

**Request for Qualifications –
Public, Education, and Government Access Cable
Television Services**

PropertyBanc, Inc.

4383 Nicholas Street, Suite 300
Omaha, NE 68131

Contact: Michael J. Donovan
402.9333.2999 (o) / 402.616.1173 (c)
mike@propertybanc.com

Date Prepared: January 16, 2013

TABLE OF CONTENTS

<u>Section</u>	<u>Page Number</u>
Letter of Transmittal.....	2
Company Profile.....	5
Business Overview & Background.....	5
Professional Experience.....	5
Property History & Features.....	8
Bus Route Map.....	10
Proposal of Services.....	11
Photos of Property.....	12
Floor Plan of OMAR Building.....	13
Space Plan – Option A.....	14
Space Plan – Option B.....	15
SF Calculation Comparison.....	16
Bid Analysis.....	17
Construction Management Schedule.....	20

LETTER OF TRANSMITTAL

PropertyBanc, Inc.
4383 Nicholas Street, Suite 300
Omaha, NE 68131

January 16, 2013

Mr. Thomas Mumgaard, Deputy City Attorney
City of Omaha Cable Television Access Corporation
1819 Farnam Street, LC 1 Civic Center
Omaha, NE 68183

Dear Mr. Mumgaard,

Upon selection and award of the contract, PropertyBanc, Inc. and PropertyBanc Construction Management Services, LTD will make a positive commitment to provide the requested services.

Our proposal will provide a location for a video production and distribution facility operated by the Corporation.

The project's authorized individuals include:

Michael J. Donovan
Vice President, PropertyBanc, Inc.
President, PropertyBanc Construction Management Services, LTD
4383 Nicholas Street, Suite 300 ▪ Omaha, NE 68131
402.933.2999 (office) ▪ 402.616.1173 (cell)

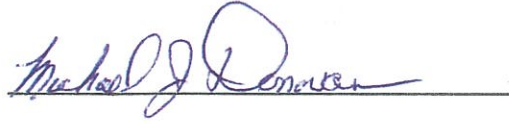
Raymond C. Trimble
President, PropertyBanc, Inc.
Vice President/Secretary, PropertyBanc Construction Management Services, LTD
4383 Nicholas Street, Suite 300 ▪ Omaha, NE 68131
402.933.2999 (office) ▪ 402.813.6276 (cell)

Jerry Culver
Construction Manager, PropertyBanc, Inc.
4383 Nicholas Street, Suite 300 ▪ Omaha, NE 68131
402.933.2999 (office) ▪ 402.651.5773 (cell)

I affirm that I have the authority to enter into a binding agreement on behalf of PropertyBanc, Inc. and PropertyBanc Construction Management Services.

Dated: January 16, 2013

By: Michael J. Donovan



A handwritten signature in blue ink, reading "Michael J. Donovan", is written over a horizontal line.

NOT TRANSMITTED BY CITY CLERK
OPENED BY COMMITTEE

JAN 16 2013

AS PER ORD #25446
Referred to Purchasing Agent

COMPANY PROFILE

Business Overview & Background

PropertyBanc Commercial Real Estate & Development is a local real estate agency that strongly believes in offering quality and confidential service to meet the diverse needs of our local and regional clients to facilitate providing new locations for leasing and acquisitions, assistance for development, and other services including real estate asset management. PropertyBanc implements the tools listed below, and by combining the team's overall years of experience, we are able to service our clients in concert with their particular real estate needs via one-on-one private and personalized service.

Our team has strategic partners with intimate familiarity in local markets allowing us to screen projects and ultimately arrive at those properties most likely to appreciate over a projected time span. We draw upon these relationships with other real estate professionals locally and throughout the nation. Our market knowledge and transaction expertise enables us to achieve measurable returns that often exceed client expectations.

PropertyBanc specializes, in real estate investment analysis; land planning; design; construction management; owner representation; financing; business development; joint ventures; sales; leasing; management and acquisitions. Our services are absolutely confidential in nature. We have performed numerous sales, acquisitions and leases silently, protecting both the buyer/seller in trust.

Professional Experience

The PropertyBanc team possesses an array of qualifications to meet your commercial real estate needs. Our team is composed of seven individuals with an average twenty five years in the commercial real estate profession. The president of PropertyBanc has over 35 years experience in the real estate industry. From the inception of PropertyBanc in 1997, the company's goal has been to exceed our client's expectations, and today our business depends upon, to a great extent, the long standing relationships we have established over the years.



