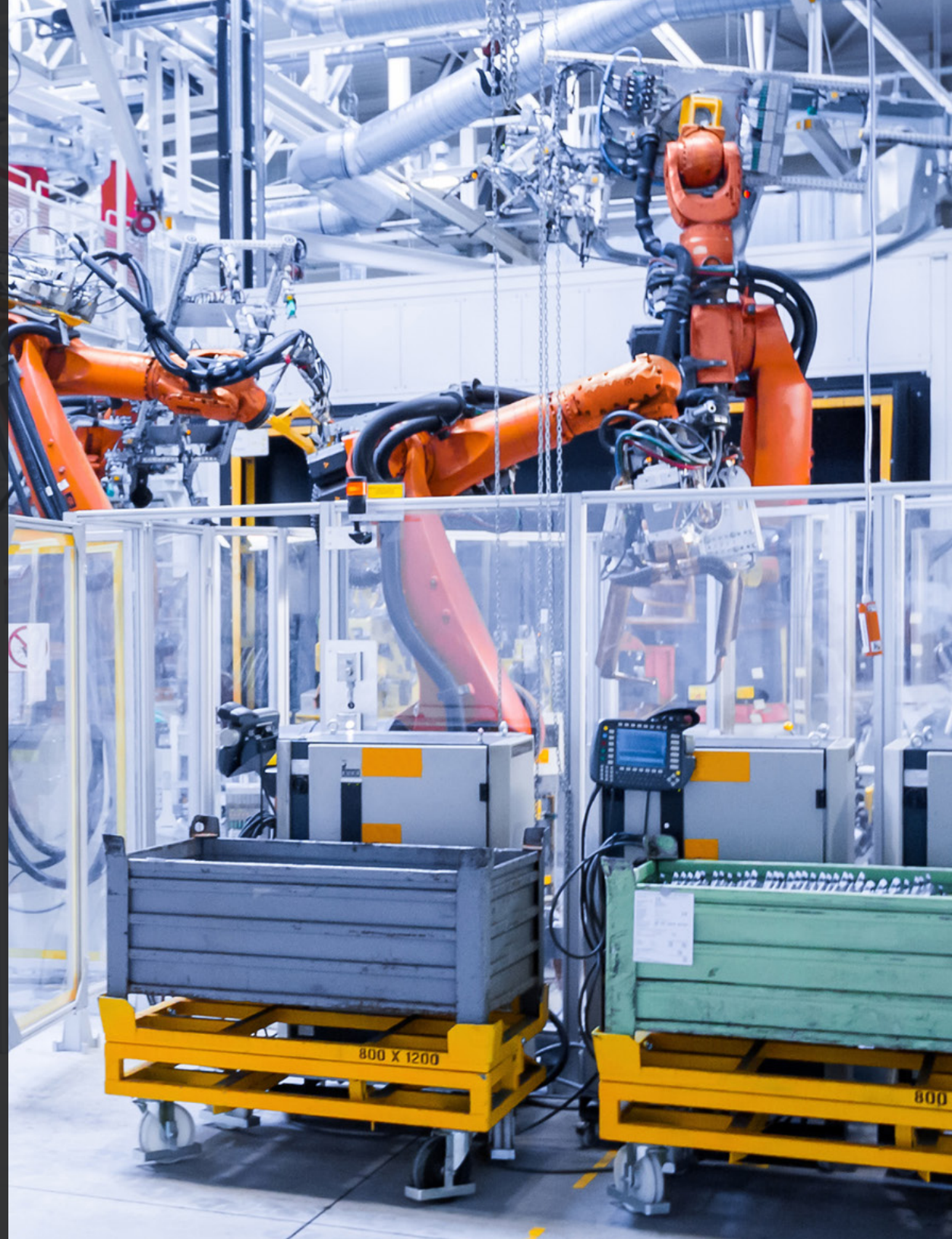




Manufacturing + Industrial Profile





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With roots dating back to 1993, Frampton Construction is a full-service construction firm offering planning and design support, preconstruction, and construction services.

Our dedicated team of professionals takes pride in delivering an individualized construction experience, from concept to close out.

No corners cut, no stone unturned.

