



RILEY
CONSTRUCTION



Building the Facilities
that Build America

Industrial

+ MANUFACTURING

Let us make
your job easier.[™]

rileycon.com

“
Large enough to serve you.
Small enough to know you.”

RILEY
CONSTRUCTION

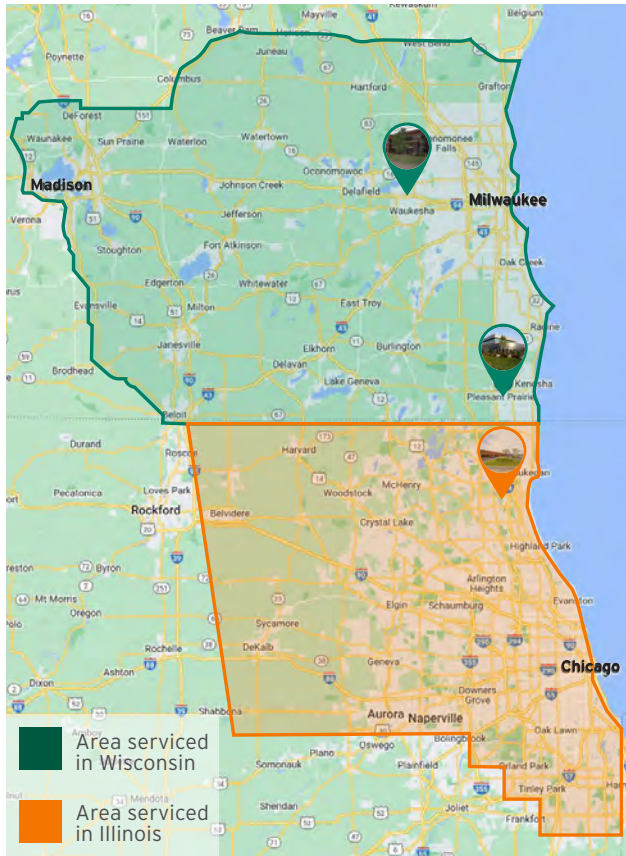
COMPANY OVERVIEW

Founded in 1965, Riley Construction is a regional construction firm with over 250 employees and offices strategically located to serve communities and markets throughout Wisconsin and Illinois. Today, second generation family owners continue to maintain the strong family culture from which they were raised.

As one of the largest construction firms in the region, Riley Construction serves clients in industrial/manufacturing, corporate/commercial, healthcare, municipal, K-12 and higher education, and biopharmaceutical markets. Services include preconstruction, construction management, general contracting, and design/build for new, expansion, renovation and restoration projects.

With annual construction management volumes over \$250 million, the Riley staff has honed their skills in terms of experience, knowledge and quality performance.

RILEY SERVICE TERRITORY



SERVICES

- Preconstruction Services
- Construction Management
- General Construction
- Design/Build
- Trades—Demolition, Concrete, Masonry, Carpentry and Drywall

PRECONSTRUCTION PHASE

- Estimating
- Constructability Analysis
- Value Engineering
- Construction Scheduling
- Site Analysis
- Procurement
- Building Information Modeling (3D/4D)
- Laser Scanning
- LEED Consultation and Evaluation
- Integrated Project Delivery

CONSTRUCTION PHASE

- Project Management
- Construction Scheduling
- Cost Control
- Document Control
- Safety Management
- Quality Control
- Change Management
- Project Close-out
- Commissioning
- LEED Documentation and Submission

SAFETY

Riley's Workers Compensation Experience Modification Rate (EMR) in the past five years

0.56

2022 EMR vs. 1.0 national average

44%

Better than the competition

13+ Years

Without an OSHA citation



EMR RATES

Riley's Workers Compensation Experience Modification Rate (EMR) in the past five years:

YEAR	EMR
2017	.54
2018	.55
2019	.56
2020	.51
2021	.55
2022 (current)	.56

Riley's 18 year average is .64

HIFI CORE VALUES

Riley Construction's mission is to build long-term relationships based upon our tradition of Humility, Integrity, Flexibility, and Initiative (HIFI). These are values that every employee at Riley Construction embraces.



We show that through humility great things are possible.



We believe integrity isn't some badge of honor – it's just honor.



As people grow and times change, flexibility keeps us ahead.



Initiative isn't waiting for results - it's driving them.