Raymond C. Trimble

President & Broker, PropertyBanc, Inc.

Vice President, PropertyBanc Construction Management Services, LTD

- Over 35 years in the real estate industry.
- Studied at the University of Nebraska Omaha.
- Former Board Member for Together Inc.
- Member of the Greater Omaha Chamber of Commerce & Sarpy County Chamber of Commerce.



Michael J. Donovan

Vice President & Real Estate Agent, PropertyBanc, Inc.

President, PropertyBanc Construction Management Services, LTD

- Over 30 years experience in business management, commercial products, and construction services.
- Studied at Black Hawk College & Palmer College.
- Member of the Greater Omaha Chamber of Commerce, Sarpy County Chamber of Commerce, Metro Omaha Business Coalition Networking Group & Walnut Hill Neighborhood Association.



Jeff Konen

Secretary/Treasurer & Real Estate Agent PropertyBanc, Inc.

- More than 20 years experience in finance and business operations.
- Bachelor Degree from the University of Nebraska – Lincoln.
- Member of the Greater Omaha Chamber of Commerce, Sarpy County Chamber of Commerce, Executive Exchange Group, and Sarpy County Executive Dialogue.



Jerry Culver, LEED™ AP

Construction Manager, PropertyBanc, Inc.

- More than 40 years of experience in project management, management consulting, construction management and contract administration.
- Graduate of the University of Nebraska – Lincoln.
- Adjunct Professor at Southeast Community College.
- LEED™ Accredited Professional for seven years.



David Grosz

Real Estate Agent, PropertyBanc, Inc.

- Over ten years experience in the real estate industry including real estate development and property management.
- Vocational and continuing educations studies.
- Member of the Greater Omaha Chamber of Commerce & Sarpy County Chamber of Commerce.



Christy Huss
Office Manager, PropertyBanc, Inc.

- Over ten years experience in the real estate industry, business management, and marketing.
- Bachelor's degree from Northwest Missouri State University.
- Member of the Nebraska Junior Chamber, Ralston JCI, Greater Omaha Chamber of Commerce & Sarpy County Chamber.



Michaela Konen
Marketing & Office Assistant, PropertyBanc, Inc.

- Over five years experience in grant writing, marketing/advertising, and event planning.
- Bachelor's degree from University of Nebraska at Omaha.
- Additional experience in property remodeling and contractor scheduling and management.

Within our team, members possess years of comprehensive experience in development, construction, financing, management (property, asset, & leadership), sales, and leasing for all types of real estate investments. PropertyBanc is committed to ensuring the right questions are asked, good procedure and attention to detail are in place, relevant and comprehensive information are part of the comparative analysis, and due diligence performance is completed.

PropertyBanc's team of professionals has the expertise, talent, and key relationships promoting:

- Track record in multifamily, retail, office, industrial, and hotel sales
- Strong pricing capabilities
- Strategic investment sales partnerships located throughout the country
- Expansive access to credible buyers
- Single asset and portfolio capabilities from \$2 million to hundreds of millions

Our aim is to provide our clients with appropriate capital solutions for each assignment via our contacts with specialists in debt placement, equity placement and joint ventures, structured finance, and loan servicing. We have developed synergistic resources enabling our clients to maximize the most advantageous options for their capital needs.

Property History & Features

Built in 1923, the OMAR building borders the Dundee community to the west and the “Destination Midtown” to the South, and at the northern end of the new Saddle Creek Realignment Project.

Midtown Location Features:

Some key features that make the Omar Baking Company Building an attractive location for office/warehouse users and clients are its central location, proximity to other business, support services, the bus line (see section “Metro Bus Route”), and significant new development in housing and retail major employers. This area’s traffic is increasing at a steady pace and will continue to grow and prosper as the redevelopment projects come to completion in the coming years.

Many of the properties that compete for office users in the Midtown area are limited to on-street parking or have low ratios of parking-to-building area if private parking is available. Parking at the Omar Building will provide approximately three (3) parking stalls for every 1,000 square feet of leasable space and in excess of 4:1 ratio for office space exclusively. Additionally, the parking areas are located north and east of the building and available 24 hours/7 days a week.