We don't hide from change; we embrace it, striving to become a different company every single day in our quest to re-imagine commercial construction into something wholly unique. Something fresh and exciting.

Something different.

We define ourselves by a different measurement scale, building upon our foundation of integrity and trust to do the right thing right, giving every project our all as if it were our own.

Each day, we challenge everything we've ever done in the pursuit of everywhere we have yet to go. Because, to us, it's never just a job. It's an opportunity to build better lives for our clients, our coworkers, and our community. And that's why we'll never rest until we get it right.

Guiding principles

MISSION: Empower the best to build the best.

VISION: Build better lives.

BRAND MOTTO: Experience the difference.

CORE VALUES: Dynamic, Optimistic, Committed

Awards & recognition



We think long-term, not “one and done,” establishing partnerships around shared values and building relationships that last.

Early Project Development

Working with municipalities through the early project development stage is the most complex and critical aspect of a project. Our team navigates this process better than anyone in the industry, identifying and mitigating risk at each critical step.

- Site analysis, feasibility, and selection
- Land acquisition and entitlement
- Site and building permitting
- Risk identification and mitigation
- Utility coordination and planning

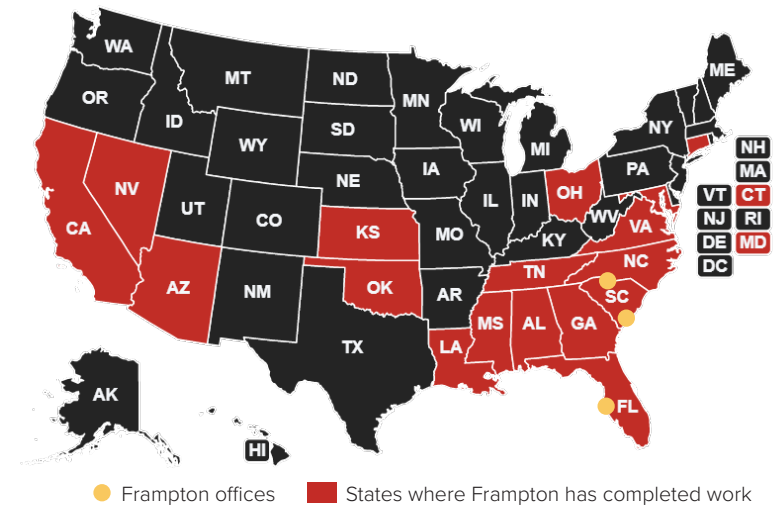
Front-End Planning and Preconstruction

We pride ourselves on our “head-first” approach to project planning. Our preconstruction team is focused on understanding full site development costs and driving competitive pricing while maintaining the overall project schedule.

- Budget and schedule development
- Constructibility planning and analysis
- Value engineering and historical cost analysis
- Market analysis and market comparisons
- Risk management and logistics planning
- Startup and commissioning



With offices in Charleston, S.C., Charlotte, N.C., and Tampa, Fla., Frampton is a southeast-based company with the ability to execute work nationally. Wherever you venture, we'll be there.



Focused Project Delivery

We execute our work at the highest level for the entire life-cycle of a project. Our proven process and procedures ensure that we will meet or exceed schedule expectations without sacrificing safety or quality. Frampton's delivery approach is underpinned by transparency and trust.

- Design-build
- General contracting
- Construction management
- Process and equipment procurement and Installation
- Safety and quality management



Our greatest strength lies in our exceptional team members.

We heavily invest in our workforce through training, cutting-edge technology adoption, and a robust leadership development program. This dedication to our team members has enabled Frampton Construction to consistently deliver top-tier construction projects while fostering a culture of excellence and growth.

When our team members experience satisfaction and fulfillment, our clients reap the rewards.



Team Member-Centric

We believe that the success of any construction project begins with its people. Our core values focus on creating a supportive, collaborative, and empowering work environment.



Highly Skilled & Committed Workforce

Frampton Construction prides itself on its dedicated and highly skilled team members. A stringent hiring process ensures we recruit individuals who share our values and commitment to quality.



Continuous Training

From safety certifications to advanced construction techniques, team members have access to the resources necessary for professional development.



Innovation & Technology

We stay at the forefront of construction technology and methodologies. A commitment to innovation ensures that our team is equipped to deliver exceptional results.



