

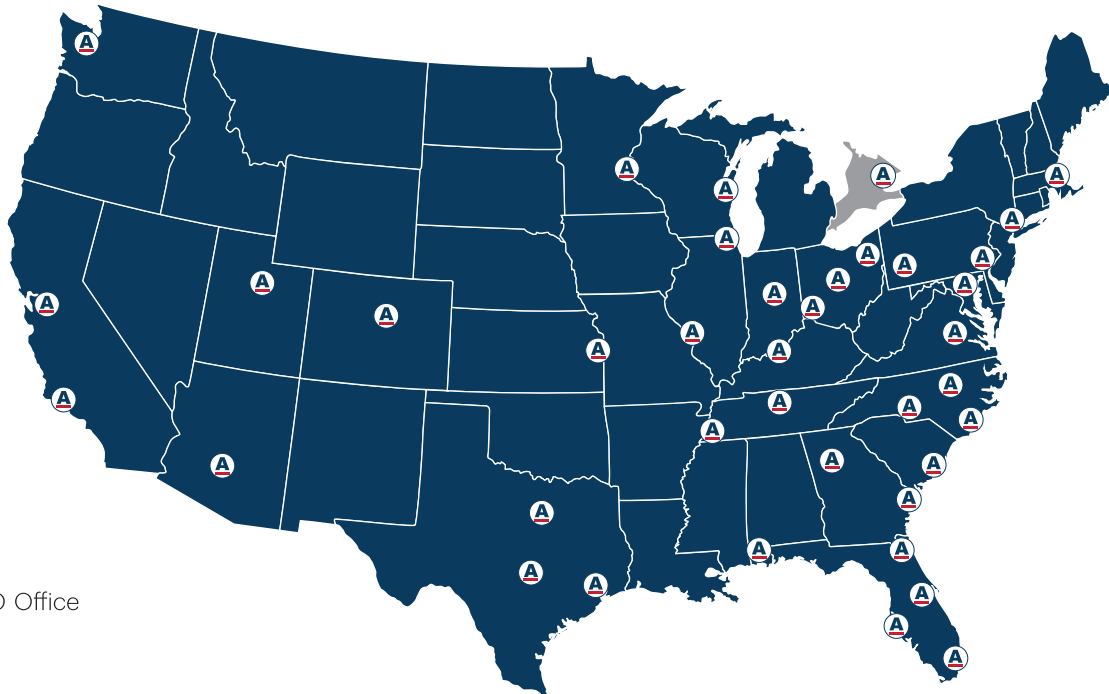


# SELF STORAGE CAPABILITIES

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**ARCO**  
DESIGN/BUILD

# NATIONAL REACH LOCAL EXPERTISE



 ARCO Office

## ARCO OFFICE LOCATIONS

ATLANTA	COLUMBUS	MEMPHIS	PHOENIX	TAMPA
AUSTIN	DALLAS	MIAMI	PITTSBURGH	TORONTO
BALTIMORE	DENVER	MILWAUKEE	RALEIGH-DURHAM	WILMINGTON
BOSTON	HOUSTON	MINNEAPOLIS	RICHMOND	
CANTON	INDIANAPOLIS	MOBILE	SALT LAKE CITY	COMING SOON
CHARLESTON	JACKSONVILLE	NASHVILLE	SAN MATEO	GREENVILLE
CHARLOTTE	KANSAS CITY	NEW YORK	SAVANNAH	
CHICAGO	LOS ANGELES	ORLANDO	SEATTLE	
CINCINNATI	LOUISVILLE	PHILADELPHIA	ST. LOUIS	

## MORE THAN 30 YEARS OF DOING IT ALL & DOING IT RIGHT

ARCO Design/Build is the leading design-build company in the United States. With national reach and local expertise, we've simplified industrial construction. With just one design-build construction partner, you have one budget, one contract, a single source of accountability and one cohesive project — from design concept to completion of construction.

ARCO Design/Build delivers the strength, resources and construction expertise of an award-winning national design-build construction company, combined with the responsive personalized customer service you'd expect from your local construction firm.