Markets/Neighborhood:

Our surveys of need and available space in the Midtown area indicate a void in the supply side of attractive and functional office/professional space and clean, secure, managed storage space. The general demographics of the Midtown area are progressive in its vision and have a stable base for healthy growth. The Omar Baking Company Building is positioned strategically between the two medical centers (University of Nebraska Medical Center & Alegent/Creighton Immanuel) and just off Cuming Street, a corridor which has great promise as a primary connector and arterial from Midtown area to the ‘NoDo’, Creighton and Qwest Center Omaha.

Function & Design:

The sheer size of the building with its flexible and multiple access points offers high function for users that require a professional office environment with or without storage. The Omar Building can be accessed from two levels and three sides. The central layout provides for access to both drive and dock levels loading, unloading, and storage.

Business Environment:

The campus concept allows for variety in space layout and sizes, which can be used for office, research and development, and storage areas. The space ranges in size from the smallest executive suites with common reception and conference/events center to the largest of up to 16,000 SF of contiguous space. This flexibility allows for smaller and moderate spaces ranging from 2,000-16,000 SF. The campus concept also incorporates common facilities, conference rooms, a coffee/vending area, and outside eating area. This shared concept enables users to

enjoy more space at a lower per square foot cost with amenities that could otherwise not be afforded.

One of the most impressive benefits that the OMAR Building offers is a strong network for collaboration. The building's tenants create an atmosphere of working together and sharing resources. The property currently has space leased to organizations in the following industries: commercial photography, web and ad design, portrait photographers, physical fitness, non-profit agencies for employment and education, academic support providers, community development organization, law firm, and corporate security.

Style & Unique Features:

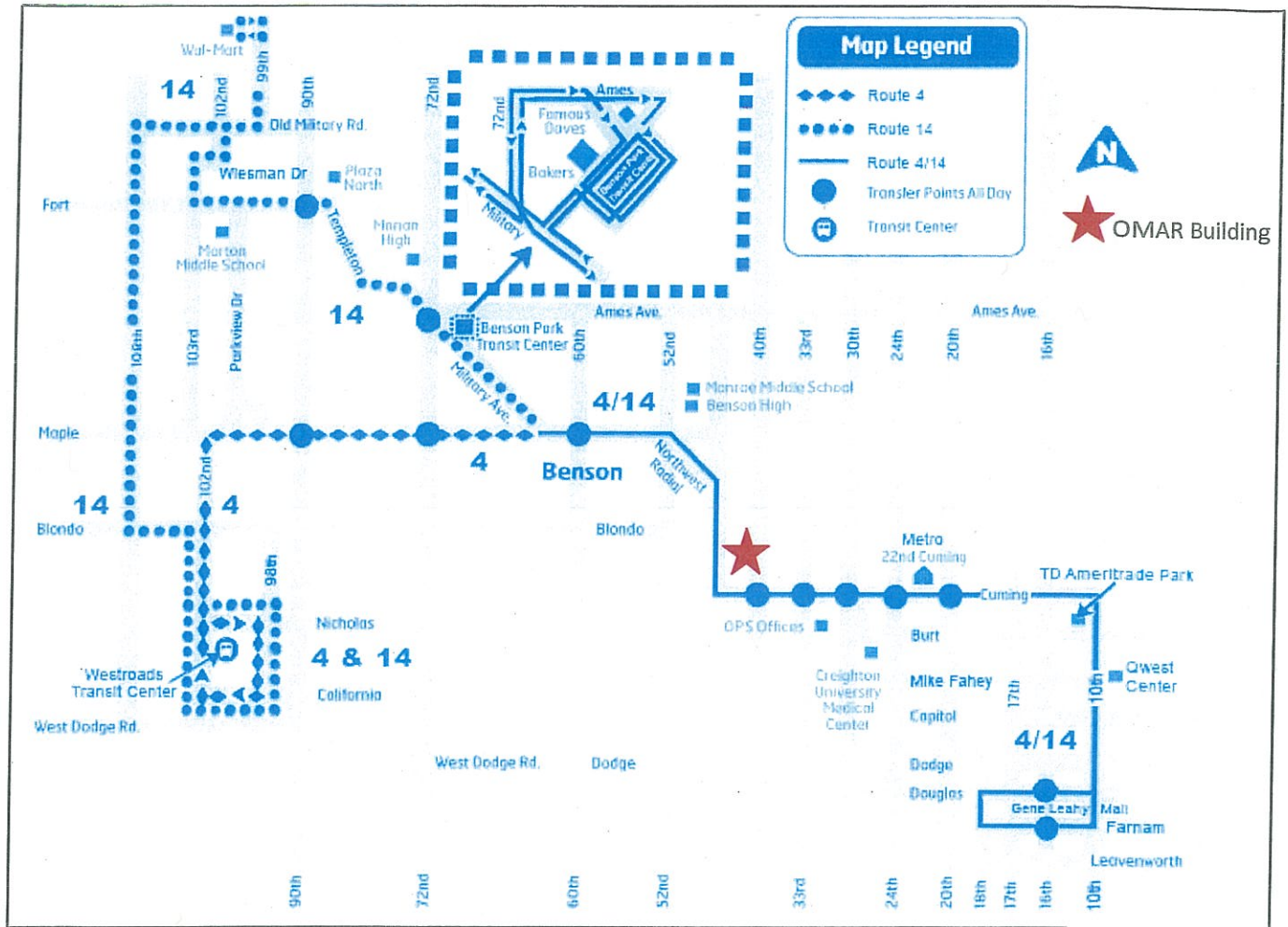
The building was the original OMAR Bakery and was designed for that use. The architectural style has remained the same maintaining 100% brick material and a flat roof. There are three levels on the east and west ends of the building with the North elevation having only two stories. Current renovation includes basic design for office/warehouse users. The windows are spaced approximately 13 feet apart on average, giving the building an abundance of natural light. The building has a total of 53 windows and is one of the most significant features. The most dominate feature is its shear volume/mass of the brick and length of the building 320 feet. One chimney is brick and rises 30 feet above the second level. The elements of the interior that most contribute to the building's character and distinguishes it from most structures of its size and type is the mass of its steel girders and wooden beams that support the walls and roof. The structure is unusually heavy in its structural design and interior brick columns. The roof deck underside is exposed 2x6 original T&C cedar/pine planks supported by wood beams with spacing of approximately six (6) foot apart for a substantial look.