Riley self-performs masonry, concrete, carpentry, drywall, and demolition, which translates into better schedule, quality & production control.



INSTEP

Integrated System of Team Engagement Planning ®

OUR PROJECT APPROACH: INSTEP®

Riley Construction has spent decades improving processes and exceeding customer expectations. This ongoing commitment is the cornerstone of our Integrated System of Team Engagement Planning, or InSTEP. InSTEP combines Lean production principles with cutting-edge construction technology and Riley's extensive industry knowledge to deliver a collaborative project experience that is efficient, effective, and intensely focused on what you value the most.

STAFF RESOURCES

Riley Construction employs a professional staff that is intensely focused on our clients' needs. Our resources include:

- Construction Executives
- Project Management
- Engineering Support
- MEP/FP Management
- Lean/Quality Control Management
- Safety Management
- Administrative Services
- Field Support
- Field Superintendents
- Field Tradesmen including Masons, Cement Finishers, Carpenters, Drywallers and Laborers

TRADES PERFORMANCE

Riley employs more local tradespeople than any other contractor. We have the ability to self-perform carpentry, drywall, concrete, masonry, and demolition.



Demolition



Concrete



Masonry



Carpentry



Drywall

Having these trades in-house translates into better schedule, quality, and production control. Together with a strong network of subcontractors, we consistently obtain optimal pricing on our projects.



SUSTAINABLE BUILDING: WE PRACTICE WHAT WE PREACH

Riley Construction is committed to constructing facilities that create the smallest possible environmental impact. In 2009, Riley built its own Kenosha headquarters to achieve the USGBC's LEED-Silver requirements. From the use of recycled materials to high-efficiency building systems, the facility is a reflection of Riley's environmental focus.

EQUAL OPPORTUNITY EMPLOYER

Riley Construction is an equal opportunity employer, committed to providing opportunities for employment and advancement to all people regardless of their race, age, sex, color, religion, national origin, veteran status, or handicap which is unrelated to their ability to perform the job. Riley complies with applicable state and local laws governing non-discrimination in employment in every location in which the company has offices or operations.



Riley Construction is one of the largest industrial contractors in the region, with nearly 14 million square feet of space constructed in just the past 10 years. Our client list includes the area's most prominent regional, national, and global industrial and manufacturing corporations.

Whether it's a massive spec building for a major developer or an office/manufacturing facility buildout for a private industrial client, our experienced team and depth of resources deliver a level of service and quality keeps our customers coming back.

Riley's footprint of successfully completed industrial facilities reaches across the Midwest and beyond. We are comfortable delivering these projects via multiple methods, including design/build, construction manager at risk, and general contractor, whether through a developer or directly with private clients.



Proof of Riley's focus on client service: Approximately **80%** of our annual workload is comprised of repeat business from satisfied clients.



FIRST INDUSTRIAL REALTY TRUST

Multiple Locations

RILEY AND FIRST INDUSTRIAL

\$150⁺

Million Dollars

3.9⁺M

Square Feet

28

Industrial Projects

2009

Partnership Began

Chicago-based developer First Industrial Realty Trust has relied on Riley to deliver spec and build-to-suit facilities across the region for decades.

From a 5,000 SF interior tenant improvement project to the development of a new industrial park spanning hundreds of acres, First Industrial and Riley have partnered on some of the highest-profile manufacturing and distribution facilities in the region. The following photos are just some examples of our teams' success.



One of Riley's more notable collaborations with First Industrial Realty Trust was First Park 94, a 309-acre site in the Village of Somers, WI. Riley provided complete design/build construction on two 600,000 SF industrial buildings, as well as managing the owner-direct contract for sitework and infrastructure.

*Top Photo: **First Park 94 Building B - Madden Industries** | 600,000 SF*

*Bottom Photo: **First Park 94 Building A - Ariens** | 600,000 SF*



Rust-Oleum Addition | 253,800 SF | Kenosha, WI

This addition to an existing distribution facility required H3 building classification, which involves very stringent building specifications due to the storage of hazardous materials such as aerosols and paints.



Quad/Graphics Logistics Center | 388,800 SF | Menomonee Falls, WI

Build-to-suit office and distribution facility. Facility includes 6,000 SF of office space, 49 loading docks, 100 trailer parking spots, and a rail spur that comes inside of the building.



