



REIMAGINING VINTAGE OFFICE DESIGN COMPETITION

The New Creative Lab – Center City



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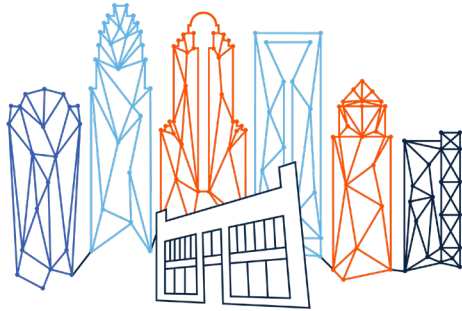
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PROJECT TEAM

500 North Tryon

500 NORTH TRYON, LLC | OWNER

500 North Tryon is under the ownership of 500 North Tryon, LLC. Previously serving as the headquarters for Gantt Huberman Architects, the building is associated with former Mayor Harvey Gantt, who holds a principal role in 500 North Tryon, LLC.



PLANNING TEAM



Gresham Smith

DESIGN

Gresham Smith is a team of diligent designers, creative problem-solvers, insightful planners and seasoned collaborators who work closely with clients to improve the cities and towns we call home. We design creative solutions with genuine care.

DPR Construction

CONSTRUCTION

DPR Construction is a unique technical builder with a passion for results. We are a global self-performing commercial contractor and construction manager that has grown with our customers by delivering measurably more value. We exist to build great things.

Do Greater Charlotte

NON-PROFIT

Do Greater Charlotte, a nonprofit 501(c)(3) organization based in Charlotte, was established with the mission of offering training in digital creativity, entrepreneurship, and design thinking to youth and young adults. We provide access to technology, dedicated spaces, and fostering a supportive community.

CHALLENGE

Achieving **economic mobility for approximately 50,000 opportunity youth** (aged 16-24—not in education or employment) requires the establishment of a **supportive ecosystem** that offers training and fosters **economic connections with entrepreneurs of color.**

According to the Dr. Raj Chetty, Professor of Economics at Harvard University and director of Opportunity Insights, **in order to enhance economic connectedness and upward mobility, cities need to activate opportunities to build social capital hyper-locally within neighborhoods.** Do Greater Charlotte's business model focuses on providing this structure. We also believe that connectedness can occur when underserved populations interact at the heart of innovation in uptown Charlotte - Center City. This connectedness can be the catalyst to providing Charlotte's 50,000 disconnected (opportunity) youth and many black businesses a chance to **build social capital** with Center City businesses and professionals.



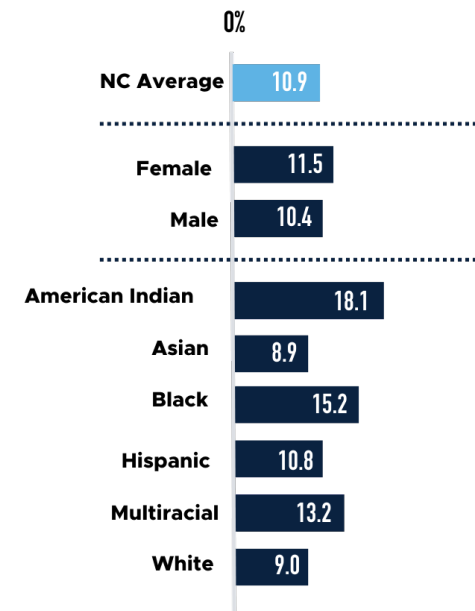
resources, and capital, there exists an opportunity to break down systemic barriers, promote inclusivity, and enrich the economic landscape of Charlotte with diversity. Compounding this challenge, the CLT Alliance Foundation notes the absence of a centralized resource aggregating data on black-owned businesses at the city

Entrepreneurs of color frequently face challenges stemming from a **lack of resources, limited networks, and the enduring impact of historical discrimination,** hindering their access to vital opportunities. Addressing these issues requires urgent and targeted support that provides a platform for the thriving of entrepreneurs of color. By granting access to essential elements such as space,

or county level, creating a formidable barrier to support, information, and mentorship. The overarching challenge lies in establishing a space where a **dynamic, diverse, and inclusive community can effectively work, create, learn, play, and engage.**

Who are North Carolina's opportunity youth?

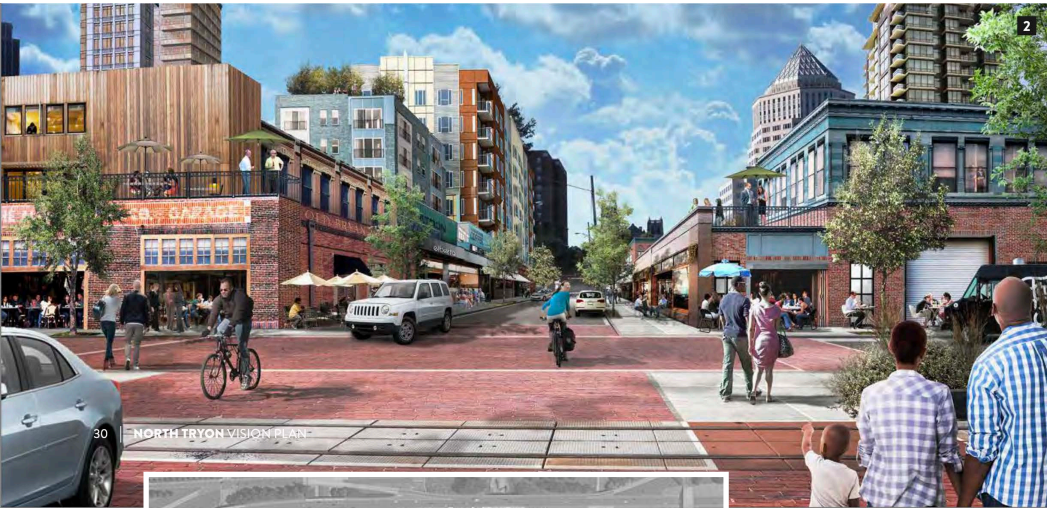
% of NC 16-24 year olds not working and not in school, 2022



