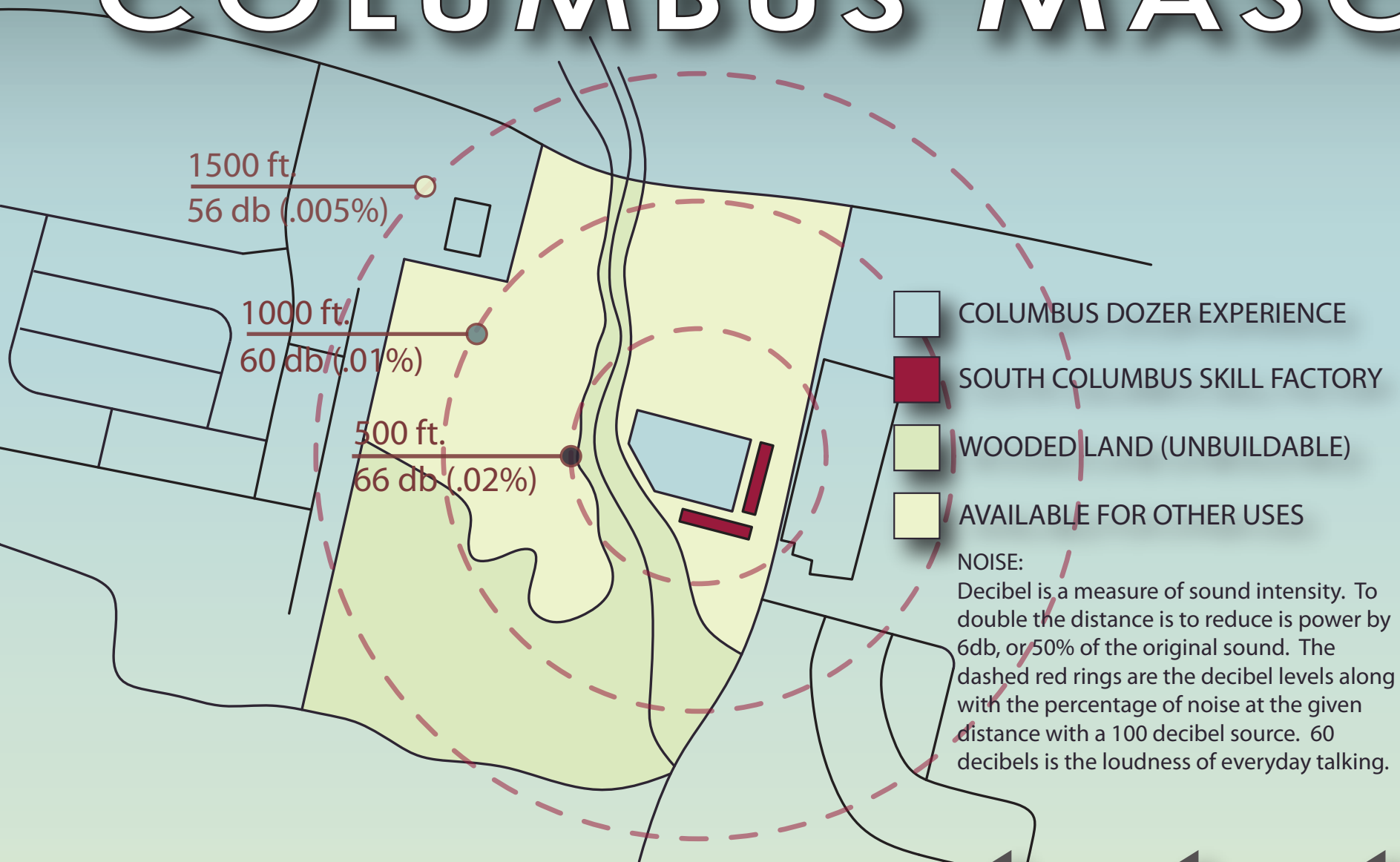


COLUMBUS MASCHINENPLATZ



MARK THE SITE AS A DESTINATION BY CREATING THE ONLY HEAVY MACHINE PARK WITHIN 1,000 MILES OF OHIO.



USE PROFITS TO FUND A WORKFORCE EDUCATION CENTER AND PARKLAND MAINTENANCE.



MACHINE PARKS HAVE BEEN SUCCESSFUL IN COLORADO AND IN VARIOUS CITIES THROUGHOUT GERMANY.