**#1**

DESIGN-BUILD  
CONTRACTOR BY BD+C

**#3**

DESIGN-BUILD  
CONTRACTOR BY ENR

**5,500+**

PROJECTS

**400+**

CITIES

**\$5.6B**

2022 REVENUE



## DESIGN-BUILD ADDED VALUE

As a leader in design-build construction, our unique front-end process provides clients with a seamless, risk-mitigating building experience. Design-build is not just a service we offer, it's the ARCO way of doing business.

ARCO Design/Build's methodology involves one integrated team of architects, engineers, project managers and builders. In this more practical approach, we can collaboratively provide insight and value engineering as early as site selection and planning, all the way through project completion. This turnkey solution provides our clients with maximum value for the lowest risk.

**6%**

MORE COST-  
EFFICIENT

**36%**

FASTER OVERALL  
DELIVERY

**12%**

FASTER SPEED OF  
CONSTRUCTION

**6%**

REDUCTION IN  
CHANGE ORDERS

\*Compared to traditional design-bid-build methods

### COST CERTAINTY

Definitive costs are established during the schematic design phase, giving you increased control over potential changes that may effect price and schedule. Potential cost-saving opportunities and value-added design changes can be implemented early without sacrificing quality or functionality.

### REDUCED RISK

Our team can identify and mitigate risks early on in the project stage, reducing the potential for delays, disputes, and other risks that could impact the project's success. With our commitment to reducing risk, you can have peace of mind throughout the entire construction process.

### IMPROVED QUALITY

A single point of contact oversees the entire project, giving greater accountability and transparency in the quality control process. Our experienced teams of architects, engineers and builders work together to ensure that each project is built to the highest standards of quality from start to finish.

ARCO DESIGN/BUILD





Scan or click to watch a video  
on our self storage experience

# 13M

Square Feet of Class A  
Self Storage Delivered

# 75%

Revenue from Self Storage  
Repeat Clientele

# 28

States We've Built  
Self Storage Projects In

## SELF STORAGE DESIGN-BUILD EXPERTISE

From simple one-story developments to complex multi-level indoor climate-controlled facilities, we offer our clients best-in-class self storage design and construction. With over 30 years of design-build expertise, our turnkey project management approach is streamlined to maximize your project's potential and build a quality facility designed to last.

We understand the unique challenges and requirements associated with self storage construction. Unlike our construction-only competitors, our integrated team of designers, engineers and builders promise a higher level of quality when it comes to turnkey self storage facility design and construction.



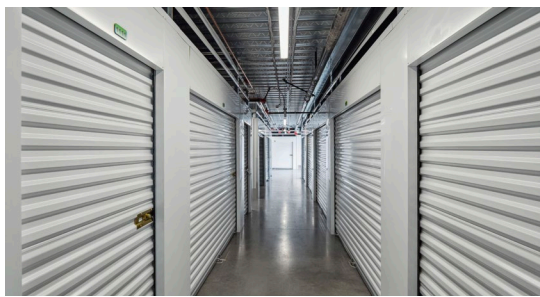
ARCO DESIGN/BUILD



The background of the slide is a photograph of a construction site. In the foreground, there are several yellow excavators parked in a row. To the left, a white flag with the word 'ARCO' in blue letters is visible. In the background, there are large industrial buildings and a clear sky. The entire image is overlaid with a dark blue gradient.

# RELEVANT EXPERIENCE





SELF STORAGE

# EXTRA SPACE STORAGE

LAS VEGAS, NEVADA

105,000 SF Self Storage Facility

Climate Controlled

Three-Story Structure

LEADERS IN THE DESIGN / BUILD INDUSTRY SINCE 1992.