Charlotte, NC 50K not working and not in school.

Source: ACS, Carolina Demography, MyFutureNC

NORTH TRYON BUSINESS DISTRICT



THE NORTH TRYON BUSINESS DISTRICT encompasses portions of first and Fourth Wards and represents the largest and most exciting development opportunity remaining in Uptown. As stated in the North Tryon Vision Plan, a re-envisioned North Tryon can be the linchpin at the center of it all - providing not only a range of daily services and amenities but also once-in-a-lifetime experiences. Area stakeholders have helped develop a set of goals that provide direction for North Tryon's future:

WORK: Attract and grow diverse businesses and industry sectors to provide a wide spectrum of jobs and foster economic vitality.

MAKE: Create a wide range of platforms and avenues for invention, experimentation, innovation and entrepreneurship.

LEARN: Cultivate an environment, anchored by new and existing collaborative partners, that encourages lifelong learning with formal and informal educational opportunities.

PLAY: Provide curated and spontaneous experiences and programming for all ages through creative architecture and public realm design, formal and informal recreation, events, festivals and performances.

ENGAGE: Create opportunities for Charlotteans to engage in civic affairs, make investments in their community and cultivate future leaders.

The question for Do Greater Charlotte is “how might we develop an ecosystem that connects opportunity youth, entrepreneurs of color and the uptown community that facilitates economic connectedness?”



...how might we develop an ecosystem that connects opportunity youth, entrepreneurs of color and the uptown community that facilitates economic connectedness?

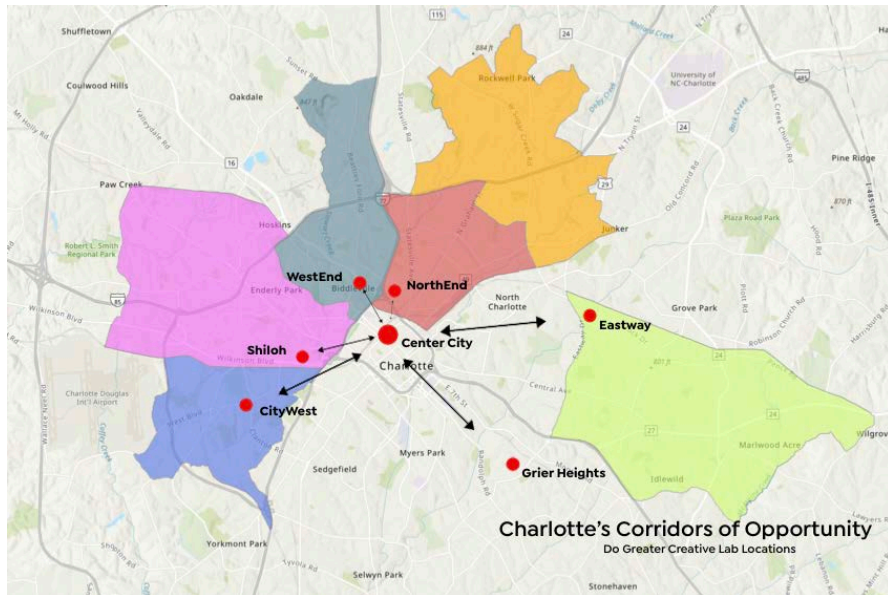
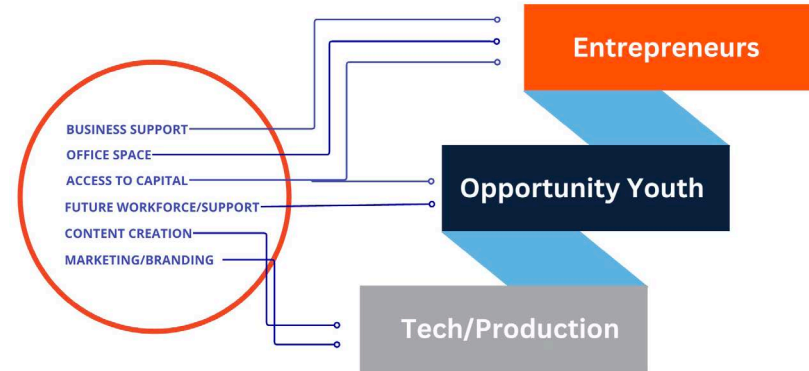
SOLUTION

DO GREATER CHARLOTTE empowers the potential of youth and young adults through training in digital creativity and entrepreneurship. Our central focus is creating cross-class connections to increase economic mobility. This is achieved by fostering “creative collisions” between creative entrepreneurs and youth from under-resourced communities.