FRANKLIN COUNTY SKILL FACTORY
COME LEARN

DOZER EXPERIENCE
COME DRIVE

COLUMBUS MASCHINENPLATZ



FRANKLIN COUNTY SKILL FACTORY

COME LEARN

DOZER EXPERIENCE

COME DRIVE

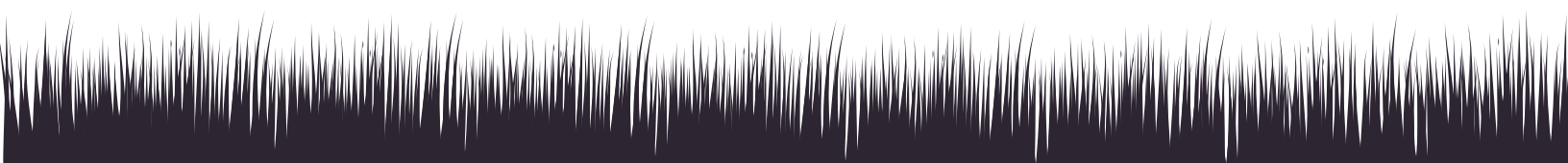
COLUMBUS MASCHINENPLATZ

Background

The site sits at the corner of Frank Road and Gantz Road in the South side of Franklin County and was once home to the Franklin County Children Services buildings. With the development of the foster care system, there was no need for a resident-style children's center. The buildings were demolished and the roughly 80 acres of the land has been vacant since.

Site Description

The site is roughly 80 acres in size, and is bounded by Frank Road to the North, Gantz Road to the East, Big Run Road to the South, and residential homes to the West. The southern end of the site is a wooded area comprising around 1/3rd the area of the site, and is to remain untouched. The buildable portion of the land is bisected diagonally by a creek and a rather large depression on either side of the creek. The surrounding area is a mixture of industrial warehouse buildings, residential homes, and several quarries. Easy highway access is available from Frank Road onto I-71, with I-270 just to the South, and I-70 just to the North.



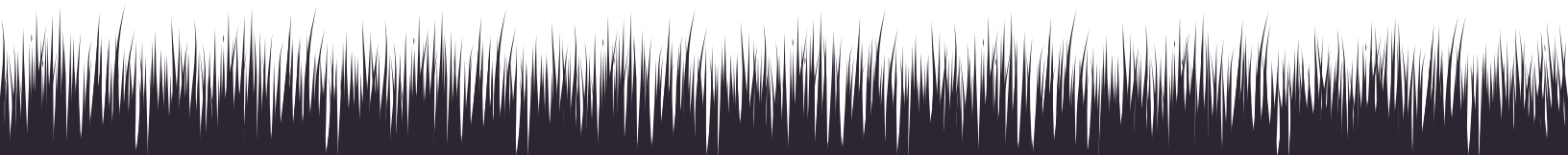
Needs of the Area

The area surrounding the site is demographically quite similar to Franklin County as a whole. It does have a larger percentage of households at 72% compared to 60% for the County, but it also has a higher unemployment rate at 7.5% vs. 6.5% for the County. These data were taken from a 2007 Census estimate, so it can be assumed that the unemployment has jumped since the start of the recession.

The Franklin County Southwest Development Plan states that the County would like to implement four things on the site:

1. To make it a mixed-use area
2. To commercially develop the North edge along Frank Road
3. To generate money at the site for a community center
4. To keep a portion of the site natural parkland.

A major goal of the County is to create jobs and to attract business to Central Ohio. The best case scenario for this site is to satisfy all the proposed criteria outlined in the Southwest Development Plan, while bringing jobs and income to the residents of the area.