Branding and Cuming Street Access:

Recently the owners of the Omar building acquired the corner of 45th and Cuming for the purpose of providing high visibility and a prominent front door for the Omar building.

The frontage and corner of 45th Cuming will add three important elements to the Omar Property (1) additional parking for special events and large corporate meetings should the property ever need overflow parking in the future (2) High exposure off the Cuming corridor for the branding of the Omar building as "Omar of Omaha" and (3) A prominent access point and front door off Cuming Street at 45th & Cuming and the Metro bus route drop off point.

Metro Bus Route



PROPOSAL OF SERVICES

PropertyBanc, Inc. hereby proposes to provide a white box location for a video production and distribution facility operated by the Corporation.

Specifications:

- The space and white box build-out only. No equipment, wiring, operation of equipment or related services.
- Benefits to include: Common restroom, conference room, coffee/vending area.
- Utilities to be billed separately to Corporation.

Options:

- Option A
2,940 (rentable) SF with option in layout and design as this is a new build-out. Costs are for options proposed but modifications can be made for adjustment in pricing.
Monthly Rent = \$1,690.00 GROSS – Corporation responsible to pay all build-out costs.
- Option B
5,060 (rentable) SF with option in layout and design as this is a new build-out. Costs are for options proposed but modifications can be made for adjustment in pricing.
Monthly Rent = \$2,090.00 GROSS – Corporation responsible to pay all build-out costs.
- Option C
4,420 (rentable) SF would be a blend of Options A & B with other configuration and sizes available to match Corporation needs with costs and rates proportionate to Option A & B. Drawings and details available upon request.

Benefits:

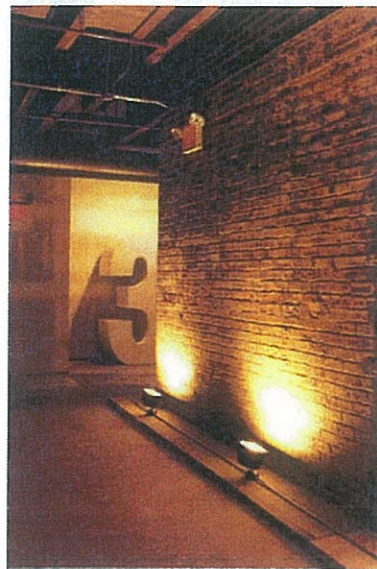
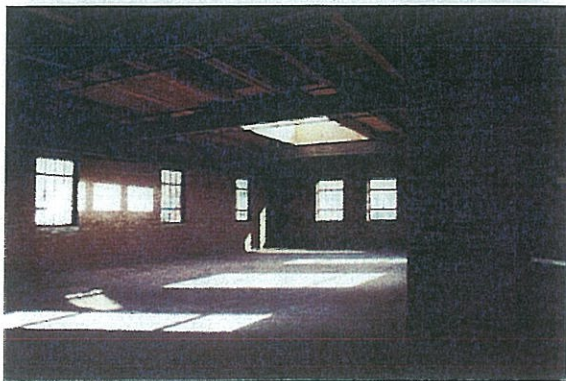
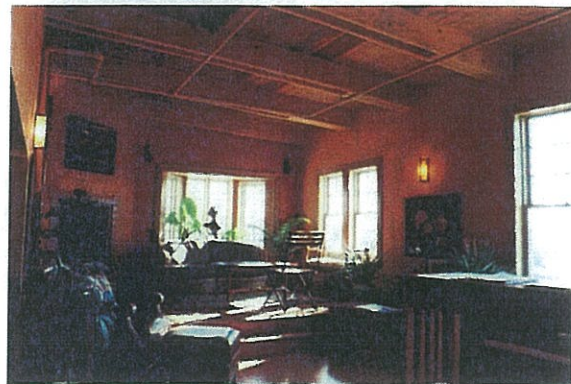
- New build-out will allow the Corporation to set space up as best suited for the Corporation's needs.
- Ability to incorporate sound control as required/necessary.
- Wooded floors and natural light.
- Option to include sound control walls or glass.
- Ability to conceal wiring and equipment.
- Professional consultation with team members of PropertyBanc Construction Management Services, LTD in providing timeline and details regarding space build-out.

Footnote:

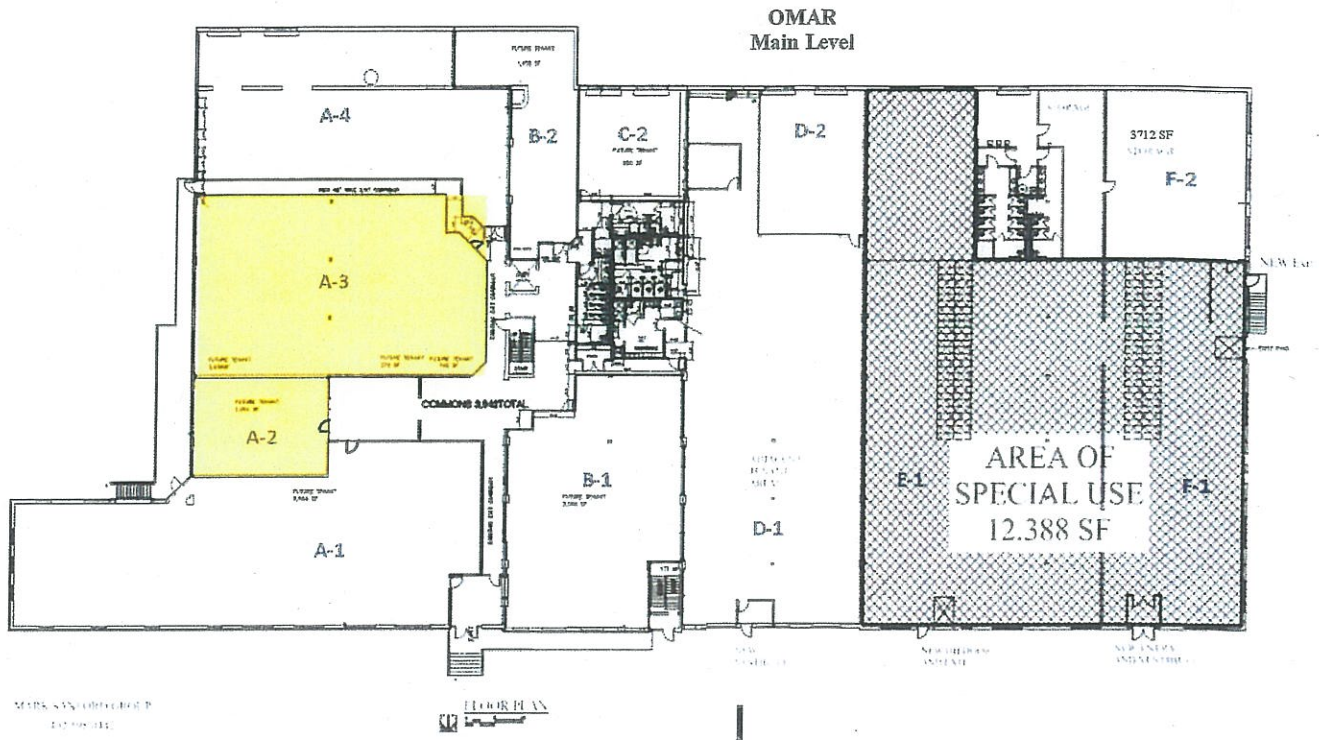
It is optional that the landlord participate in a portion of the build-out. The cost of the build-out would be amortized over the term of the lease at 6% annum.