The existing facility, *The Creative Lab at Shiloh*, has trained and served over 300 youth and 3000 creative professionals since January 2023.

This 8000 sqft innovation lab provides programs in design, music tech, graphic design, video editing, architecture, and design thinking, building creative confidence in youth on their journey to economic self-sufficiency. We propose developing the *Do Greater Creative Lab Center City* (CLCC): A Hub of Digital Creativity and Entrepreneurship at 500 North

ECOSYSTEM OF DIGITAL CREATIVITY FOR ENTREPRENEURS and OPPORTUNITY YOUTH.



Tryon. The CLCC will be the flagship location to activate the creative lab platform, **connecting the creative entrepreneurial ecosystem from the uptown hub to the spokes in the six corridors of opportunity.** The 20K sqft building will become a self-sustaining ecosystem of entrepreneurial support and economic connectedness. In the new Hub of Digital Creativity and Entrepreneurship, entrepreneurs of color can activate from a state-of-the-art co-working environment on the second floor, providing a space for support, development, and community. The ground floor hosts Do Greater Charlotte’s newest workforce

development program. The *Creative Digital Academy* for Opportunity Youth (CDAY). CDAY offers hands-on digital creativity experiences to kickstart creative careers through a full-year certification program. The basement of the new CLCC houses a full digital creativity production studio supporting the entire building’s ecosystem of creative entrepreneurship. The Lab also includes a full service ground floor Coffee Shop. This second location of *Creative Lab Coffee* will provide a welcoming environment that spills over into the sidewalk space and integrated into a parklet in front of the building.

PUBLIC BENEFITS

THE CREATIVE LAB CENTER CITY offers numerous benefits for the public realm in uptown. Here are some key advantages:

- 1. Community Engagement and Inclusion:** The CLCC serves as a hub for creative entrepreneurship, providing a space for entrepreneurs of color to activate and thrive. This inclusivity contributes to a more diverse and representative business community.
- 2. Economic Development:** The CLCC is designed to be a self-sustaining ecosystem, fostering economic connectedness. By supporting entrepreneurs and offering workforce development programs, the CLCC contributes to the overall economic development of uptown and the surrounding areas.
- 3. Workforce Development:** The ground floor hosts the Creative Digital Academy for Opportunity Youth (CDAY), offering a full-year certification program. This workforce development initiative not only provides hands-on digital creativity experiences but also helps prepare young individuals for creative careers, addressing skill gaps in the Charlotte job market.
- 4. Catalyst for Entrepreneurship:** The state-of-the-art co-working environment on the second floor becomes a catalyst for entrepreneurship. By offering support, development resources, and a sense of community, the CLCC encourages the growth of creative businesses and startups.
- 5. Digital Creativity Production Studio:** The basement houses a full digital creativity production studio that supports the entire building's ecosystem. This resource not only benefits entrepreneurs within the CLCC but also potentially contributes to the broader creative and digital landscape of uptown.
- 6. Public Space Activation:** The presence of Creative Lab Coffee on the ground floor, along with spill-over into the sidewalk space and integration into a parklet, contributes to the activation of public spaces. This creates a welcoming environment that enhances the overall atmosphere of uptown and encourages community interaction.
- 7. Cultural Hub:** The CLCC, as a center for digital creativity and entrepreneurship, becomes a cultural hub for the community. It can host events, workshops, and programs that promote artistic expression and cultural exchange, enriching the cultural fabric of uptown.
- 8. Parklet:** The inclusion of a coffee shop and parklet, along with thoughtful design and space utilization, enhances the area's aesthetics, creates a more attractive uptown environment, provides additional green spaces and outdoor seating, encourages foot traffic to local businesses, and fosters community engagement and social interaction.
- 9. Corridor Connectivity:** By connecting the creative entrepreneurial ecosystem from the uptown hub to the six corridors of opportunity, the CLCC facilitates connectivity and collaboration. This interconnectedness strengthens the overall resilience and growth potential of the surrounding neighborhoods.
- 10. Public Education and Awareness:** The CLCC's presence and programs contribute to public education and awareness about digital creativity, entrepreneurship, and workforce development. This knowledge dissemination can empower individuals and communities to actively engage in these fields.

The CLCC will bring about a positive transformation in the public realm of uptown by fostering inclusivity, economic development, workforce empowerment, and cultural enrichment.

S I T E / B U I L D I N G H I S T O R Y



500 NORTH TRYON is a highly desirable office/retail for lease in Uptown Charlotte's Fourth Ward. The property boasts three levels of available space perfect for uses that benefit from a highly walkable location. Dozens of restaurants, bars and entertainment are within walking distance to the building as well as high density multi-family units.

Originally the Oscar J. Thies Automobile Sales and Service Building, 500 North Tryon was crafted in 1921 by Louis Asbury Sr., Charlotte's first trained architect who worked in the city for nearly 50 years. This distinct commercial building, replacing a livery stable, features utilitarian back and sides, while the

street facade is a blend of Italian Renaissance and restrained Art Deco styles. Notably, the west side, visible from East Eighth Street, is more ornate than the east. The building has a deep linear layout with a basement and showcases a symmetrical, two-story, three-bay front facing North Tryon Street.