Associated Wholesale Grocers | 750,000 SF | Kenosha, WI

Grocery distribution center with dry storage, cooler/freezer storage, and 66 loading docks. Poor soil required extensive site preparation, and over 750,000 cubic yards of topsoil was removed across the 100-acre site.



ZILBER PROPERTY GROUP

Multiple Locations

RILEY AND ZILBER

\$225⁺

Million Dollars

3.5⁺M

Square Feet

40

Industrial Projects

2012

Partnership Began

For over a decade, Riley has enjoyed preferred contractor status with developer Zilber Property Group. Riley routinely has multiple simultaneous Zilber projects on the schedule, with as many as five facilities under construction at one time.

Zilber has trusted Riley with massive new construction projects as well as dozens of interior tenant buildouts, from the Kenosha region to greater Milwaukee and, most recently, the Janesville/Madison corridor.



Briggs and Stratton Distribution Center | 700,000 SF | Germantown, WI

Riley and Zilber partnered on the development of a new office park with this build-to-suit office/distribution center as its first occupant. Sitework included retention ponds and utility infrastructure, done concurrently with the facility construction.



Farm & Fleet Distribution Facility | 302,000 SF | Janesville, WI

The first of several industrial facilities that Riley built in this new Janesville corporate park. Riley later performed the interior buildout for Farm & Fleet, as well for several other tenants after completing their respective shell spaces.



Stabio North America | 111,233 SF | Salem Lakes, WI

New build-to-suit facility for fastener manufacturer. Interior includes 18,000 SF of office and storage, 23,000 SF devoted to lead smelting, and the remainder dedicated to heavy manufacturing.



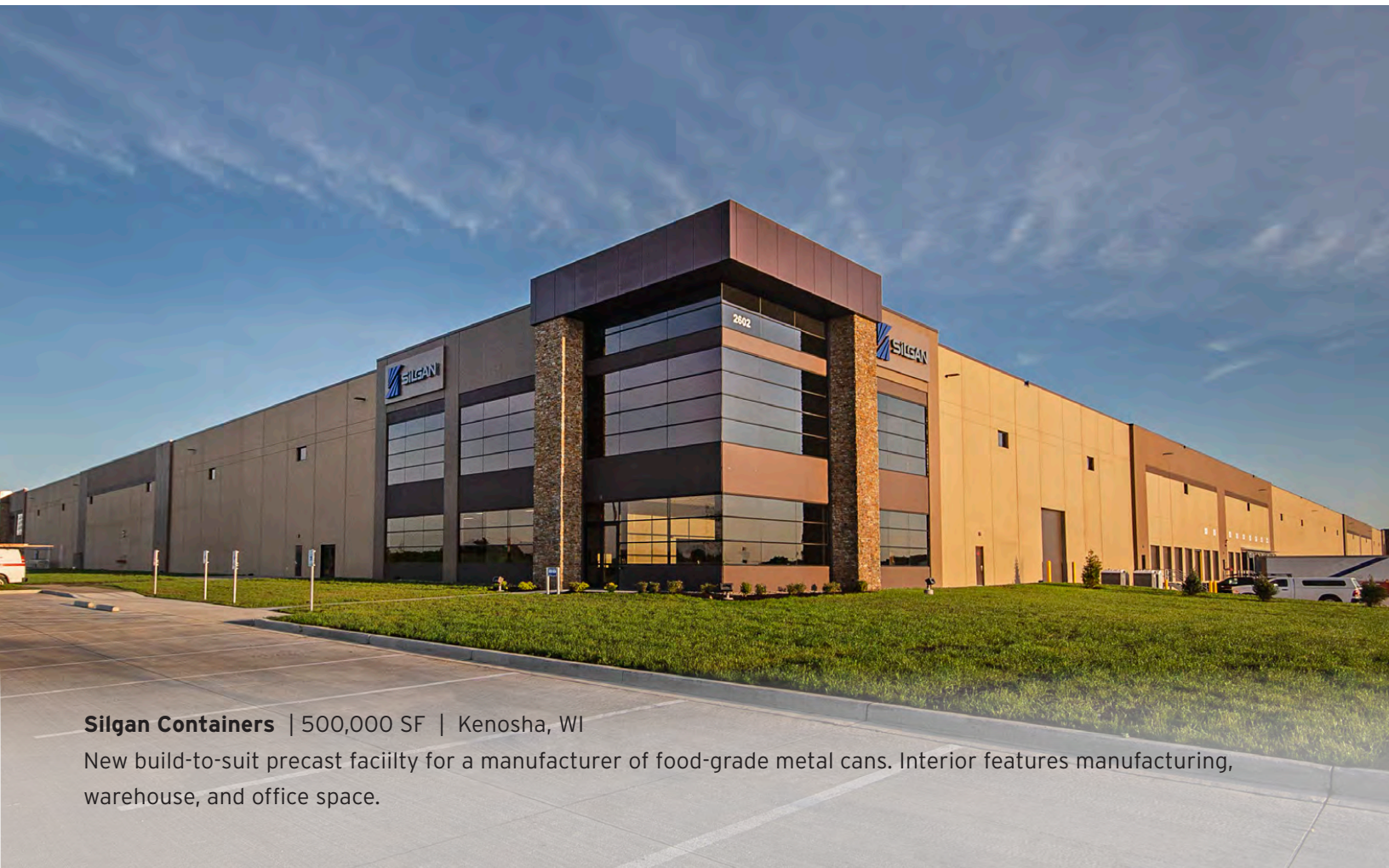
Trifinity Specialized Distribution Facility | 250,000 SF | Kenosha, WI