Leadership Development

Recognizing the importance of effective leadership in construction projects, our EMPOWERS leadership development program nurtures leadership potential among our team members.



Safety and Quality Assurance

Safety and quality are non-negotiable priorities for Frampton Construction. We provide our team members with comprehensive safety training and promote a culture of accountability.

Putting people first, always.

We've made strategic investments in top-notch technology to meticulously plan your project upfront for a seamless and highly successful construction phase.



A comprehensive **land development and site optimization** software that can reduce costs, and enhance sustainability.



Efficiently **manage earthwork operations for accurate takeoffs**, cost estimation, and project planning.



BUILDINGCONNECTED



Bid management platform that streamlines project communication, **bid collection, and subcontractor selection**.

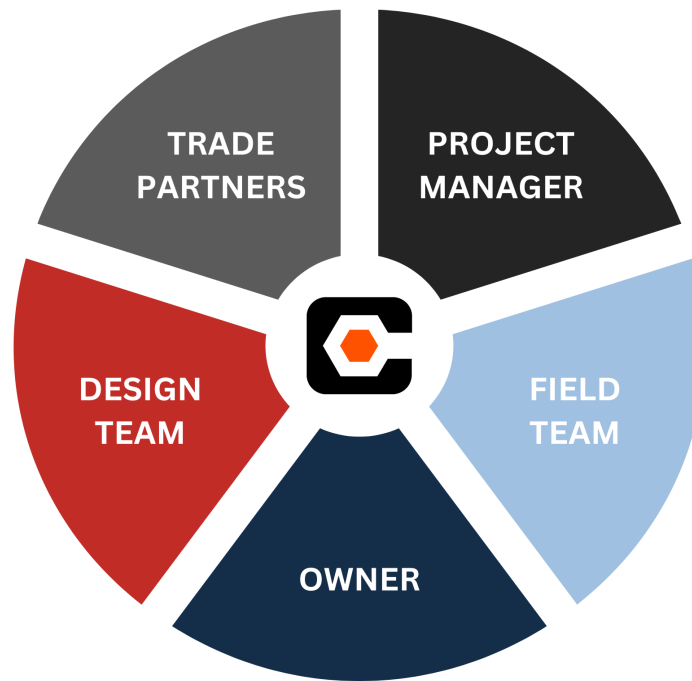


Enables us to **evaluate and mitigate subcontractor risks**, ensuring a more secure and successful project execution.



Estimating software that empowers users with **accurate and efficient cost estimation capabilities**, enhancing project planning and budgeting.

Procore construction management software facilitates collaboration and provides tools for real-time communication, document sharing, and issue tracking to ensure everyone is on the same page.



Document Management

Procore is a centralized repository for all project-related documents, including plans, drawings, specifications, contracts, permits, and change orders.

Scheduling

Offers scheduling tools like Gantt charts, critical path analysis, and resource allocation to optimize project timelines.

Cost Management

The platform allows for the creation of detailed cost reports, change order management, and forecasting to control project finances effectively.

Field Management

We use Procore's mobile app for field reporting, daily logs, field notes, and progress photos. Information from the job site is captured and shared efficiently.

Quality and Safety Management

Procore allows us to enforce quality and safety protocols by tracking safety incidents, inspections, punch lists, and quality assurance processes.

PROCORE®

Procore is a comprehensive, cloud-based construction management software that streamlines communication by connecting field to office on a single mobile platform, ensuring everyone is working off the most up-to-date information.

Manufacturing + Industrial

Frampton's manufacturing experts, versed in complex mechanical, electrical, process, and building systems, deliver tailored, construction-led solutions to ensure your equipment and process align seamlessly with your internal business requirements.

We listen to our client's business goals, leveraging our expertise to introduce innovative solutions and collaborate with the right design and trade partners. Frampton has invested in tools that deliver ROI from site and building evaluation through project closeout.

Our recent experience spans glass manufacturing, battery and battery components, aerospace & defense, building products, and plastic resin packaging. Manufacturing serves as a cornerstone for global progress, and we are committed to being a dependable partner in your success.