By 1922, the building was completed and was occupied by the Roamer (automobile) Sales Agency. Hipp Chevrolet rented the building in 1923, and in 1925, Carolina Oldsmobile occupied the building and remained there through 1930.

In the 1930s, the building was occupied by Tillman's

Groceteria Number Two. Tillman's, owned by Claude A. Tillman, was one of several small grocery stores in Charlotte, and the only "groceteria", perhaps meant to imply that it was more modern than the average market. In 1939, Dixie Home Stores moved into the building.

During the years of 1940 - 1986, the building was occupied by E.I. deNemours and Company, which sold DuPont paint, the Gold Stamps Premium Company, and the Jack Call Piano Company. Later, Harvey Gantt of Gantt Huberman Architecture purchased the building and it was renovated into the headquarters of Gantt Huberman Architects.

F R O M I D E A T O I M P L E M E N T A T I O N

DO GREATER CHARLOTTE has a track record of turning ambitious ideas into reality, exemplified by the success of the *Mobile Creative Lab* and the *Creative Lab at Shiloh*. These initiatives, funded by individual investors and corporate sponsors, have swiftly delivered exceptional outcomes.

In this new venture, Do Greater Charlotte has assessed the enthusiasm of its partners and sponsors to support a groundbreaking initiative. This project converges a **historic property, owned by a prominent Charlottean**, aligning with his entrepreneurial and creative legacy. The envisioned ecosystem nurtures emerging innovators and entrepreneurs, fostering an environment that empowers opportunity youth to cultivate marketable skills. It **unites various small businesses**, including video content producers, marketers, designers, photographers, and video production companies, promoting a collaborative learning environment. Each entrepreneur of color enjoys quality space, contributing rent payments that sustain the CLCC.

The street-level coffee shop not only generates revenue for the organization, but also offers a black-owned business for CLCC entrepreneurs to support. For the opportunity youth in training, the CLCC provides invaluable resources—a retail operation to emulate, a production studio for content development, and mentors to guide their burgeoning ideas.



The CLCC parklet provides numerous benefits for the streetscape and the community. The secure, semi-private space and night lighting with string lights and under glow seating create a safer and more visible environment for pedestrians after dark. The variety of seating options and visual cues with painted crosswalks and intersections not only add to the overall aesthetic appeal of the area but also provide a safer environment for crossing pedestrians with high visibility and shorter crossings from curb to curb. Additionally, the incorporation of vintage car details ties back to the building's history and adds a unique and memorable element to the parklet.



F E A S I B I L I T Y

THE CREATIVE LAB AT CENTER CITY (CLCC) is primed to become a transformative force for innovation, economic inclusivity, and community empowerment in Charlotte. Rooted in the ambitious vision of establishing a digital creativity and entrepreneurship hub, the CLCC is set to redefine the North Tryon landscape and play a pivotal role in nurturing a diverse entrepreneurial ecosystem. We believe that the CLCC will not only align with but actively contribute to the objectives outlined by local stakeholders, providing strategic direction for the North Tryon business district's evolution.

WORK

Located in the proposed North Tryon Tech Hub, the CLCC supports the goal of attracting and growing diverse businesses in the area. It serves as a dynamic workspace, fostering collaboration and innovation within the tech ecosystem. By accommodating a mix of opportunity youth, students, and professionals, the CLCC promotes economic vitality and addresses the demand for creative space identified in studies by Charlotte Creative and UNC Charlotte.



MAKE

As part of the tech hub, the CLCC creates platforms for invention, experimentation, and entrepreneurship. It addresses the community's demand for flexible co-working spaces, catalyzing experimentation and innovation. These spaces not only facilitate business growth but also provide opportunity youth with collaborative environments, nurturing creativity and invention.

LEARN

The CLCC cultivates an environment that encourages lifelong learning. Anchored by collaborative partners and surrounded by educational institutions, it becomes a hub for formal and informal educational opportunities. The inclusion of the Creative Digital Academy for Opportunity Youth (CDAY) further solidifies its role as an educational anchor, offering hands-on digital creativity experiences and certification programs that empower individuals to excel in the creative and tech industries.

PLAY

The CLCC enhances the North Tryon Tech Hub by offering curated and spontaneous experiences for all ages. Through creative architecture, public realm design, and a commitment to events, the CLCC contributes to the vibrancy of the community. Features like the coffee shop and parklet, along with hosted events and performances, transform the CLCC into a dynamic space that enriches the quality of life in North Tryon.

ENGAGE

As a focal point within the North Tryon Tech Hub, the CLCC creates opportunities for civic engagement and community investment. It serves as a catalyst for cultivating future leaders in the creative and tech industries, actively involving opportunity youth in programs and collaborative spaces. The CLCC is dedicated to community engagement, ensuring that it becomes a cornerstone for individuals actively shaping the future of North Tryon and greater Charlotte.

...a transformative force for innovation, economic inclusivity, and community empowerment in Charlotte.

C O N C E P T

REIMAGINING VINTAGE OFFICE DESIGN COMPETIOM

CREATIVE LAB CENTER CITY (CLCC) stands as a vibrant and inclusive innovation hub, providing essential support for budding entrepreneurs of color and opportunity youth. Our dynamic ecosystem is designed to nurture creativity, facilitate growth, and empower young adults to become integral contributors to the workforce. With a deep appreciation for history and heritage, our design concept celebrates the beauty and value of the past, ensuring its significance remains a vital thread in our present and future fabric.