Riley constructed this building on spec, and later performed a complete tenant buildout to accommodate a large third-party logistics firm.



Lilly Creek Business Park I & II | 146,000 SF & 180,500 SF | Menomonee Falls, WI

Riley demolished two existing buildings and replaced them with new precast industrial spec facilities, as well as performed extensive site grading and utility infrastructure for future expansion.



Silgan Containers | 500,000 SF | Kenosha, WI

New build-to-suit precast facility for a manufacturer of food-grade metal cans. Interior features manufacturing, warehouse, and office space.



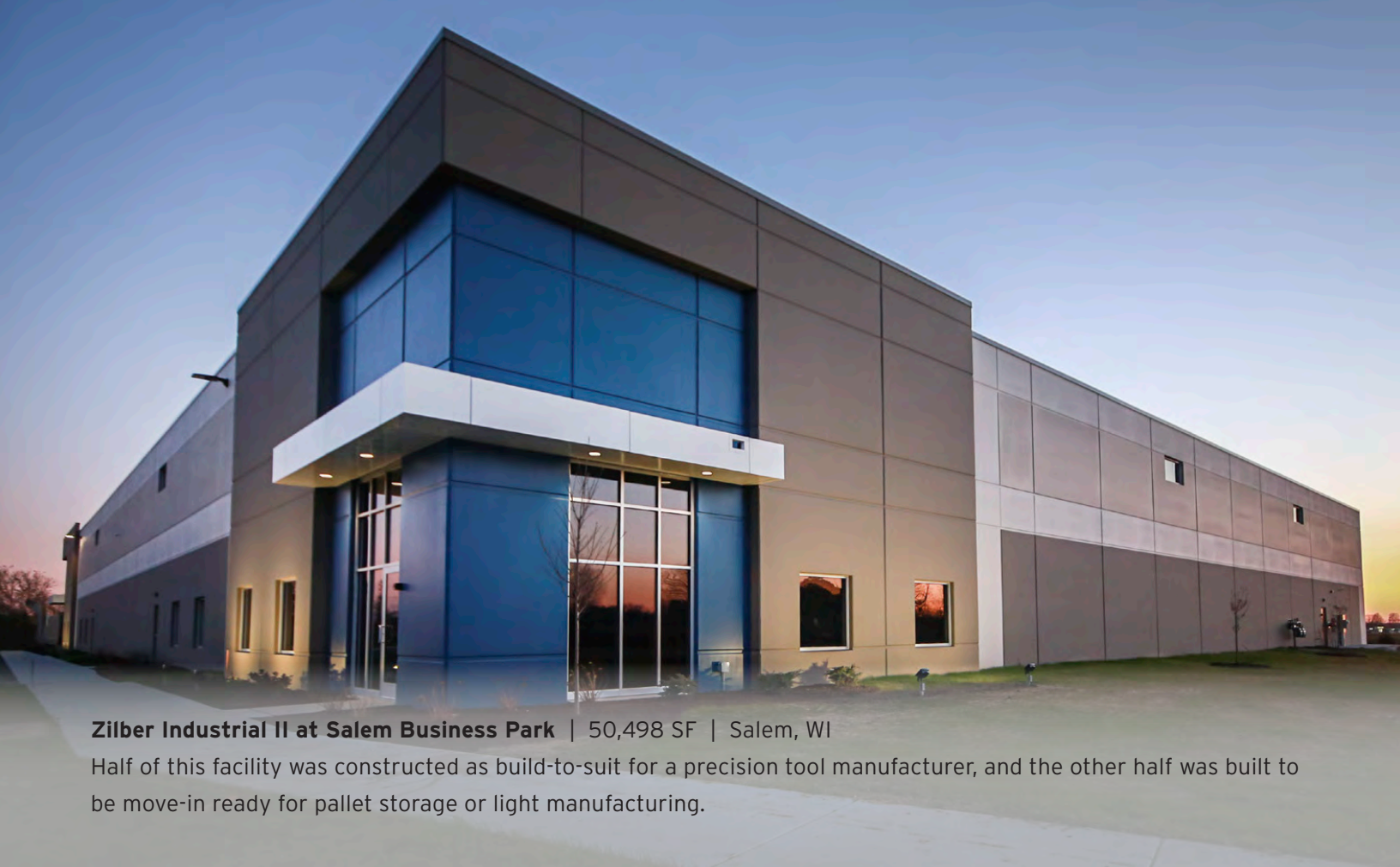
Goodwill Industries Expansion | 115,000 SF | Mount Pleasant, WI