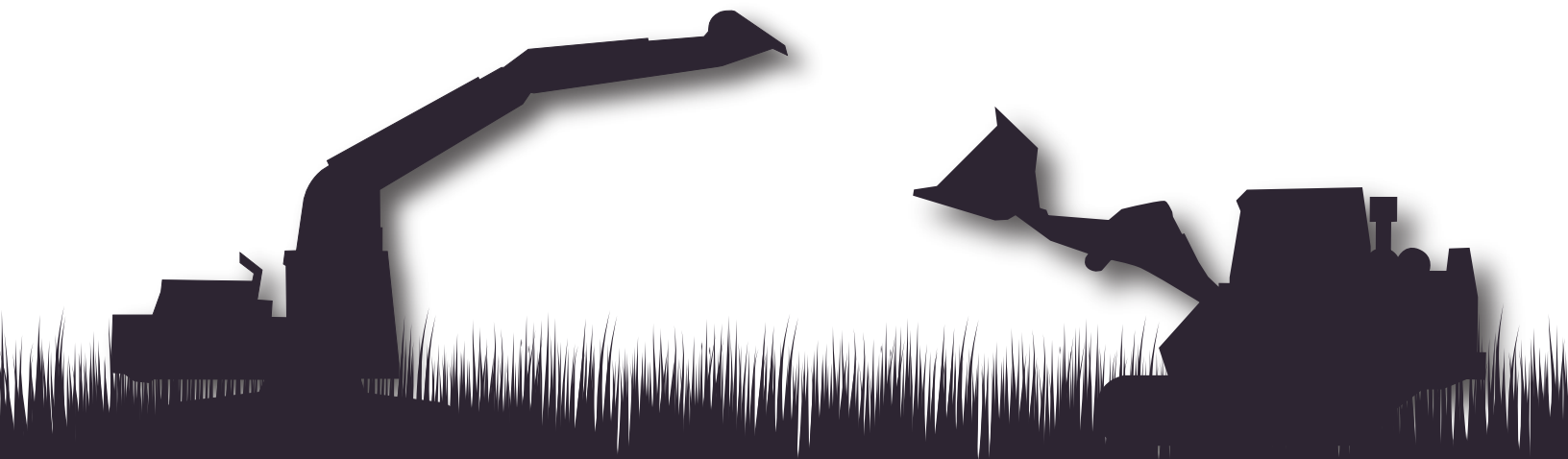
COLUMBUS MASCHINENPLATZ

The Columbus Dozer Experience

Seven of the available 80 acres will be used as a kind of Mechanized Sandbox, where adventure-seekers will come and pay by the hour to experience one of three small to medium sized heavy equipment. The per-hour fee will cover the cost of equipment, maintenance, fuel and supervision, with the remaining revenue used to build or maintain a technology learning center on the site. These proposed additions will take up no more than 8 acres on the site, leaving the rest of the area open for commercial frontage, urban gardens, and the existing wooded land.