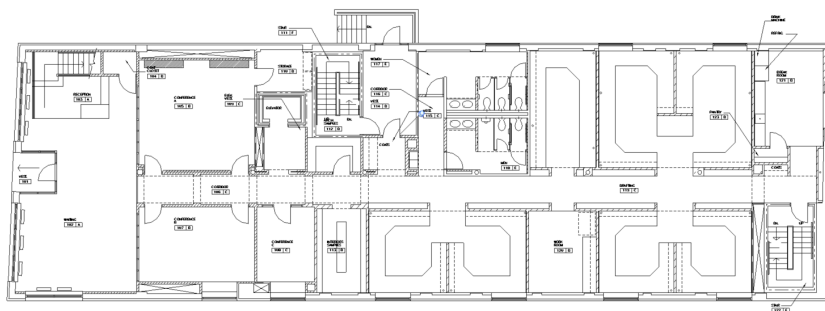
In a city where constant redevelopment alters the skyline, our commitment to preserving and honoring heritage is paramount. By uncovering and embracing the stories of our past, we acknowledge the value of history as an essential component for creating a stronger foundation for community growth and development.

The heartbeat of CLCC is its dynamic collaborative space, creating an ideal environment for creative entrepreneurs to co-work, co-learn, and receive vital support for their ventures. The second floor stands as a cornerstone, offering crucial support specifically designed for entrepreneurs of color. Boasting ample open, collaborative, and private spaces within its 6500-square-foot expanse, this floor is where work thrives, and deals are forged. Reserved offices for ecosystem support organizations further guarantee member access to essential services and creative studios.

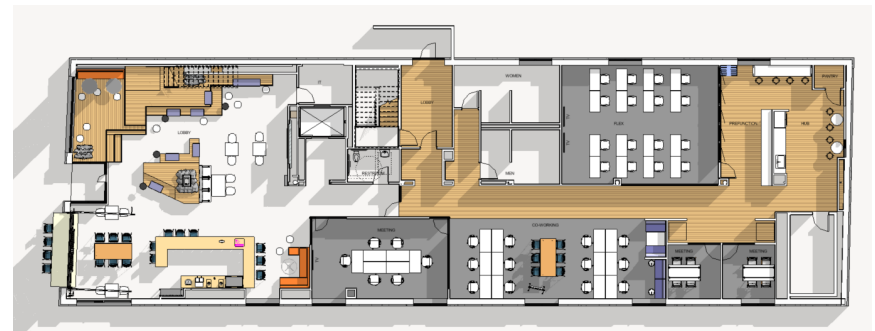
Upon secure access to the first floor, individuals enter the Creative Digital Academy for Opportunity Youth—an adaptable space tailored for young adults to cultivate creative skill sets aligned with the dynamic needs of their educational journey. Transitioning to the second floor, dedicated to co-working, entrepreneurs of color encounter a

thoughtfully crafted 6500-square-foot area with open, collaborative, and private spaces, fostering an environment conducive to both work and deal-making. The allocation of reserved offices for ecosystem support organizations ensures seamless access to services and creative studios.

At the foundation of CLCC lies the Digital Creativity Studio in the basement—an all-encompassing production powerhouse empowering the upper floors. Entrepreneurs of color engage in editing bays and collaborative spaces, while Opportunity Youth acquire digital creative trade skills. This versatile space, available for rent, not only fulfills the need for a full-service production studio in Center City but also plays a pivotal role in the earned revenue model. In doing so, it secures the sustainability and growth of CLCC as a dynamic hub for creativity, inclusivity, and economic empowerment in the vibrant landscape of Charlotte.



BEFORE



AFTER

**See page 14 for highlighted proposed changes*

FUNDING

THE CREATIVE LAB CENTER CITY

represents an ambitious and transformative project aimed at **fostering creativity, innovation, and community engagement** in the heart of the city. This narrative outlines the financial framework for realizing this vision over the next five years.

Lease Rate:

- \$12 per square foot.
- \$20,000 per month
- 240K per Year
- 1.2M for 5 year lease (Negotiable 10yr)

**First Right of Refusal to Purchase in year 3-5.*

Renovation Costs

- Rough Order of Magnitude Construction Budget
- Market Rate: \$3,324,173.00
- NPO Value - \$2,682,441.00

Architectural Design and Engineering:

- \$200,000.00

FFE - \$30 per square foot

- \$600,000.00 FF&E

Total - Raise 4M

Funding:

100K - Exploration Phase - Committed
1.5M - Public/Private Investment
2.5M - Capital Campaign

Lease Agreement and Cost:

The Center will be located in a prime city spot, with a below market lease rate of \$12 per square foot, amounting to \$20,000 per month or \$240,000 annually. Over a 5-year period, this totals \$1.2 million, with an option to negotiate a 10-year lease. Importantly, we will have the first right of refusal to purchase the property between years 3 and 5, offering a pathway to permanent ownership.

Renovation Costs

To transform the space into a hub of creativity and innovation, we have a robust renovation plan. The market rate for these renovations stands at approximately \$3.324 million. However, due to our non-profit status, we have secured a discounted rate of \$2.682 million, reflecting our commitment to cost-effective development.

