

getting more for the money

An old adage suggests that the right hand should always know what the left hand is doing. Those words of wisdom are at work these days at Mound, and officials couldn't be happier with the result. Because of it, cleanup is progressing at an unprecedented rate, and transfer of the site to MMCIC by March 2006 is all but assured.



At the heart of this newfound success is the collaboration among site contractor

CH2M HILL Mound Inc., DOE, MMCIC, the entities operating at Mound. Working together in a coordinated fashion is allowing officials to squeeze every bit of impact from the dollars being spent on cleanup.

The utility decentralization effort is a good example. While CH2M HILL is focused on demolition and excavation activities, they are also disconnecting utilities. At the same time, MMCIC is interested in providing utilities to the facilities that are to remain in a way that will help to achieve the end-state vision for the site.

The two entities concluded that if they would provide tenants with permanent utilities, the contractor could spend the funding that had been earmarked for the utility's demolition on bringing the decentralization project to its desired end-state. The money saved will be used for other site cleanup and improvements.

"CH2M HILL was able to invest in a permanent resolution rather than providing temporary electrical service, and that benefited everyone," said CH2M's manager of facilities and site transition Max Edington. "It allowed us to achieve the desired end-state in a quicker, yet safer, manner."

The collaborative approach, in place since CH2M HILL began working at the site 18 months ago, has resulted in cost efficiencies totaling \$2.6 million.

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The view from the MATC's southern entrance, with the RPS Technologies facility to the upper left.

He noted additional benefits such as the ability to build out the "flex" space in the way that best suits the company's operations and maximizes profitability. Company officials also plan to take advantage of the site's potential for future expansion.

Security was another selling point for RPS: Officials like the fact that they are the building's only tenant. They are also impressed with the appearance of the building and its immediate surroundings.

"It will be attractive, safe and secure for customers who come to see us," Dickerson added.

'Really good to work with'

Once company officials decided on the Mound site, they wanted to start their consolidation process right away. MMCIC was able to provide temporary space in an existing building.

Finally, the organization's ability to deliver the building space on the company's schedule was critical, according to Operations Manager Doug Wagner, who says RPS couldn't be happier with MMCIC's responsiveness to the company's needs.

"We came in with a number of requirements, and the people at MMCIC met all of them," he said. "They have been really good to work with."

EDA official: project successful

After spending \$3.5 million on four capital improvement projects at Mound, officials of the Economic Development Administration (EDA) were ready to return to the site to view the results of their investments. Project Manager Mohammed Saeed traveled from EDA offices in Chicago to visit Mound earlier this summer to get a firsthand look at the specific projects and the site overall. He was pleased with what he saw.

"It is the goal of EDA to build the infrastructure and then get private investment to follow," Saeed said. "By our measures, the Mound project has been very successful."

EDA funds have made it possible for MMCIC to implement critical capital projects, including improvements to the site's east boundary (Mound Road), the upper hill and the southern entrance to the site from Cincinnati-Dayton Pike. The latest project is the Benner Road upgrade.



EDA has invested \$3.5 million in Mound improvements. According to Project Manager Mohammed Saeed, "By our measures, the Mound project has been very successful."

board member: returning mound to its roots



His 10 years of experience on the MMCIC board has rendered Don Koller, a former bank president, an expert in the redevelopment of decommissioned defense installations.

When Don Koller offered to introduce Miamisburg officials to investment bankers to assist with the commercialization of the Mound site, little

did he know it would eventually render him an expert in the redevelopment of defense installations. In fact, his 10 years on the board of the Miamisburg Mound Community Improvement Corporation have provided him a vast range of new experiences, insights and knowledge.

"None of us were sure of what the process would involve, and I don't think the Department of Energy was either, because

we were going into uncharted waters," says the former president of the Mutual Federal Savings Bank. "The process was constantly evolving. It proved to be an exceptional learning curve."

As a banker, Koller was familiar with federal regulators in banking and business, although he had never experienced anything like the myriad rules that governed DOE. It seemed

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marketing plan under way a penny saved...

Should "Mound" continue to be part of the MATC site's name? Which industry and technology segments should be targeted to maximize the site's assets? How does this industry and technology park fit into the region's economic profile? Can the MATC be competitive in the area's real estate market?

