

(Revised 081519)



Q&A for South Metro Community

What is happening right now at the new South Metro facility?

Beginning early Saturday morning, August 17 (and continuing through Sunday, August 18, if needed), Coca-Cola UNITED will begin to move product from our former facility to our new facility. On Monday, August 19, limited deliveries to local customers will leave on trucks from the facility.

Why is the company moving its sales and distribution center?

To better serve our South Metro area customers, and provide a more pleasing environment for our associates, we are building a state-of-the-art, more efficient facility to handle the continued growth of our beverage portfolio, now exceeding 750+ packages and brands.

Why this location?

- Close proximity to our current South Metro distribution center (less than 5 miles down South Fulton Parkway)
- Geographically central to customer base and easy access to I-85 / I-285
- Largest available land that is zoned light industrial
- Our desire to stay apart of the South Fulton community

What is the cost of this project?

Approximately \$86 million

- \$60 million building/design/land
- \$26 million warehouse systems

Project size?

456,000 sq. ft. Total Construction

Total Square Feet 375,000 Warehouse/36,000 Offices/25,000 Fleet/20,000 Other (Canopies etc.)

How many employees will operate from the facility?

600+

What is the nature of the business operations (i.e. what happens and when)?

The facility being constructed will be a sales center, warehouse, and distribution facility for non-alcoholic beverages distributed through Atlanta Coca-Cola.

Are you adding new employees?

Since UNITED acquired the franchise in April 2016, we've increased employment by approximately 10 percent in the Atlanta Metro area including our South Metro facility

Are you laying off or moving employees from College Park to Union City?

No employees are being laid off. We are moving all sales and support staff to our new state of the art South Metro facility. Our manufacturing team stays in College Park.

How many trucks will be moving in and out of the facility per day?

140 Customer Routes per day

50-60 inbound loads

Routes typically run six days a week, with an occasional Sunday.

When will the new facility be fully operational?

We will have a phased in move-in plan. Associates will be transitioned beginning in October. From then through the end of the year, we will be providing orientation for our associates, testing equipment and automation in the facility. There are a lot of moving parts. We hope to be fully operational by year end.

Anticipated Grand Opening

Early 2020

Who is the contractor for the project?

Brasfield & Gorrie has been selected by CCBCU and to serve as construction manager for this project. Founded in 1964, Brasfield & Gorrie is one of the nation's largest privately held construction firms, providing general contracting, design-build, and construction management services for a wide variety of markets. *Engineering News-Record* ranks Brasfield & Gorrie 30th among the nation's "Top 400 Contractors" for 2017, and *ENR Southeast* ranks the company the No. 1 Contractor in Georgia. In its three decades in Atlanta, Brasfield & Gorrie has completed landmarks projects, including the concrete structure of the Georgia Dome, completed in 1991, the Georgia Aquarium, completed in 2005 and expanded in 2010, and the College Football Hall of Fame, completed in 2014. The company also served as lead contractor for American Builders 2017, the joint venture team that constructed SunTrust Park. Brasfield & Gorrie is currently constructing the new Piedmont Atlanta Tower, one of the largest healthcare projects in Georgia history.

Who is the architect/design/engineering firm on the project?

Design Group Facility Solutions, Inc. – Atlanta

Design Group a subsidiary of the Barry-Wehmiller Companies based in St. Louis, MO operates from more than 40 global offices in the United States and India, providing engineering and IT consulting for the world's leading companies through the efforts of 1,400-plus engineering and technical specialists.

Design Group Facility Solutions, Inc. (DGFS) specializes in the planning and design of facilities for the food and beverage, life science, and consumer products industries. As the architect/engineer/design firm selected for this project, DGFS has performed this role for CCBCU for similar projects located throughout the Southeast region.

How many temporary jobs will be created by the construction of this facility?

We will have peak manpower of approximately 250 to 300 on this project.

Zoning

Our closest structure to residential communities exceeds the setbacks and buffers required by the municipality.

What is happening to the previous location in College Park?

College Park will remain a Production facility where we plan to invest to expand our production capabilities there, we will remain on Sullivan Road in College Park

How will you handle some of the most pressing issues for residents: noise, traffic patterns, proximity of driveway to resident homes, building aesthetics?

- We have constructed berms and used extensive landscaping as a buffer between our adjacent residential property owners in excess of local ordinances while also adding fencing onto the property
- We are complying with all buffers and setback dimensions. Our closest structure to residential communities exceeds the setbacks and buffers required by the municipality.
- Truck entrance was strategically placed to ensure site distance and dedicated left hand turn lane.
- Safety and access to the community is paramount. Therefore, to meet all requirements, we are made the following improvements to Mason Road:
 - Current sidewalk at Northeast corner of CCBCU property was extended to the length of the property to South Fulton Parkway
 - Mason Road pavement extended for a new right hand turn lane for automobiles into CCBCU property from north
 - Existing Mason Road striping to be modified for adequate deceleration lanes for autos and trucks from South Fulton Parkway for both entrances
 - Adding signage to ensure that no trucks proceed beyond the facility
- All truck traffic is routed to South Fulton Parkway. Signs upon exiting the Truck exit will instruct all truck traffic to turn right towards South Fulton Highway.
- No trucks will be allowed to exit the facility left on Mason Road. Trucks are not permitted to turn left on Mason Road to match current practice with the warehouses across the street.
- Because we take pride in our company's image, we strive to design buildings that are aesthetically attractive and sensitive to the surround land uses.

Will there be any changes to traffic patterns?

We will continue to monitor and work with local/state officials towards the most efficient use of Mason road for the coalition of users

Will there be any drainage issues that impact the adjacent communities?

The site has been designed in accordance with all local, State and Federal requirements regarding storm water, etc. The site topography has been used to ensure proper drainage as well as using drainage swales, etc. to ensure storm water from this site does not enter adjacent properties.

Did you receive any zoning variances, set-back variances, other? Did you ask for or receive incentives?

- We chose the site based on its existing zoning and surrounding land use (warehouse/distribution centers neighbors across the street: Kellogg & GE Energy Parts). We proceeded because it was zoned for what we wanted to do.
- We did not ask for anything extra from the city, nor did we receive any zoning variances or any other type of local incentives.

Do you have any plans for community outreach in Union City and the New City of South Fulton? What do you mean when you say you are committed to your local community?

Since building has begun, we have partnered with the New City of South Fulton, local Fulton County schools (elementary, middle and high schools), and Union City in a wide array of community service projects.

Will there be jobs available for local residents?

Residents and other interested individuals can apply for any job that is available at Coca-Cola UNITED by going to the company's website at: <https://cocacolaunited.com/careers/>

If residents have questions through the construction process, to whom do they direct them?

Brasfield & Gorrie at SouthMetro@BrasfieldGorrie.com

What will this do to my property values?

We cannot answer as we are not in the real estate field.