This previously developed warehouse building was expanded by over 115,000 SF, with the final facility totaling over 250,000 SF. The exterior was built to match the existing building, and the interior features aerosol storage space and a flexible MEP design to accommodate constantly changing product assembly needs.



Towne Corporate Park I & II | 53,935 SF & 91,734 SF | New Berlin, WI

Riley built two precast spec buildings within the same new corporate park, and subsequently performed interior tenant improvements on the site as well.



Zilber Industrial II at Salem Business Park | 50,498 SF | Salem, WI

Half of this facility was constructed as build-to-suit for a precision tool manufacturer, and the other half was built to be move-in ready for pallet storage or light manufacturing.



BioFab Technologies | 50,743 SF | Pleasant Prairie, WI

New build-to-suit precast facility for a custom stainless steel equipment and components fabricator.



HSA

Multiple Locations

RILEY AND HSA

\$54.5⁺

Million Dollars

1⁺M

Square Feet

8

Industrial Projects

3⁺

Years of Partnership

While fairly new to the HSA's project portfolio, Riley has already become a trusted partner on industrial work of all sizes. In addition to several spec and built-to-suit new facilities, Riley has also been asked back to perform tenant improvements in newly-leased spaces.

The Riley/HSA partnership continues to grow, with several new industrial facilities currently under construction and more work on the horizon.