Manufacturing + Industrial Leadership



Joey Smith
Vice President



Alan Jones
VP - Manufacturing

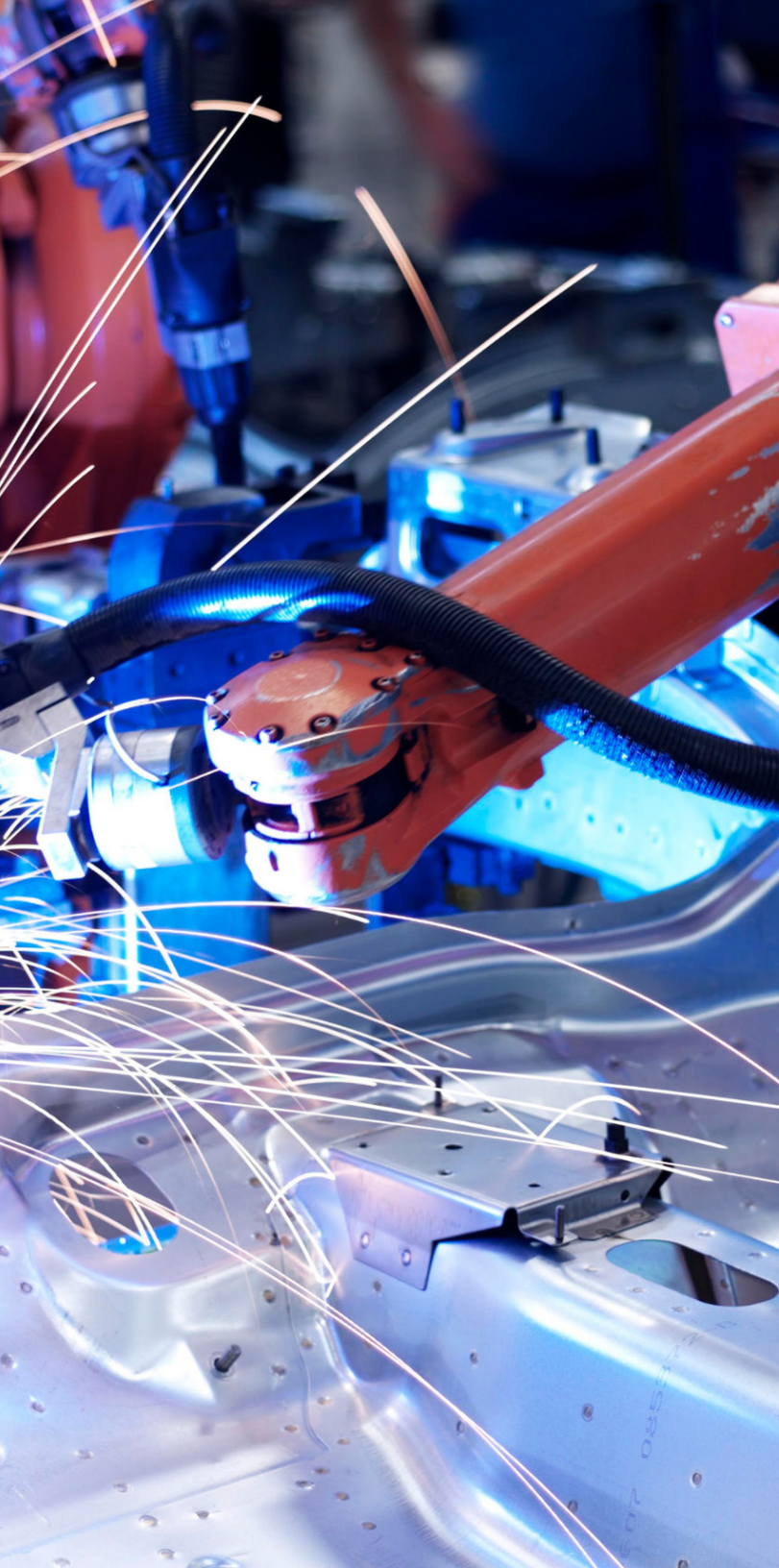


Brandon Reisser
Preconstruction Director

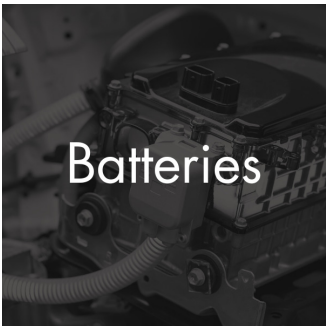


David Oliphant
Director





**Serving the sectors
that keep us up and running.**





You have questions, we've got answers.