These thought-provoking questions – and many others – are being asked as part of a comprehensive marketing and branding study being conducted for MMCIC by Hafenbrack Marketing and Communications. The results of the yearlong effort were recently presented to the MMCIC's board of directors.

"The current rapid pace of environmental cleanup makes it critical for us to develop a marketing program that we can begin to implement even before the entire site is turned over to us in the spring of 2006," said MMCIC Board member Bob Bell. "We have many decisions to make and much work to accomplish to be ready for that event."

After years and years of struggling through cleanup delays, Grauwelman isn't daunted by the challenges ahead.

"This is the kind of work we welcome because it means we are getting closer to our vision for the site as a thriving industry and technology park," he concluded. "After all the other difficulties we've been through, this part of the process is actually fun."

If it weren't for good value engineering, sound management practices and favorable contractor pricing, the latest roadway improvements to Benner Road would still be on the drawing board. MMCIC was able to achieve substantial savings during the 2001 construction of Vanguard Boulevard, Benner Road, Dayton-Cincinnati Pike and the site's new southern entrance. The project involved Economic Development Administration (EDA) funding, and recently EDA approved the use of the leftover funds to help make the final 1,200 feet of roadway improvements on Benner Road. This completes roadway improvements around the Mound site's perimeter.



Preparations are being made to complete roadway improvements around the Mound site's perimeter.

The \$300,000 Benner Road project will include the rebuilding and repaving of the roadway, and the addition of curb, gutter, sidewalks, street lighting and storm drainage. The work is scheduled for completion this fall.

did you know that...

- In the past 18 months, more than 34 of the Mound site's 66 buildings have been demolished.
- Over 1 million cubic feet of soil and debris have been removed from the property.
- Six more buildings are being prepared for demolition.
- Crews have been working during the late hours of the night removing soil and debris from demolition areas so that workers and equipment can begin again the next day.
- Cleanup is scheduled for completion in late 2005, and all transfer activities will be finalized in the first quarter of 2006.



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if you build it, they will come



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RPS Technologies was seeking to consolidate its domestic and international operations into one building, and the newly built facility at Mound offered several attractive features.

Construction of a new building on the Mound site was a considerable risk for MMCIC, considering there was no tenant – not even a prospect – when ground was broken about one year ago. But it was a risk officials felt they had to take.

"We had lost so much redevelopment momentum over months and months of cleanup delays, we needed to do something bold to keep our technology park active and visible in the marketplace," said MMCIC president Mike Grauwelman.

Convenient location ... and other advantages

Their gamble paid off. The 24,000-square-foot "flex" building, located on 4.7 acres near the site's southern entrance on Dayton-Cincinnati Pike, has been occupied since July by RPS Technologies Inc., a distributor of automotive component parts. The company was seeking to consolidate its domestic and international operations into one building, and the Mound facility offered several attractive features.

"We like the location," said COO Jim Dickerson. "We can service 80 percent of our customers within a 3-hour drive."

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that every MMCIC initiative to move redevelopment forward was met with a restriction.

"I had no idea how often we would need to ask assistance from our federal legislators," he recalls. "We had to rely on them a great deal to help remove the impediments we encountered from the department."

Koller can enumerate many accomplishments that have elevated MMCIC to the forefront of DOE redevelopment efforts across the country. But he believes that one has been the most significant.

"We had originally been told that DOE's environmental cleanup work would be completed by 2003," he said. "Eventually the date was adjusted to 2020, and that was unacceptable to us."

MMCIC then proposed to take over environmental cleanup, which prompted DOE

officials to rebid the contract, stipulating 2006 as the completion date and offering incentives for finishing the work safely and ahead of schedule.

Today, the contractor, CH2M HILL, is focused on completing the work and is making rapid progress toward that goal. This has been the catalyst for one of the newest challenges facing the MMCIC board: marketing of the site as a business and technology park. (See "Marketing" story on page 3.)

"I enjoy serving on the board with so many exceptional people," he said. "It has been stimulating and interesting because of the challenges."

Koller retired from banking in 1999. He and his wife, Laura, have lived in the Miamisburg community since 1988. He has two grown sons: Ben, a 2004 graduate of Holy Cross University, currently works on the East Coast; Paul is a junior at Indiana University.