# ARCO





## SELF STORAGE

# LIFE STORAGE

HOUSTON, TEXAS

105,000 SF Self Storage Facility

1,000 SF Office Space

Three-story

Cold-formed metal stud framing

Design/build wet sprinkler system with integrated fire pump & break tank

EIFS exterior

Fully conditioned facility

Two loading entrances with prefabricated canopies for loading coverage

Loading entrance(s) safety bollards

Front entrance with ACM & metal panel façade

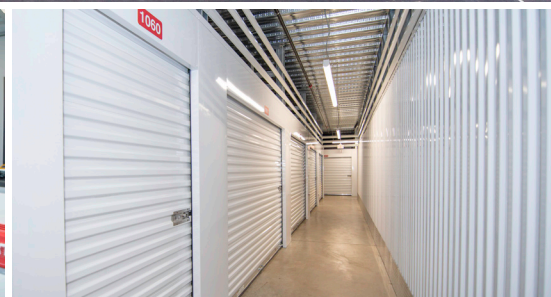
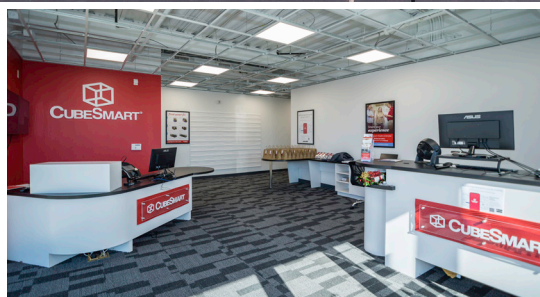
6" structural slab with steel fiber reinforcement

4 ½" elevated decks with macro fiber reinforcement on metal deck

60 Mil singly-ply membrane on R-25 rigid insulation on metal deck



# SAFSTOR



## SELF STORAGE

# SAFSTOR

KENNER, LOUISIANA

116,631 SF Self Storage Facility

799 Storage Units

808 SF Office Space

7 Individual Retail Spaces Totaling 13,599 SF

Stone, Metal Panel, & ACM Exterior Finishes

Climate Controlled

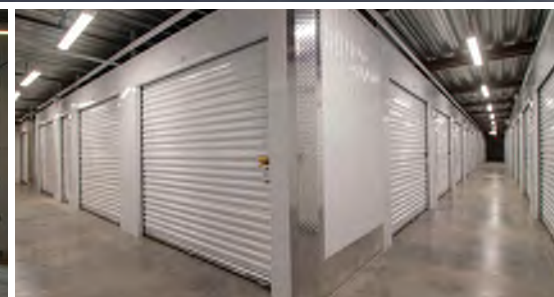
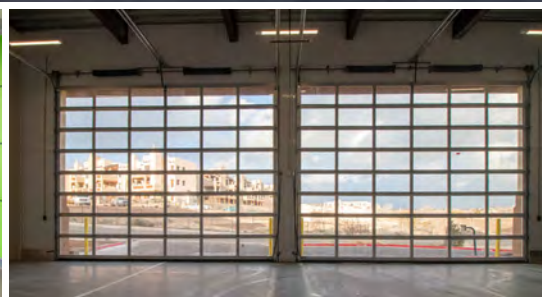
Two (2) Loading Areas

60 mil TPO Roofing

LEADERS IN THE **DESIGN / BUILD** INDUSTRY SINCE 1992.

# ARCO





SELF STORAGE

# VEGAS VERDE STORAGE

SANTA FE, NEW MEXICO

88,184 SF Self Storage Facility with Basement

3-Story Facility

1,500 SF Sales Office

Light Gauge Structural System

Stucco Facade

Fully Conditioned Space

LED Lighting Throughout



SELF STORAGE

# MANCHACA STORAGE

AUSTIN, TEXAS

123,450 SF Self Storage Facility

3-Story Facility

1,000 SF Sales Office

1,000 SF Apartment

Facade Consists of Metal Paneling, Standing Seam Panel, and Nichiha

Light Gauge Structural System

4,000 SF of Glazing

Fully Conditioned Space

LED Lighting Throughout





SELF STORAGE

# FRISCO STORAGE

FRISCO, TEXAS

115,871 SF Self Storage Facility

1,300 SF Sales Office

Interior Loading and Unloading Area

Light Gauge Steel Structure

2,900 SF of Glazing

Facade Mixture of Masonry and EIFS

Fully Conditioned Space

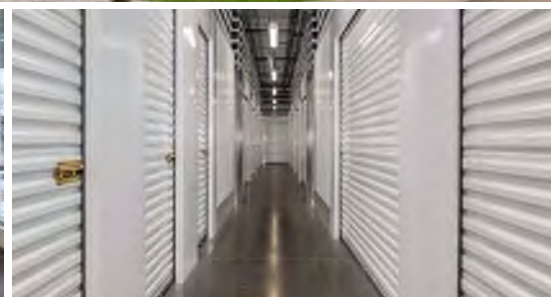
LED Lighting Throughout

60 mil TPO Roofing System

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LEADERS IN THE **DESIGN / BUILD** INDUSTRY SINCE 1992.