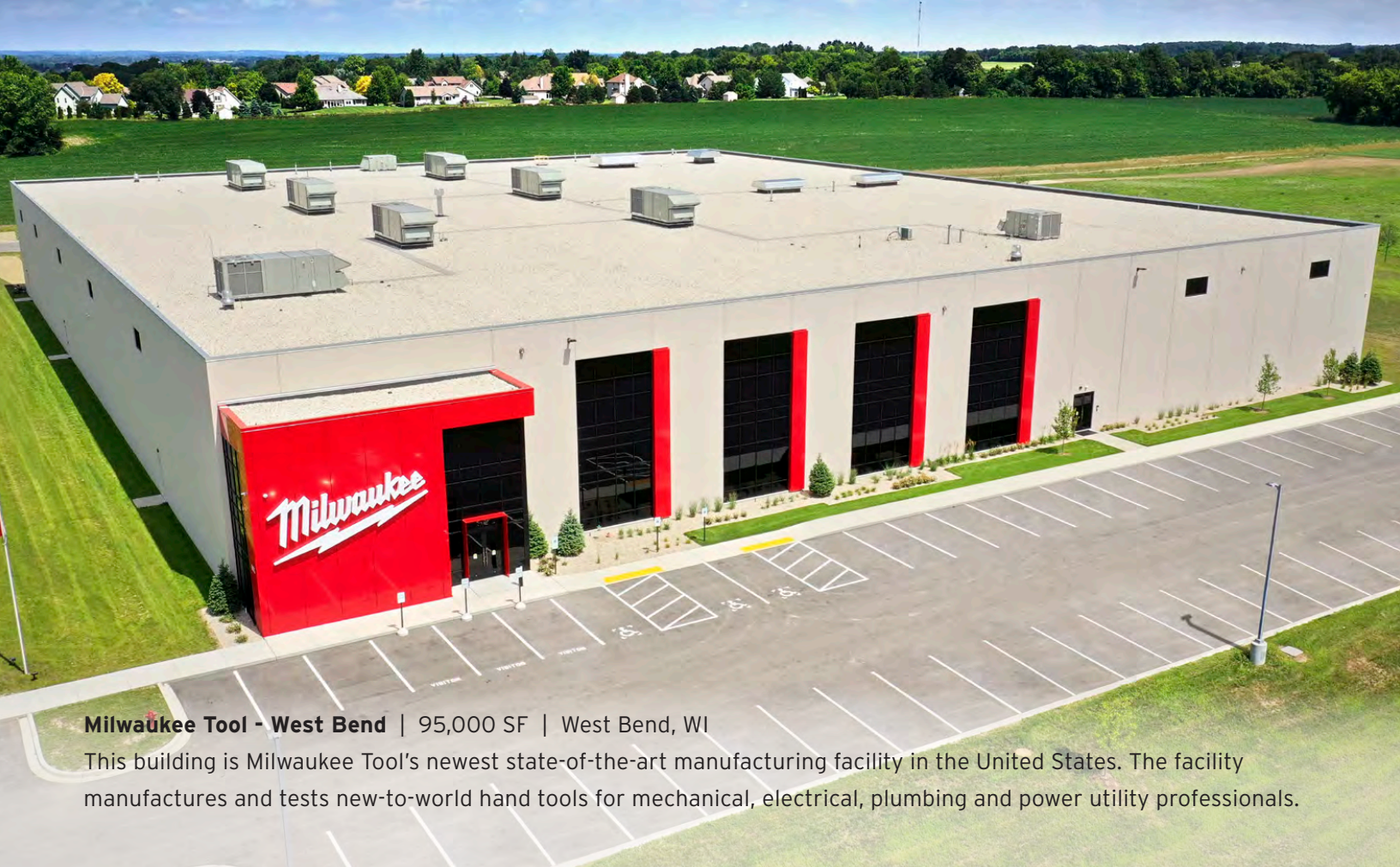
HSA Park 94 Building 3 | 116,600 SF | Mount Pleasant, WI

Riley constructed this new industrial speculative building for HSA Commercial real estate, and later performed the interior buildout of open and private offices for the new tenant.



Schoeneck Containers | 250,000 SF | Delavan, WI

HSA served as owner's representative on this new plastics manufacturing facility. The building houses production space, offices and warehousing.



Milwaukee Tool - West Bend | 95,000 SF | West Bend, WI

This building is Milwaukee Tool's newest state-of-the-art manufacturing facility in the United States. The facility manufactures and tests new-to-world hand tools for mechanical, electrical, plumbing and power utility professionals.