Architectural Design and Engineering

Professional architectural design and engineering services are budgeted at \$200,000. This nonprofit rate ensures that the Creative Lab is not only aesthetically pleasing but also functionally sound and compliant with all regulations.

Furnishings, Fixtures, and Equipment (FFE)

To equip the center with state-of-the-art facilities, we have allocated \$600,000 for furnishings, fixtures, and equipment. This equates to \$30 per square foot, allowing us to create an inspiring and technologically advanced environment.

Total Project Cost

The total cost for establishing the Creative Lab Center City is projected at \$3.8 million. This comprehensive figure covers all aspects of leasing, renovating, designing, and equipping the center.

Funding Strategy

To finance this visionary project, we have outlined a multi-faceted funding strategy:

1. **EXPLORATION PHASE COMMITMENT:** We have already secured \$100,000 during the quiet phase of our fundraising efforts and will continue to pursue funding commitments.
2. **PUBLIC INVESTMENT:** We are seeking \$1.5 million in public investment from city and county sources. This reflects our commitment to public-private partnerships and the value this project brings to the community.
3. **CAPITAL CAMPAIGN:** To cover the remaining costs, we are launching a capital campaign to raise \$2.5 million. This campaign will engage individual donors, corporations, and philanthropic foundations, emphasizing the transformative impact of the Creative Lab on our city.

FUNDING

THE CREATIVE LAB CENTER CITY is more than just a building; it's a **catalyst for creativity, collaboration, and community growth**. With a clear financial plan and a commitment to public and private partnerships, we are confident in our ability to bring this project to fruition and make a lasting impact on our city's cultural landscape.

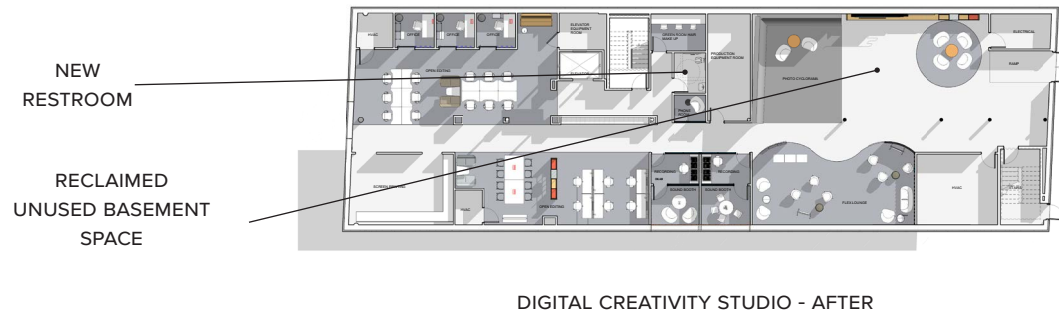
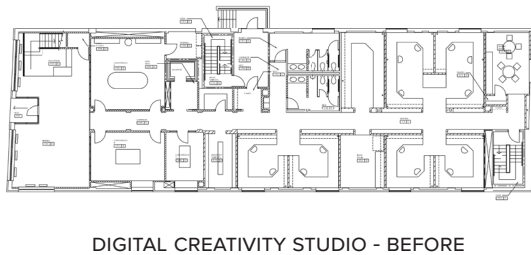
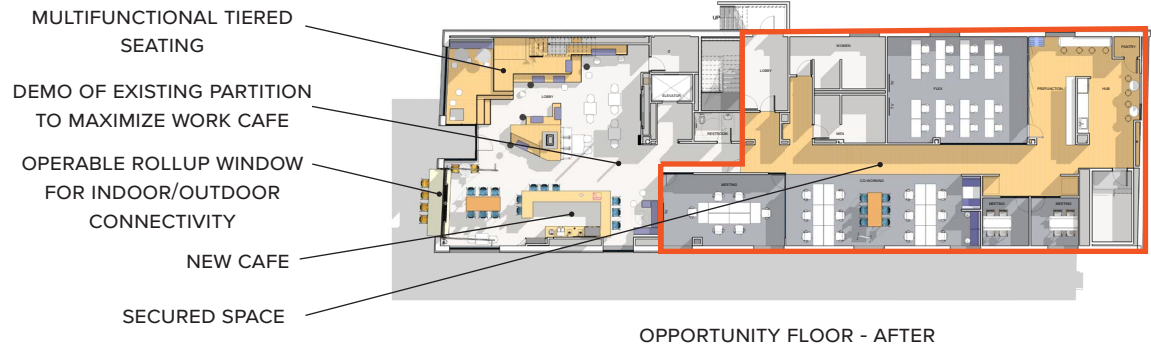
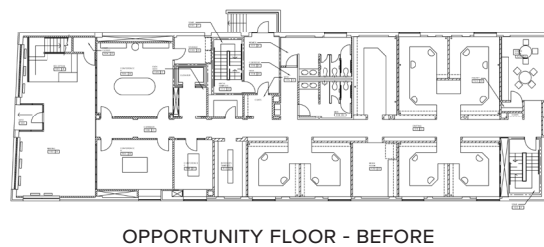
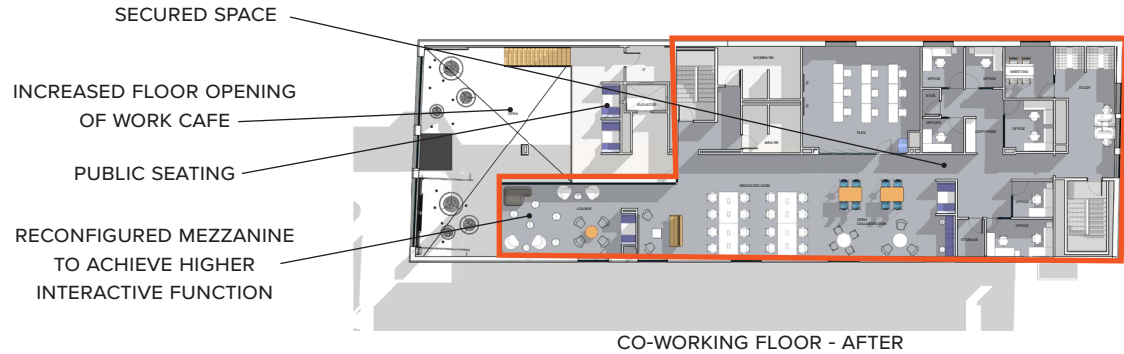
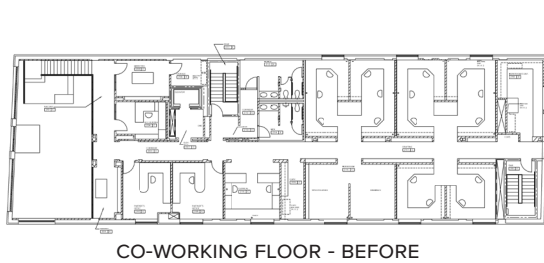
Creative Lab - Center City Rough Order of Magnitude Budget Do Greater Charlotte Foundation, Inc.	
Projected Income	
Funding Sources	Amount
Private Sponsor (KickOff - Committed)	\$ 100,000.00
Public Investment (Revitalization, Innovation Fund or MREI)	\$ 1,500,000.00
Public Capital Campaign (Fund Renovation in Stages)	\$ 2,500,000.00
Space/Room Sponsorships (10)	\$ 150,000.00
Event Space Rentals (7,000 per Month)	\$ 84,000.00
Creative Lab Coffee Shop (16,700.00 per Month)	\$ 200,000.00
Membership Income Flex (100 Members/150.00 per Month)	\$ 180,000.00
Production Studio Rentals (\$75.00 per hour)	\$ 120,000.00
Video/Photo Desk Rentals (20@300 per Month)	\$ 72,000.00
Merchandise	\$ 20,000.00
Total Income	\$ 4,926,000.00
Projected Expenses	
Expense Item	Amount
ROM Construction Cost - DPR Construction (Discount \$641,732.00)	\$ 2,682,441.00
Architectural Design and Engineering	\$ 200,000.00
FF&E	\$ 600,000.00
Lease Rate (\$12 per square foot - 5yr Lease)	\$ 1,155,600.00
Creative Lab Coffee Shop	\$ 96,000.00
Total Expenses	\$ 4,734,041.00