# ARCO



SELF STORAGE

# WINDSOR STORAGE

FORT WORTH, TEXAS

113,160 SF Self Storage Facility

3-Story Facility

Interior Drive Aisle for Covered Loading and Unloading

Light Gauge Metal Framing System

3,700 SF of Glazing

Facade Consists of Masonry and Metal Paneling

Fully Conditioned Space

LED Lighting Throughout

60mil TPO Roofing System

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LEADERS IN THE **DESIGN / BUILD** INDUSTRY SINCE 1992.

# ARCO





SELF STORAGE

# ATX STORAGE

AUSTIN, TX

4-story - 152,000 SF self storage facility

1,400 SF sales office and 1,400 SF apartment

Interior loading and unloading area

Steel structure

3,500 SF of glazing

Facade mixture of masonry, wood veneer, metal panel and EIFS

Fully conditioned space

LED lighting throughout

60 mil TPO roofing system

# SAFSTOR



## SELF STORAGE

# SAFSTOR

NEW ORLEANS, LOUISIANA

103,795 SF Self Storage Space

782 Storage Units

947 SF Office Space

Stone, Metal Panel, & ACM Exterior Finishes

Climate Controlled

Two (2) Loading Areas

60 Mil TPO Roofing

Located in Downtown New Orleans





SELF STORAGE

## BANNER DRIVE

DALLAS, TEXAS

106,100 SF 5-Story Self Storage Facility

1,000 SF Sales Office

Structural Steel Framing

3,800 SF of Glazing

Specialized Fiber Cementitious Panel Facade to Create Masonry Look and Pass Zoning Approval

Fully Conditioned Space

LED Lighting Throughout

60mil TPO Roofing System



SELF STORAGE

## PLAIN AVE STORAGE

NEW ROCHELLE, NY

4-Story, 108,340 SF Self Storage Facility

1,000 SF Office

1,400 SF of Glazing

Facade a Mixture of Masonry, Glass Nichiha, and Metal Panel

Fully Conditioned Space

LED Lighting Throughout

60 mil TPO Roofing System





SELF STORAGE

## EXTRA SPACE STORAGE

LITCHFIELD PARK, ARIZONA

102,300 Sf Self Storage Facility

Three-Story Structure

Climate Controlled

Fiber Reinforced Floor Slabs That Provide A Cost Savings to the Owner And Accelerate The Schedule

Sitework Package Includes A 8,295 Cubic Foot Underground

Detention System And Offsite Improvements to the Public Sidewalk Along Camelback Road

Exterior Façade Consists of Eifs, Stone Veneer and Storefront, With Acm and Metal Panel Accents at the Office



**SAFSTOR**



SELF STORAGE

# LIFE STORAGE

ATLANTA, GEORGIA

106,455 SF

1,000 SF Office Space

889 Storage Units

Three-Stories

Built on the Site of the Old Atlantic Steel Company





SELF STORAGE

# MALDEN STORAGE

MALDEN, MASSACHUSETTS

125,577 SF Self Storage Facility

850 SF Sales Office

Interior Drive Aisle for Covered Loading and Unloading

Light Gauge Metal Framing Structure

1,775 SF of Glazing

Facade Consists of Masonry and Metal Paneling

Fully Conditioned Space

LED Lighting Throughout

60mil TPO Roofing System



SELF STORAGE

# RODEO PARK STORAGE

SANTA FE, NEW MEXICO

101,335 SF Self Storage Facility

2-Story Facility

1,500 SF Sales Office

Light Gauge Structural System

Stucco Facade

Fully Conditioned Space

LED Lighting Throughout

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# ARCO



**SAFSTOR**



SELF STORAGE

**SAFSTOR**

GLEN BURNIE, MARYLAND

103,000 SF Self Storage Facility

1,000 SF Office Space

Climate Controlled

830 Units

3-Stories

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LEADERS IN THE DESIGN / BUILD INDUSTRY SINCE 1992.