Bringing
seasoned
manufacturing
expertise to
every project.



Joey Smith, Vice President

As vice president, Joey Smith focuses on work acquisition, company development, building client relationships, and overall project delivery. With a strong background in manufacturing and industrial design-build work, he leads Frampton's Industrial and Manufacturing Business Unit as well as the daily operation of the company's Charlotte, NC office. Joey has over 17 years of construction experience in a diverse range of areas, including business development, preconstruction, project management, and operations management.

Education

University North Carolina at Charlotte

B.A. Industrial Operations Management

Sample Project Experience

Nexans High Voltage Project Osprey

Charleston, SC

Submarine high voltage transmission line production expansion

\$250+M, 4 Buildings

Boeing Paint Shop

Charleston, SC

Fuselage Paint Facility

360,000 SF, \$55M

Bridgestone Tire

Wilson, NC

Curing & Production Facility

Expansion, \$16M

CRODA Ethylene Oxide plant

New Castle, DE

Ethylene Oxide Production Plant

New, \$180M

BMW Manufacturing Company

Greer, SC

Paint Shop & Body Shop Expansions

Multiple projects, \$35M

Goodyear Tire

San Luis Potosi, Mexico

Greenfield Tire Manufacturing Facility

New Facility, \$225M



Alan F. Jones, Vice President of Strategy and Growth - Manufacturing

Alan Jones serves as vice president of strategy and growth, specializing in manufacturing. He is responsible for the strategic direction and development of the manufacturing segment of Frampton Construction's business. His experience building long-lasting client relationships spans many aspects of construction, from economic development to site selection, design, utility coordination, and corporate real estate.

Prior to joining Frampton, he led a global business development team for a billion-dollar AEC firm, driving long-term sales growth in the life sciences and food and beverage markets and spent 10 years leading a business recruitment team as part of the broader economic development team of a major investor-owned utility. Over his 30+ year professional history, he has gained experience in mission-critical, building products, metal processing, automotive, chemicals, and electronics manufacturing.

Education

East Carolina University

B.S. Industrial Technology, Concentration in Sales and Service

Curtiss-Wright

Summerville, SC

Home to Curtiss-Wright's Steam & Air Solutions (SAS) business unit, this highly customized facility supports the design, manufacture, test, and shipment of Navy steam turbines and steam valves, nuclear steam turbines, aftermarket steam parts, upgrades, and overhauls.

The design and construction of the 144,376-square foot building revolved around delivery and installation of proprietary, custom-fabricated process equipment. Each piece of equipment had custom foundations, pits, and balancing requirements that required precision tolerances. This included a 20' deep steam testing pit and a high-pressure boiler and steam generation system.

Manufacturing operations comprise 100,000 square-feet of the building. Open office areas, conference rooms, and a cafeteria occupy the remaining 34,000 square feet.

12 specialty equipment foundations

235-ton boiler

1 million+ BTU output

4,000 LF process piping



A&R Logistics

Monck's Corner, SC

Frampton Construction was selected to build a new 615,000-square-foot transload facility for A&R Logistics, Inc. (now Quantix), one of North America's leading providers of supply chain services for the chemical industry.

The building supports the packaging and export of plastic resin through two high-speed, state-of-the-art packaging lines. Six 72' tall concrete tilt wall panels were erected to accommodate this equipment.

Frampton Construction completed the installation of one rail spur and 24,000 feet of private rail. Plastic pellets imported by rail are offloaded by a vacuum system, washed, and packaged for over-the-road distribution. A one-mile spine road was also constructed to connect the facility to nearby HWY 52.



Two high-speed Quadpack packaging systems

72' concrete tilt panels

24,000 ft. of private rail

United Plate Glass

Lincolnton, NC

This design-build project added 21,500 square feet of manufacturing space to United Plate Glass's Lincolnton, N.C. facility. United Plate Glass is a fabricator and distributor of custom architectural glass products.