POLICY

The CLCC's success can be bolstered through various policy and economic programs:

- Uptown Vintage Revitalization Fund:** The CLCC can secure renovation funding from the Uptown Vintage Revitalization Fund (based on the model from Louisville, KY), ensuring its physical space aligns with the project's vision and promotes innovation and entrepreneurship. This funding will enable the creation of an inspiring and functional environment.
- Workforce Development Funds:** Collaborating with the City of Charlotte to access workforce development funds empowers the CLCC to provide essential training programs, particularly benefiting the Creative Digital Academy for Opportunity Youth (CDAY), ensuring young individuals gain the necessary skills for success in the creative and tech industries.
- Mayor's Racial Equity Initiative and Corridors of Opportunity:** By actively participating and receiving funding from the Mayor's Racial Equity Initiative and the Corridors of Opportunity program, Do Greater Charlotte would connect the CLCC with spokes in underserved communities, fostering racial equity and expanding its impact.
- Beyond Open Grant and City of Charlotte's Innovation Fund:** Participation in programs like the Beyond Open Grant and the City of Charlotte's Innovation Fund provides additional financial support to further CLCC's initiatives, promote innovation, and expand services for entrepreneurs and opportunity youth.
- Parklet Policy Changes:** Advocating for policy changes to allow parklets in front of 500 North Tryon transforms the CLCC's community engagement possibilities, providing a dynamic space for collaboration, events, and cultural activities.
- Parking Incentives:** The City of Charlotte and Mecklenburg County could encourage more small businesses to establish themselves in Center City by offering discounted parking rates in nearby parking garages and surface lots, with discounts determined based on square footage and lease duration.
- Parking Incentives:** The CLCC significantly contributes to building Charlotte's entrepreneurial ecosystem, and policy support can further strengthen its impact. This includes fostering partnerships, resource allocation, and collaborative efforts with local institutions, businesses, and organizations, while also allowing CLCC participants to access new funds supported by the CLT Alliance Foundation initiatives.