MILWAUKEE TOOL

Multiple Locations

RILEY AND MILWAUKEE TOOL

\$175⁺

Million Dollars

900⁺K

Square Feet

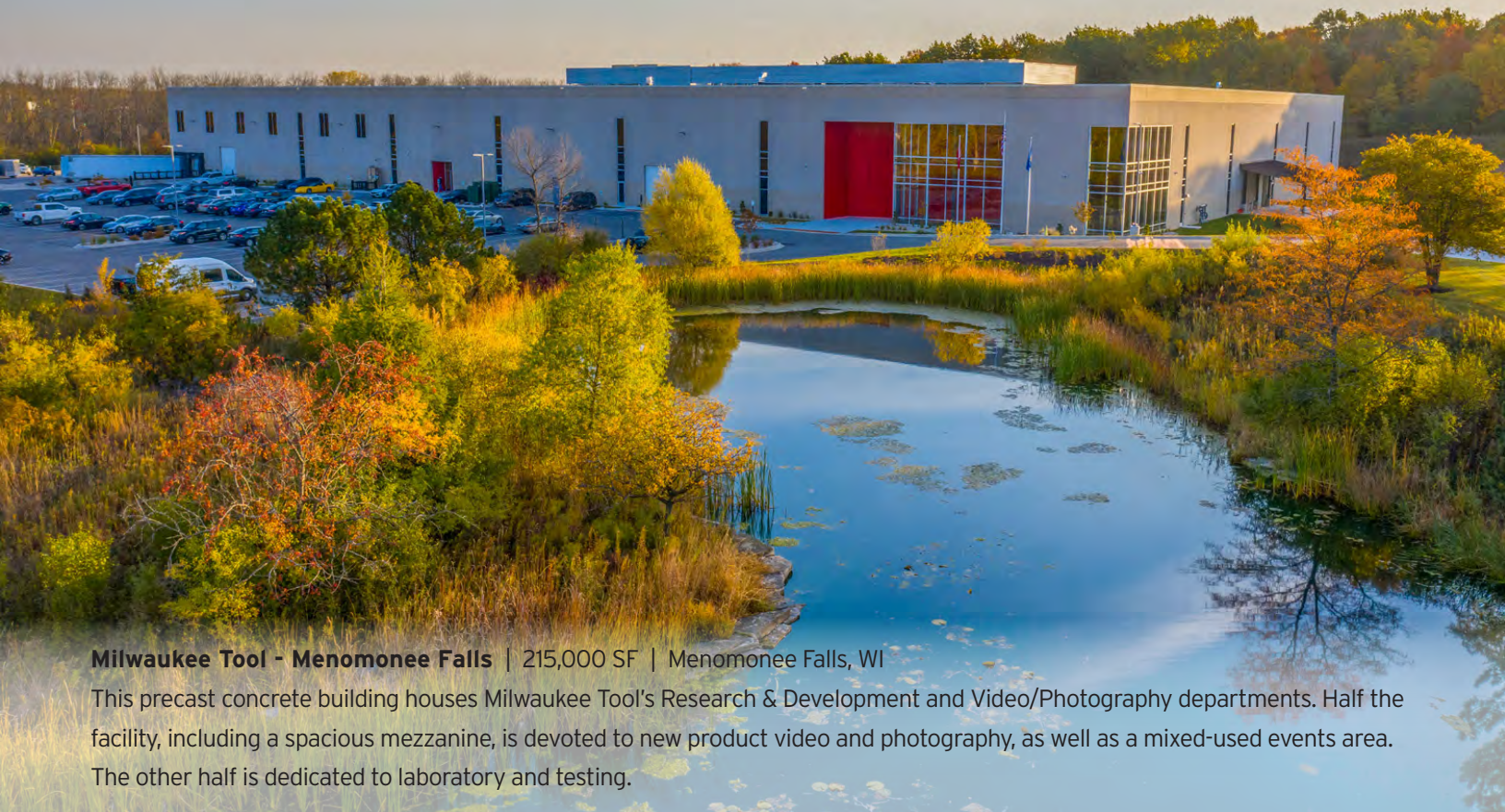
13

Projects

3⁺

Years of Partnership

Beginning with the construction of Milwaukee Tool's award-winning headquarters expansion in 2018, Riley has since become a trusted partner for the global tool giant. Riley currently has nearly 1 million square feet of industrial, R&D, and corporate space either completed or under construction for Milwaukee Tool.



Milwaukee Tool - Menomonee Falls | 215,000 SF | Menomonee Falls, WI

This precast concrete building houses Milwaukee Tool's Research & Development and Video/Photography departments. Half the facility, including a spacious mezzanine, is devoted to new product video and photography, as well as a mixed-used events area. The other half is dedicated to laboratory and testing.



Milwaukee Tool - Accessories Manufacturing & Service Facility | 563,000 SF | Grenada, MS

Riley traveled down south for Milwaukee Tool's latest Manufacturing and Services expansion, which will accommodate the company's growing power tool accessories and power tool business and will also serve as a centralized repair facility.

ADDITIONAL EXPERIENCE



Briggs & Stratton Distribution Facility Addition | 151,102 SF | Menomonee Falls, WI

Uline Distribution Center I | 600,000 SF | Pleasant Prairie, WI





Vonco | 117,016 SF | Salem, WI

SC Johnson Distribution Center | 550,000 SF | Sturtevant, WI





Pewaukee Corporate Park South | 128,000 SF | Pewaukee, WI

Ocenco | 75,000 SF | Pleasant Prairie, WI





Burlington Graphics | 61,000 SF | Racine, WI

Safelite Autoglass | 40,000 SF | Pewaukee, WI





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