

Research

Location: Suite 120 in PNC Plaza at 301 Fayetteville Street, Raleigh, NC 27601

Street Level two stories Storefront Space - Raleigh NC 8,700+/- square foot space

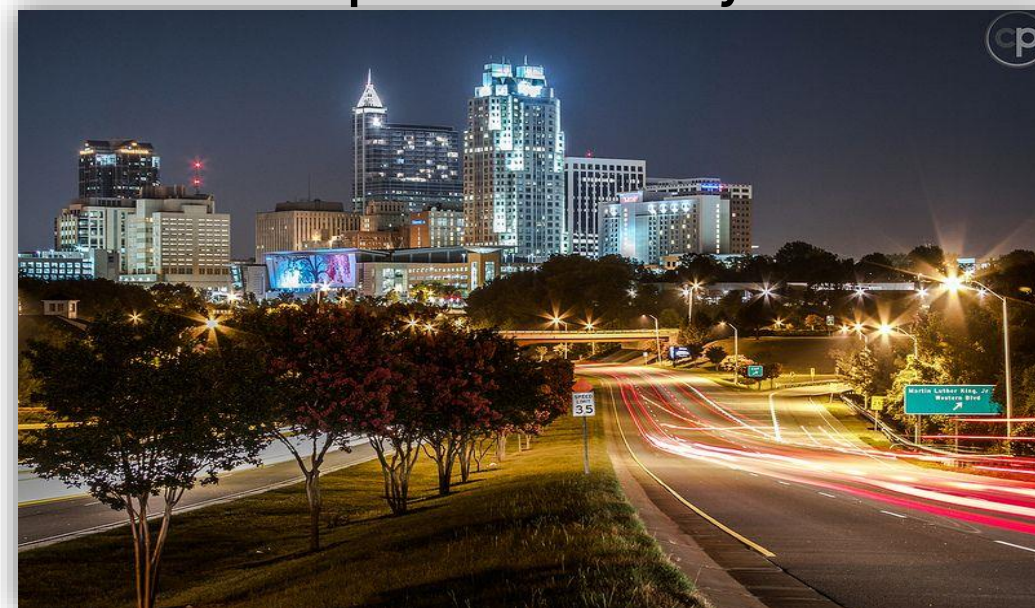
Features we are keeping: Commercial kitchen, restrooms, other items as reviewed on site

Building History:

- Previously known as RBC Plaza
- Once U.S. headquarters of RBC Bank
- Tallest building in North Carolina outside of Charlotte
- Built in 2008 standing tall at 32 floors
- Served as corporate headquarters for RBC Bank

Neighborhood History:

- Fayetteville Street was the main thoroughfare south of the state capitol in the early 20th century



Cover Letter

Dear Highwoods,

We, the Riots are a motivated, well organized, outgoing team. We work well in a fast-paced environment, and are looking for a challenging new role; we are excited to take on this project.

After analyzing the space of the ground and mezzanine levels, the main points of entry, restrooms and common corridors we will develop the recommendations for the suite, including the possible new functions.