The expanded space is constructed of concrete tilt wall panels with a 26-foot clear height. Three openings connect the new space with the existing facility. Construction took place while the existing facility remained operational, posing challenging site logistics on a tight schedule.

The construction of a 2,000-square-foot blower/electrical room and 19,500 square feet of open production area made way for a new glass tempering furnace, three industrial blowers, two washing tables, and three cutting tables, with the overall goal of improving production by at least 50%.

4,000 amps of power between two main distribution panels

Mechanical system upgrades include roof hoods, space heaters, an HVLS fan, an exhaust fan, and louvers



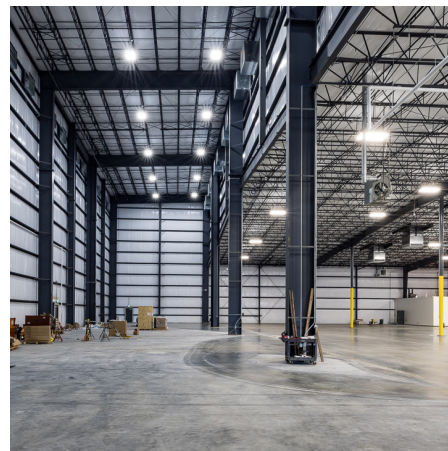


Indevco Plastics

Orangeburg, SC

This was a 100,000 square foot build-to-suit project for INDEVCO Plastics in Orangeburg, S.C. The flexible packaging facility houses manufacturing, warehousing, offices, and laboratory space. The pre-engineered metal building includes a 20,000-square-foot penthouse area with 63-foot-high ceilings designed to accommodate large manufacturing machinery. The remaining 80,000-square-feet has a 30-foot clear height.

Rail access enables efficient transportation of plastic resin to the facility, which is then manufactured into flexible packaging and distributed throughout North America for a range of industries.



Manufactures sustainable packaging like polyethylene converting films and FFS and stretch hood films.

IFA Group

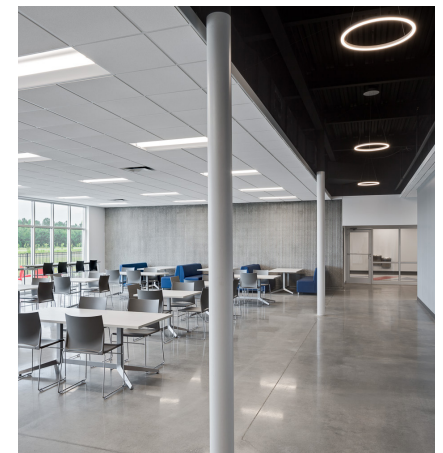
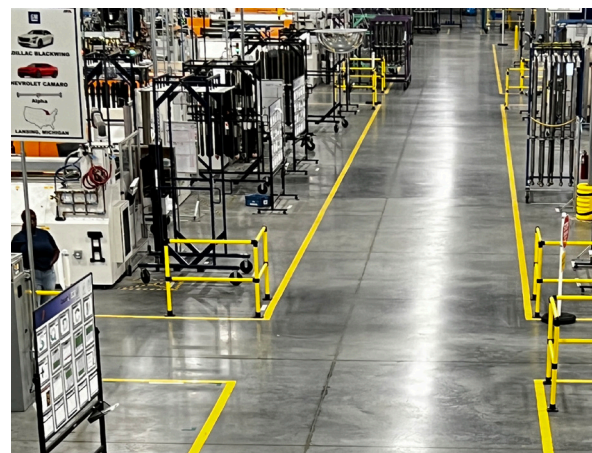
Summerville, SC

German manufacturer the IFA Group tapped Frampton Construction to build a new 233,300 SF facility to expand their automotive driveshaft operations. Located in Berkley County's Charleston Trade Center, the facility includes the CV joint production lines and warehouse/distribution functions.

After working out of the Phase I facility for two years, IFA was ready to undertake Phase II of their plan to bring all their manufacturing facilities in the Charleston area under one roof. The existing facility was expanded by an additional 211,300 SF. Simultaneously, the existing 17,000 SF second floor office expansion space was fully upfitted to bring the total amount of office space to 34,000 SF and the total usable building floor area to 461,600 SF. The building utilized knockout panels provided in the previous phase to allow the Phase II manufacturing expansion to have direct access to the existing warehouse and shipping area.