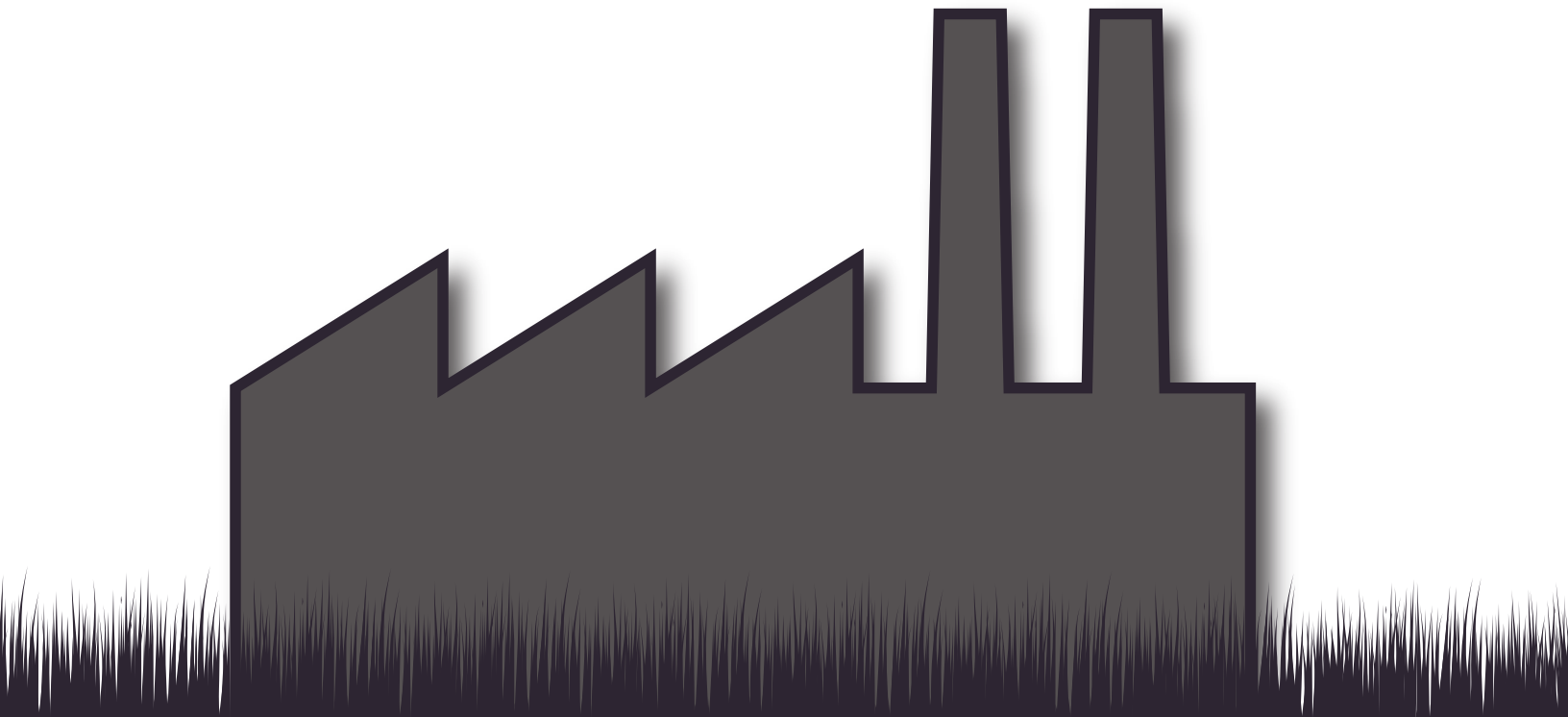
Precedent

The idea of a mechanized sandbox is new to the Midwest, but it is not new in the world. Several other facilities of this type exist, one in Steamboat, Colorado, the others in Germany. The existing examples make use of assorted machines in several different courses which allow people various activities on the machines. The parks are generally open all year, and charge up to \$280 per hour per machine. Reservations are recommended several weeks in advance, as the spots typically fill up quickly.



Franklin County Skill Factory

Narayana Kocherlakota of the Minneapolis Federal Reserve Bank calculated that the unemployment rate in the last half of 2010 would be 6.5% if all job openings could be filled by qualified employees, with most of the open positions being in technology-heavy industries. The demand for individuals to fill positions such as machinist, welder, mechanic, and equipment operator has been increasing as younger people have tended towards a university instead of a technical education. The goal of the technology center will be to provide a low cost educational option for people wanting to pursue one of these fields. With the unemployment rate in the immediate area higher than its surrounding regions, this center will strive to create a well trained workforce for the community.



Equipment

The most common types of heavy machinery are the Track Excavator, the Backhoe Loader, and the Skid Steer Loader. All of these machines have the ability to dig and move earth, and each is commonly found on a typical construction site.

Track Excavator

Caterpillar Model 324

\$100,000 - \$200,000 for a model less than 5 years old, in excellent condition. Older models can be purchased for under \$50,000.