**ARCO**



SELF STORAGE

# HOSFORD ABERNETHY

PORTLAND, OREGON

126,820 Self Storage Facility

4-Story Facility

1,100 SF Sales Office

4,000 SF of Glazing

Exterior Metal Facade in Multiple Colors, Directions, and Panel Types with Accent Bands

Fully Conditioned Space

LED Lighting Throughout

60mil TPO Roofing System

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# ARCO



# SAFSTOR



## SELF STORAGE

# SAFSTOR

ALEXANDRIA, VIRGINIA

109,954 SF Self Storage Facility

750 SF Office Space

884 Climate-Controlled Units

Six-Story Structure With Two Basement Levels

Three-Story Faux Unit Display Area

28 Car Parking Spaces

2 Truck Parking Spaces and Loading Areas

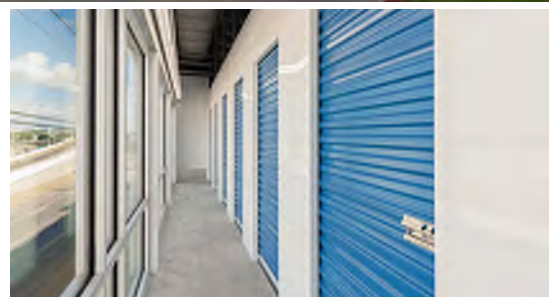
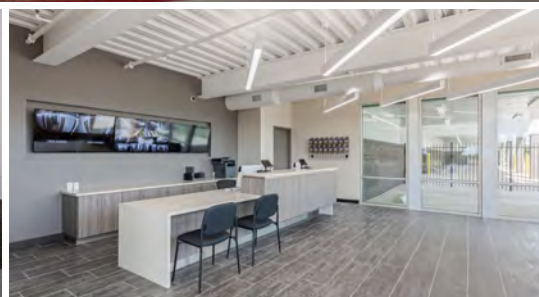
Global Stability Caissons

Existing Concrete Retaining Wall Demolition

New Retaining Wall Design And Installation

LEADERS IN THE DESIGN / BUILD INDUSTRY SINCE

# ARCO



SELF STORAGE

# NORTHGATE SELF STORAGE

AUSTIN, TEXAS

128,620 SF Self Storage Facility

3-Story Facility with Basement

1,500 SF Sales Office

Combination of Structural and Light Gauge Structural System

Combination of Masonry, Wood Veneer and Stucco Facade

Fully Conditioned Space

LED Lighting Throughout

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# ARCO





SELF STORAGE

# CORRALES STORAGE

RIO RANCHO, NEW MEXICO

88,032 SF Self Storage Facilities

(1) 1-Story Building and (1) 2-Story Building

1,500 SF Sales Office

Light Gauge Structural System

Combination of Masonry and Stucco Facade

Fully Conditioned Space

LED Lighting Throughout



#### SELF STORAGE

## SAFSTOR

ST. CHARLES, MISSOURI

105,000 SF Self Storage Facility

Three-Story Structure

Brick & Aluminum Composite Panel Exterior

60mil TPO Roof System

1,000SF Leasing Office w/ Full Breakroom

24/7 Security Camera Coverage Interior & Exterior

Climate Controlled



# SAFSTOR



## SELF STORAGE

# SAFSTOR

PEMBROKE PINES, FLORIDA

148,900 SF Self Storage Facility

980 SF Office Space

1,021 Climate-Controlled Units

Three-Story Structure

Two (2) Loading Areas

30 Parking Spaces

Corrugated Metal, ACM Panels, Storefront Glass, Stacked Stone Veneer

LEADERS IN THE DESIGN / BUILD INDUSTRY SINCE 1992.