ECOSYSTEM OF ENTREPRENEURSHIP & DIGITAL GREATIVITY















Do Greater Charlotte
Creativity Lab - Uptown
R.O.M. Construction Budget
500 North Tryon Street
Charlotte, NC

Contact: Josh Vallmont
Date: 11/14/23



Rough Order of Magnitude Budget DPR Construction

WORK TRADE:	MARKET TOTAL:	NPO TOTAL:	Δ	SCOPE:
1 DEMOLITION / DEBRIS REMOVAL - DPR Construction	\$ 234,106	\$ 210,695	-\$23,411	DPR Construction reduced labor rate.
2 SITEWORK	\$ 19,500	\$ 19,500	\$0	
3 SITE UTILITIES	\$ -	\$ -	\$0	
4 CONCRETE - DPR Construction	\$ 20,000	\$ 17,500	-\$2,500	DPR Construction reduced labor rate.
5 MASONRY	\$ -	\$ -	\$0	
6 STRUCTURAL STEEL	\$ 35,650	\$ 35,650	\$0	
7 MISCELLANEOUS METALS	\$ 37,590	\$ 37,590	\$0	
8 GENERAL TRADES / LOGISTICS - DPR Construction	\$ 44,000	\$ 44,000	\$0	
9 MILLWORK, & CASEWORK	\$ 278,415	\$ 223,765	-\$54,650	Millwork provided by Duke Energy value \$54,650.
10 SPRAY FIREPROOFING	\$ -	\$ -	\$0	
11 CAULKING & WATERPROOFING	\$ -	\$ -	\$0	
12 EIFS	\$ -	\$ -	\$0	
13 SPECIALTY DOORS	\$ 66,400	\$ 66,400	\$0	
14 ROOFING SYSTEMS	\$ -	\$ -	\$0	
15 DOORS, FRAMES, & HARDWARE - DPR Construction	\$ 36,300	\$ 32,670	-\$3,630	DPR Construction reduced labor rate.
16 GLASS & GLAZING SYSTEMS	\$ 54,350	\$ 50,002	-\$4,348	Work to be performed at 0% fee.
17 DRYWALL ASSEMBLIES - DPR Construction	\$ 299,898	\$ 262,411	-\$37,487	DPR Construction reduced labor rate.
18 ACOUSTICAL WORK	\$ 96,350	\$ 88,642	-\$7,708	Work to be performed at 0% fee.
19 RESILIENT FLOORING & CARPET - Garmon Flooring	\$ 96,245	\$ 81,809	-\$14,436	Tarkett carpet and rubber base provided by Duke Energy value \$14,436.
20 PAINTING - Platinum Coating	\$ 57,462	\$ 43,097	-\$14,365	Paint materials by Others.
21 HARD TILE - Superior Stone	\$ 15,500	\$ 9,300	-\$6,200	Wall & Floor tile provided by Duke Energy value \$6,200.
22 SPECIALTIES	\$ 174,075	\$ 157,538	-\$16,537	Accessories provided at no cost.
23 DEMOUNTABLE PARTITIONS - Interior Elements	\$ 48,555	\$ 29,155	-\$19,400	Muraflex glass partitions provided by Duke Energy value \$19,400.
24 FIRE EXTINGUISHERS & CABINETS	\$ -	\$ -	\$0	
25 SIGNAGE	\$ -	\$ -	\$0	
26 WINDOW TREATMENTS	\$ -	\$ -	\$0	
27 EQUIPMENT & APPLIANCES	\$ -	\$ -	\$0	Appliances provided by Others.
28 FIRE SPRINKLERS	\$ 36,000	\$ 36,000	\$0	
29 PLUMBING SYSTEMS	\$ 125,556	\$ 119,056	-\$6,500	Sinks & Faucets provided by Duke Energy value \$6,500.
30 HVAC & MECHANICAL SYSTEMS	\$ 360,212	\$ 342,812	-\$17,400	2x2 Diffusers & flex duct provided by Duke Energy value \$17,400
31 ELECTRICAL - Evergreen Innovation Group	\$ 595,911	\$ 442,656	-\$153,255	Layin & Pendant Light fixtures provided by Duke Energy value \$32,800. Evergreen Innovation Group reduced labor rate. Reduced fixture pricing from Crown Lighting.
32 BUILDING PERMIT FEES	\$ 33,242	\$ 26,824	-\$6,418	Mecklenburg County CTAC Permit Fees. Function of the cost of the work.
SUBTOTAL	\$ 2,765,317	\$ 2,377,072	-\$388,245	
33 GENERAL CONDITIONS	\$ 239,999	\$ 239,999	\$0	
34 GENERAL LIABILITY INSURANCE	1.30% \$ 43,214	\$ 30,902	-\$12,312	Function of the cost of the work.
35 BUILDERS RISK INSURANCE	0.35% \$ 11,635	\$ 8,320	-\$3,315	Function of the cost of the work.
36 SUB DEFAULT INSURANCE	1.10% \$ 34,327	\$ 26,148	-\$8,179	Function of the cost of the work.
37 P&P BOND	0.00% \$ -	\$ -	\$0	
SUBTOTAL	\$ 3,094,492	\$ 2,682,441	-\$412,051	
38 DESIGN/ CONSTRUCTION CONTINGENCY	5.00% \$ 148,604	\$ -	-\$148,604	Total does NOT include costs for AV, Security, Low Voltage and Furniture
39 PRECONSTRUCTION CONTINGENCY	0.00% \$ -	\$ -	\$0	
40 FEE	2.50% \$ 81,077	\$ -	-\$81,077	DPR Construction to perform the work at 0% fee.
TOTAL	\$ 3,324,173	\$ 2,682,441	-\$641,732	