Photos of Property

Interior photos of the property present a view of the atmosphere, design, and features at the OMAR Bakery Building.

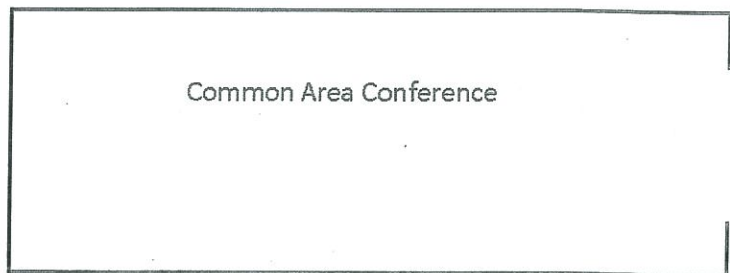
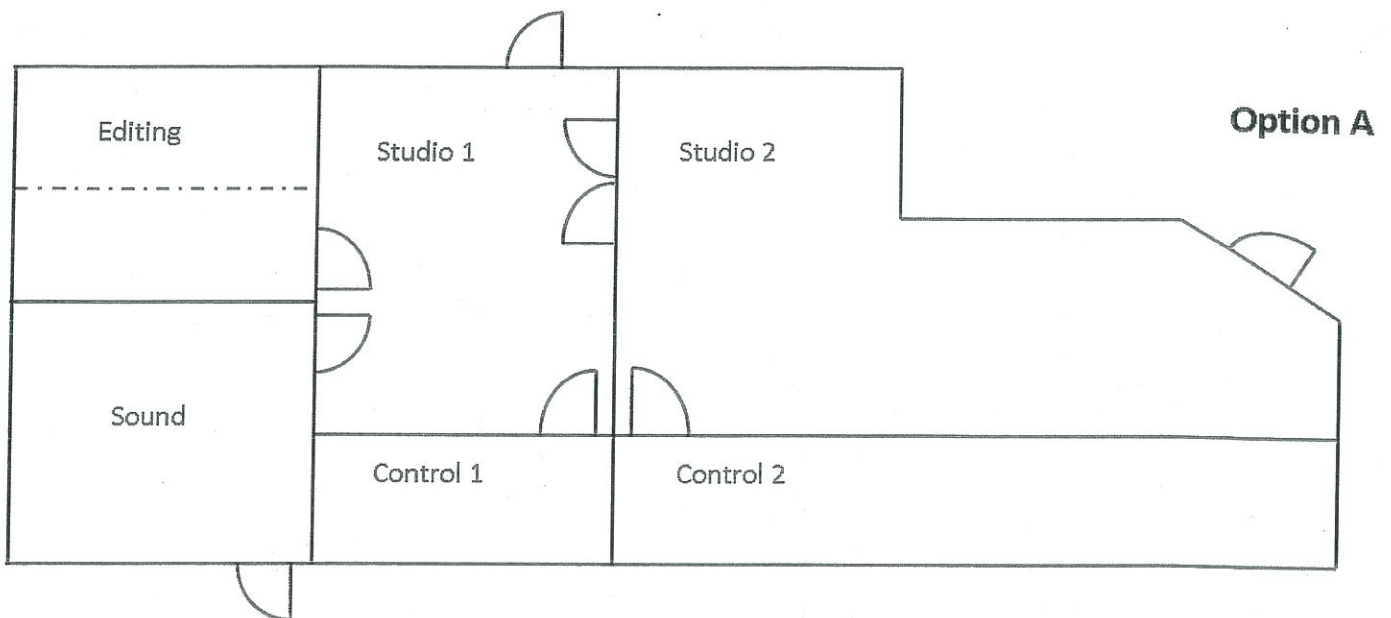