# ARCO





SELF STORAGE

# GUARDIAN LOWER MACUNGIE

ALLENTOWN, PA

112, 325 SF Class A Self Storage Facility

1,153 SF Office to Support Customers and Operations

3 Story Light Gauge Structure With a CMU Basement Wall; 2 Above Grade Levels and 1 Below Grade

Facade Details Include Metal Paneling, Colored CMU and Storefront Glazing

697 Interior Access Units; 27 Drive Up Units

Fully Climate Controlled Throughout

2 Covered Exterior Loading Docks With a 21' Clear Height; Both Loading Docks are Inset into the Building

Preconstruction services provided by ARCO included Engineering and Permitting

Utility Upgrades Provided for Water, Sewer, Natural Gas, and Electrical

ARCO is widening the road on Cedarbrook to Support Increased Vehicular Traffic





SELF STORAGE

# NUVO GLENOLDEN

GLENOLDEN, PENNSYLVANIA

106,050 SF Three-Story Self Storage Facility

814 Climate-Controlled Storage Units

1,900 SF Interior Loading Area

908 SF Office Space and Break Room

Light Gauge Steel Framing

Exterior Facade Consists of Split Face Block, Corrugated Metal Panels, and Aluminum Storefront Windows

60-mil TPO Roof

Fully Conditioned Space

Design/Build

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LEADERS IN THE **DESIGN / BUILD** INDUSTRY SINCE 1992.

# ARCO



SELF STORAGE

# CARUSO SELF STORAGE

REVERE, MASSACHUSETTS

125,050 SF, 5-Story Self Storage Facility

837 Units

IMP Construction

Two (2) 4,500 lb Capacity Elevators

Future 1-Story, 5-Bay Stand Alone Storage Facility

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LEADERS IN THE **DESIGN / BUILD** INDUSTRY SINCE 1992.

# ARCO





## SELF STORAGE

# SAFSTOR

PAINESVILLE, OHIO

Three Story 103,580 SF Self Storage Facility

791 Storage Units

944 SF Office Space

Brick Veneer Exterior Finish

Two (2) Loading Areas

60 Mil TPO Roofing w/ R30 Insulation

Climate Controlled





#### SELF STORAGE

## SAFSTOR

TEMPLE HILLS, MARYLAND

102,795 SF Self Storage Facility

75,725 SF Storage Space

972 Storage Units

38'-4" Clear Height

TPO Roofing System

Site Retaining Wall

ACM Fabricated Canopies



# SAFETY



# WE VALUE SAFETY

WE ARE DEDICATED TO WORKING WITH NEW AND LONGTIME PARTNERS IN THE INDUSTRY TO MAKE THE CONSTRUCTION PROCESS ENJOYABLE AND BENEFICIAL, BUT ALSO ENSURING SAFE AND INJURY-FREE JOB SITES.



## SAFETY PROGRAM OBJECTIVES

- To eliminate injuries and preserve property during the construction process.
- To provide timely, affordable and effective safety solutions to the changing environment of our construction sites.
- To maintain a proactive approach to safety through coordination meetings, continuous health and safety education and regular verifications of compliance.

## SAFETY PROGRAM KEY ELEMENTS

- Every Monday, ARCO Design/Build Managers and Superintendents take part in the ARCO SAFE Safety Brief, which covers current safety issues, trends and include a quiz.
- Job sites conduct weekly "Tool Box" Talks for all subcontractor field personnel.
- Weekly safety inspections are documented by the ADB Superintendent.
- Pre-job meetings with subcontractors are held with ARCO Safety Managers leading discussions on key scopes of work.

- All subcontractors are required to follow our strict PPE requirements which include high visibility apparel, hard hats, safety glasses and 100% fall protection over six feet.
- An educational video of OSHA and ARCO's safety standards, along with an in person site specific orientation is required to be attended by every worker on site.
- Every leader on our job site is given the ARCO SAFE Safety Handbook, which details ARCO SAFE's policies and best practices for all trades.
- All ARCO Design/Build Managers and Superintendents are trained in First Aid/CPR/AED.
- Design/Build Managers have completed OSHA Construction 10-hour, and Superintendents have completed OSHA Construction 30-hour classes, both in the last 5 years.

ARCO works with our insurance broker and carrier teams to ensure complete compliance and safe practices at our job sites. By utilizing the professional associates from these groups, we ensure all new regulations are reviewed and implemented. Our training stays refreshed and current and our health and safety policy is consistently reviewed and enhanced.

## CURRENT EMR RATING

# .58

INDUSTRY AVERAGE IS 1.0







## CORE VALUES

- Treat people fairly and **do the right thing**.
- Understand our customer's business and **solve their problems**.
- Be positive, upbeat and **have fun**.
- Create opportunities for **individual** financial **success** based on merit.