Backhoe Loader

Caterpillar 420

\$20,000 - \$90,000



Skid Steer Loader

Caterpillar 277

\$15,000 - \$60,000

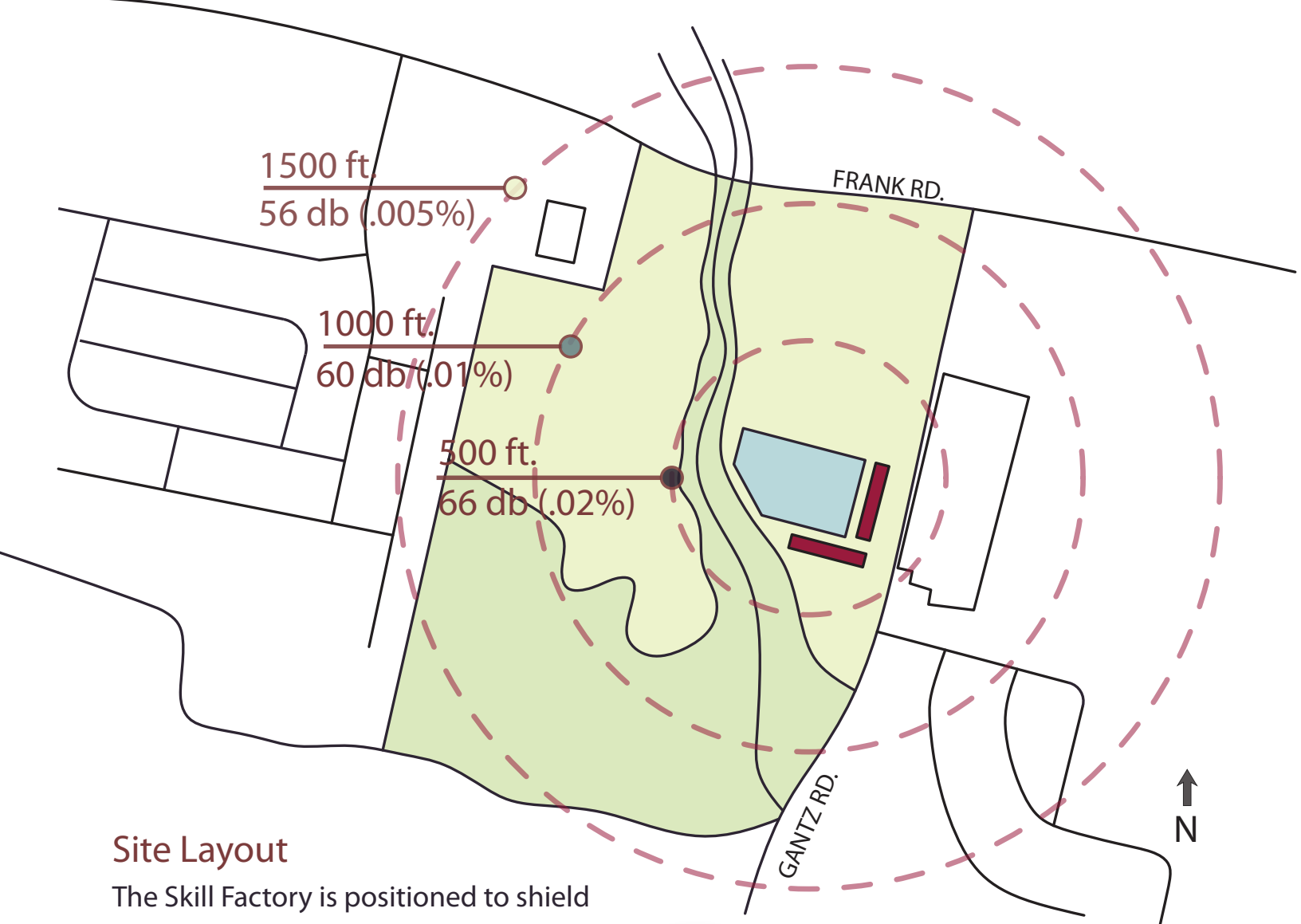


Possible Objections

The most obvious concern is going to be noise. The sandbox will be positioned in the middle of the East side of the site, which leaves space for commercial buildings along Frank Road, and keeps the machinery at least 1,000 feet away from the nearest residential building. The average excavator operates at 100 decibels and at 1,000 feet away would drop down to 60 decibels, which is about the sound of somebody talking. Sound can also be deadened with the addition of vegetation and strategically placed earth around the machine operation area.

One of the benefits of this proposal is that if the site is needed for some other use, or the demand for bulldozer rides subsides, the land can be regraded, and the equipment sold off. The Dozer Experience will leave no lasting, costly remains on the site. In addition, the County has the possibility to make a some of its money back on the machines if it decides to sell them.





Site Layout

The Skill Factory is positioned to shield noise from the residential area to the Southeast. The distance to other residential areas is such that the sound levels will be reduced to an acceptable level. The northern edge of the site is kept open for commercial development, and the portion West of the creek is kept open as parkland.

- COLUMBUS DOZER EXPERIENCE
- SOUTH COLUMBUS SKILL FACTORY
- WOODED LAND (UNBUILDABLE)
- AVAILABLE FOR OTHER USES

NOISE:

Decibel is a measure of sound intensity. To double the distance is to reduce is power by 6db, or 50% of the original sound. The dashed red rings are the decibel levels along with the percentage of noise at the given distance with a 100 decibel source. 60 decibels is the loudness of everyday talking.

Pro forma

Interest Rate	8%
Term (Months)	60

Fuel / Gallon	\$3
Maintenance / Hour	\$5

Labor / Hour	\$50
Labor Hours / Week	40

CAT Excavator 324

CAT Backhoe 420

CAT Skid Loader 277

Initial Purchase	\$50,000	\$20,000	\$15,000
Hourly Rate	\$150	\$125	\$100
Weekly Avg. Hrs	20	20	20
Fuel Gallon / Hr	5	4	3

Monthly Revenue	\$12,000	\$10,000	\$8,000
Payment / Month	-\$4,040	-\$1,616	-\$1,212
Fuel Cost / Month	-\$1,200	-\$960	-\$720
Maintenance / Month	-\$400	-\$400	-\$400

Sub-total / Machine	\$6,360	\$7,024	\$5,668
---------------------	---------	---------	---------

Total / All / Month	\$19,052
---------------------	----------

Labor / Month	-\$8,000	\$11,052
Insurance	10%	\$9,147

Total Profit / Month	\$9,147
----------------------	---------

Building Cost / SF	\$40
Machinery / SF	\$40
Building Size (SF)	8,000

Building Cost	\$640,000
Years until Repay	5.83