Floor Plan of OMAR Building

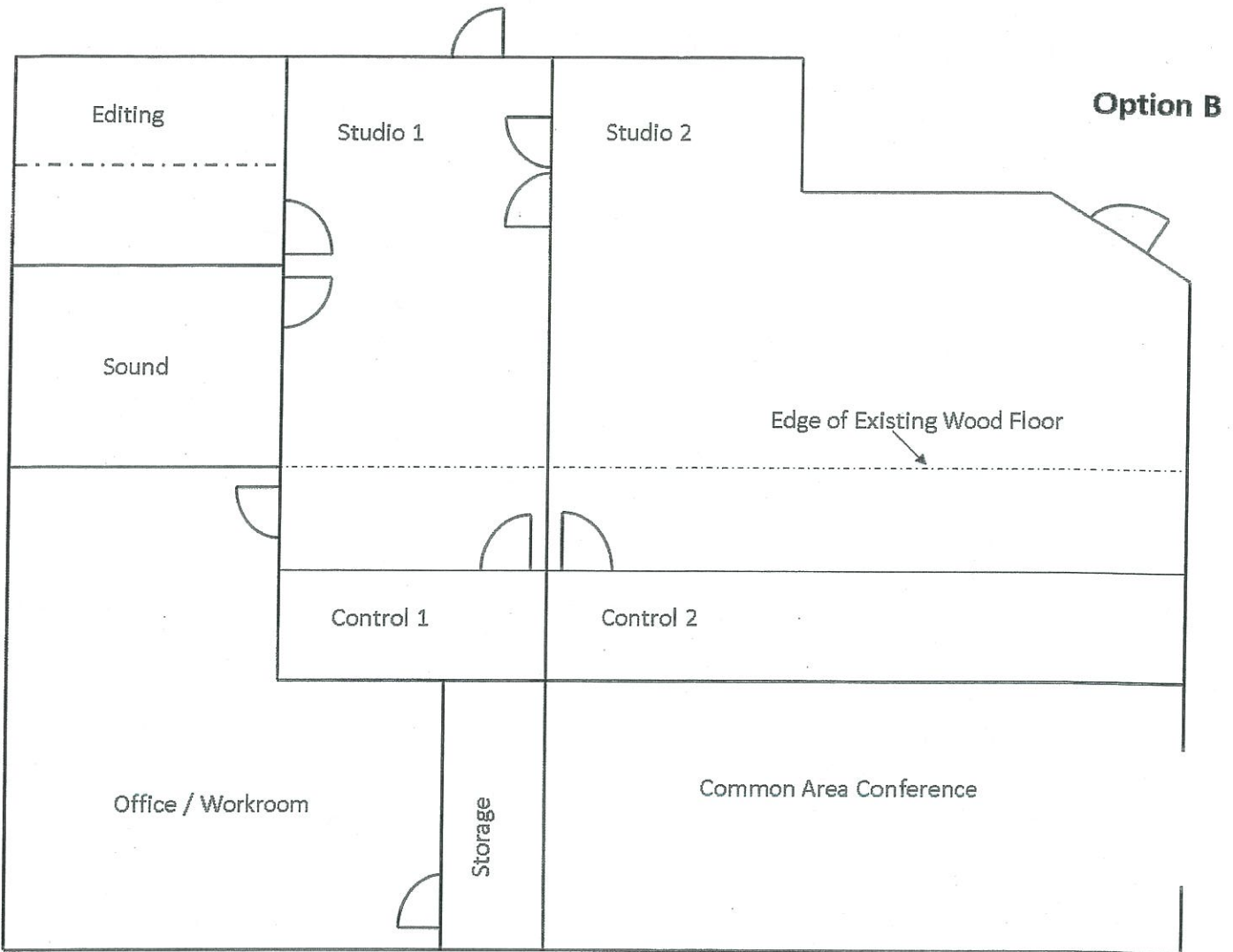


The above referenced floor plan shows space A-2 and A-3 highlighted and is the space indicated in the lease proposal.