Manufactures drive shafts & CV joints for automakers like BMW, Volvo, Mercedes Benz

Utilized knockout panels for second phase facility expansion



Industrial Facilities Expertise

With a track record of over 12 million square feet of space built in the last three years, Frampton is a leader in warehouse and distribution facility construction. Recognized for our expertise in catering to the unique challenges posed by high-demand locations, we pride ourselves on delivering innovative solutions that optimize site utilization, streamline logistics, and enhance overall efficiency.

Project	Location	Size
MID85 - John Dodd Logistics Park	Spartanburg, SC	1,195,342SF
Minges Bottling Group Facility	Ayden, NC	223,375SF
Camp Hall Campus 4B	Ridgeville, SC	1,060,000 SF
Sunlake Business Center	Tampa, FL	361,000 SF
Upstate Trade Center	Greenville, SC	907,444 SF
Delta Industrial Park	Gastonia, NC	876,000 SF
Alexander Commerce Park - Buildings 1, 2, 3	Durham, NC	420,000 SF
Lakeland Commerce Center	Lakeland, FL	907,940 SF
Topline Logistics Center	Ocala, FL	457,054 SF
Camp Hall Campus 4A	Ridgeville, SC	934,000 SF
Eastgate 540 - Buildings #3, 4, 6, 7	Knightdale, NC	603,600 SF
TradePark East Industrial Campus	North Charleston, SC	850,000 SF
Charleston Trade Center Tract 4B - Sagebrook Home	Summerville, SC	430,920 SF
Portside Distribution Center - Spec Building 2	Summerville, SC	202,608 SF
Charleston Trade Center Tract 1A - Twin Star Home	Summerville, SC	1,019,200 SF
Portside Distribution Center - Spec Building 1	Summerville, SC	189,500 SF

12M SF

of industrial facilities
space built in the last 3
years.

“Frampton
Construction’s
ability to complete
a building of this
size in such a short
period of time was
truly impressive.”

Alan Lewis, The Keith Corp.



Camp Hall Campus 4A

Ridgeville, SC

Frampton was chosen by Portman Industrial to lead the construction of three industrial facilities at Camp Hall commerce park in Ridgeville, S.C. Totaling 940,000-square-feet, the three buildings are located on Camp Hall's 77-acre Campus 4A site. The project is strategically located adjacent to Volvo Cars' growing manufacturing facility. The facilities are constructed of tilt-up concrete wall panels with structural steel frames and thermoplastic polyolefin (TPO) roofs. Buildings A and B are approximately 220,000-square-feet each with a rear-loading layout, and building C is approximately 500,000-square-feet with a cross-dock layout.



Topline Logistics Center

Ocala, FL

Topline Logistics Center is a 458,758-square-foot speculative industrial building located in Ocala, Fla. Consisting of concrete tilt walls and a structural steel frame, the cross-dock facility has a 36-foot clear height with storefront office space located in the southeast, southwest, and northwest corners. The building features 95 dock doors, four drive-in doors, and 110 trailer parking spaces. The facility's location, minutes from I-75, provides tenants with strategic interstate proximity. Thirty-five acres worth of sitework was performed in preparation for the half a million-square-foot facility.



Eastgate 540

Knightdale, NC

Frampton completed the construction of four facilities at Eastgate 540 industrial park in Knightdale, N.C. The scope of work included sitework and building shell construction for buildings 4 (120,000 SF), 6 (159,000 SF), 7 (204,000 SF), and sitework, building shell, and a 60,000-square-foot interior upfit for Home Depot in building 3 (120,000 SF). Each facility consists of tilt-up concrete wall panels with a structural steel frame and TPO roof. Located off Interstate 540, in Raleigh's East Wake submarket, the 1.2 million-square-foot park was developed by Trinity Capital Advisors. All four buildings built by Frampton Construction at Eastgate 540 were sold prior to completion.

Our promise:

We give every project our all, as if it were our own. We will outwork anyone else in the industry to serve our clients, and we carry our commitment to excellence through project closeout and beyond.

Let's chat.

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