Space Plan – Option A – 2,587 SF usable



Space Plan – Option B – 4,453 SF usable



Square Foot Calculation Comparison

Video Production Facility
 SF Comparison
 1/16/13

Room	Dimensions	2587 SF	Dimensions	4453 SF
Editing	20 x 19	380	16 x 19	307
Sound	12 x 19	228	16 x 19	312
Studio 1	19 x 24	456	19 x 40	753
Control 1	19 x 8	144	19 x 8	150
Studio 2	Varies	975	Varies	1513
Control 2	44 x 8	352	44 x 8	350
Office/Workroom	n/a	0	Varies	846
Storage	n/a	0	18 x 8	144
Total		2535		4375

NOTE: Dimensions are inside and rounded to the nearest foot.

Bid Analysis

Bid Analysis - East Bay Video Production

1/16/13 4453 SF
 2587 SF

Item	Units	Preliminary Estimate	
		4453 SF	2587 SF
Division 1 - General Requirements			
General Conditions		\$2,500	\$2,500
Permits/Inspections		\$3,500	\$3,000
Total GC		\$6,000	\$5,500
Division 7 - Thermal and Moisture Protection			
Insulation and Sealants	Incl.	\$0	
Sound Insulation - Basic		\$5,500	\$5,500
Alt. for all walls (Board + Batt)		\$13,875	
Alt. for ceiling	2535 SF	\$6,500	
	4375 SF	\$11,900	
Total Insul. & Sealant		\$6,000	\$5,500
Division 8 - Openings			
Doors/Hdwr. - Wood	7	\$800	\$5,600
Doors/Hdwr. - HM	2	\$900	\$1,800
Add for Sound Doors	3	\$1,500	\$4,500
Door Labor	9	\$200	\$1,800
Add for Sound Doors	3	\$250	\$750
Control Rm. Glass	2	\$7,000	\$14,000
Total Doors		\$28,450	\$27,450

These are useable SF and do not include common area spaces.

Basic sound insulation includes Batts at perimeter walls and Batts plus Board at Studio/Control rooms interior. See options for additional sound insulation.

Assume 2-4'X5' Windows

Item	Units	Preliminary Estimate	
		4453 SF	2587 SF
Division 9 - Finishes			
Drywall			
New		\$12,500	\$10,000
Refinish	\$1,000	\$1,000	\$1,000
Backing	\$1,800	\$1,800	\$1,500
Total Drywall		\$15,300	\$12,500
Painting/VWC			
Painting			
Walls	6500 SF	\$5,000	\$6,500
Doors	9	\$150	\$1,350
Total Painting		\$7,850	\$6,200
Flooring			
Floor - Carpet			
	230 SY		
	120 SY	\$5,750	\$3,000
Modify Wood Floor		\$2,500	\$2,500
Total Flooring		\$8,250	\$5,500
Division 10 - Specialties			
Fire Fighting Devices	4	\$100	\$400
Total Specialties		\$400	\$200

No Ceilings...

Item	Units	Preliminary Estimate		
		4453 SF	2587 SF	
Division 15 - Mechanical				
HVAC		\$32,000	\$28,000	
Total HVAC		\$32,000	\$28,000	
Fire Protection	\$2,500	\$2,500	\$2,000	Modify existing head locations.
Total Fire Protection		\$2,500	\$2,000	
Division 16 - Electrical				
Electrical		\$20,000	\$15,000	200 A panel Linear Fluorescent Standard devices } Depending on power need...
Lighting				
Power				
Additional 200A Panel	\$6,500			
Total Electrical		\$20,000	\$15,000	
SubTotal		\$126,750	\$107,850	
Fee @ 8%		\$10,140	\$8,628	
Construction Total		\$136,890	\$116,478	
Cost/SF		\$30.74	\$45.02	
Architectural		\$5,000	\$4,000	
Project Total		\$141,890	\$120,478	

- Notes:**
1. Required sound insulation is to be designed per the Corporation's needs.
 2. Required sound doors and windows to be designed per the Corporation's needs.
 3. All finishes will be coordinated with the Corporation.
 4. HVAC and Electrical systems will be designed to accommodate the function of the facility.
 5. The above cost figures are based on standard tenant finish practices and modified to accommodate various specialty needs of a Video Production and Distribution Facility. If successful, we will engage our architect and engineers to work with the Corporation developing the plans and specifications for completion of the facility. Once the design is complete we will produce a line item budget estimate.

These costs are used to provide preliminary tenant finish criteria to be used if so desired by the Corporation. PropertyBanc Construction Management Services, LTD. Will perform the work for the Corporation.

Buildout costs are based on useable SF and do not include common area spaces. (Rentable SF)

Construction Management Schedule