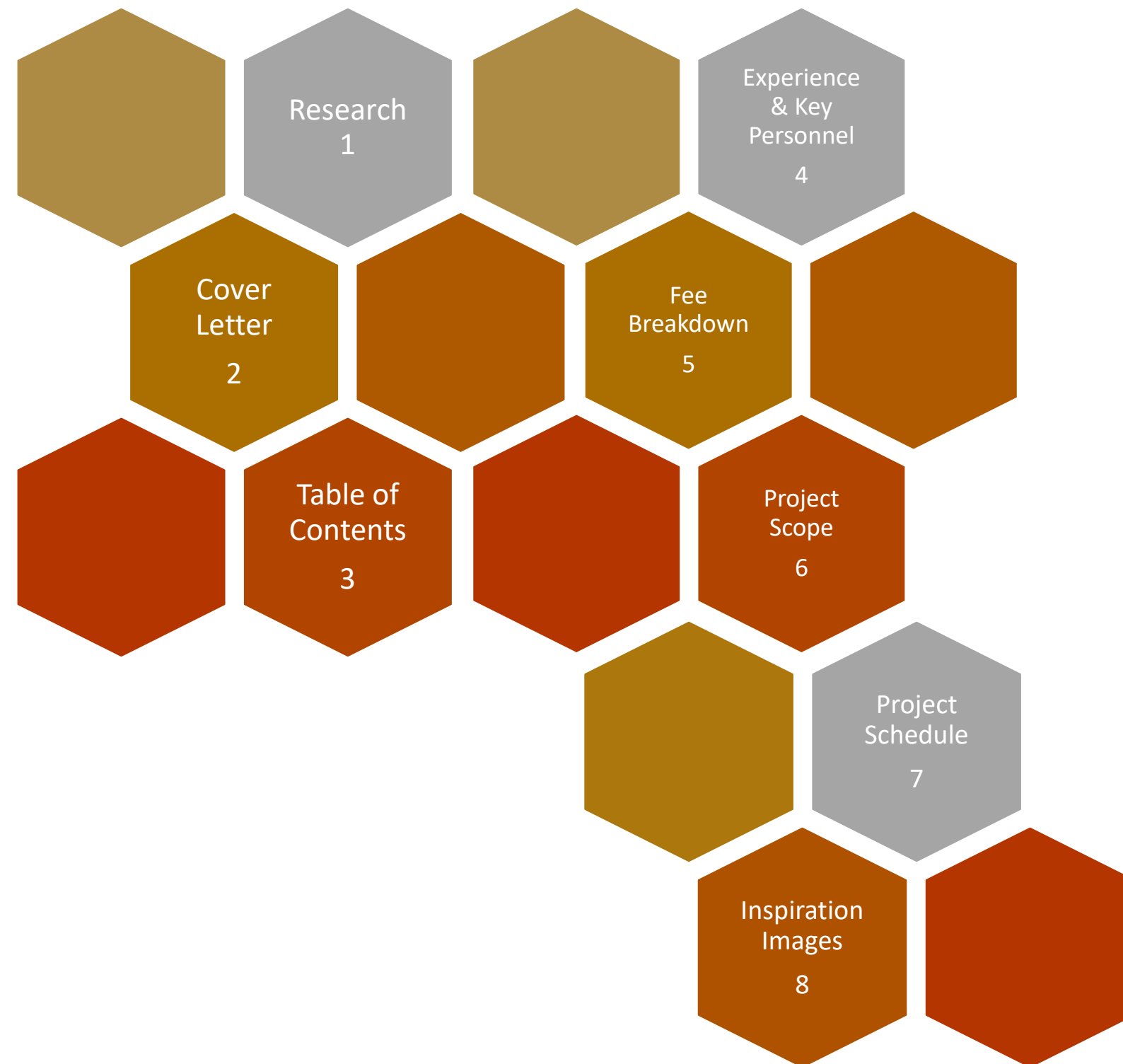
The space will be renovated into a mixed-use space. There will be a Juice and Java area, meeting areas, grab and go, hot and ready food choices, work spaces, local art and merchandise for sale. The foods and consumables will be regionally sourced from North Carolina. We will be keeping the commercial kitchen, restrooms, ductwork, and some select finishes. New lighting will be added to the space. We will be removing the existing bar and creating a new one, terrazzo flooring, and the built in seating. Look forward to taking on this project.

Thank you for your time.

Sincerely,

The Riots

Table of Contents



Experience/Key Personnel

Jacob Austin

- AutoCAD
- Space Planning
- Finish selection
- Sketching
- SketchUP
- Revit
- 4 years BS in Interior Design



Caroline Peebles

- AutoCAD
- Space planning
- Hand Rendering
- Revit
- Finish selection
- SketchUP
- 4 years BS in Interior Design



Shelbi Weatherman

- AutoCAD
- Space Planning
- Finish Selection
- Sketching
- SketchUP
- Revit
- 4 years BS in Interior Design
- Interned at Hayden Design Associates (Winston Salem NC)



Emma Florez

- AutoCAD
- Space Planning
- Finish Selection
- Sketching
- Sketch Up
- Revit
- Antique store owner- 9years
- Florez Designs Studio
- 4 years BS in Interior Design



Fee Breakdown/Project Scope

| Item Description | Unit Cost | Square Feet (Multiplier) | | Sub Total |
|-------------------|-----------|--------------------------|---------------------|----------------------|
| Construction Cost | \$150.00 | 8700 | | \$1,606,000 |
| Design Fee | | 8% | | \$144,000.00 |
| | | | | |
| | | | | |
| | | | Grand Total: | \$1.8 Million |

Front Entrance | \$208,125
 Mezzanine | \$208,125
 Restroom | \$208,125
 Main Level | \$1,040,625

Problem/Solution-

Not many options for quick and healthy grab and go foods in the downtown area. There is no market in downtown besides convenient and drug stores. The difference in our space is there are many food options that maintain health and regional sourcing of goods while creating a space to eat lunch or work out of the office. There is a large population of office workers and residents in the surrounding areas that would be able to use this space.



An example of this plan in action is Bread and Butter in New York City



A main goal is to create a work environment while maintain the comfort of a lounge.



The inclusion of local art and history is very important

Project Scope

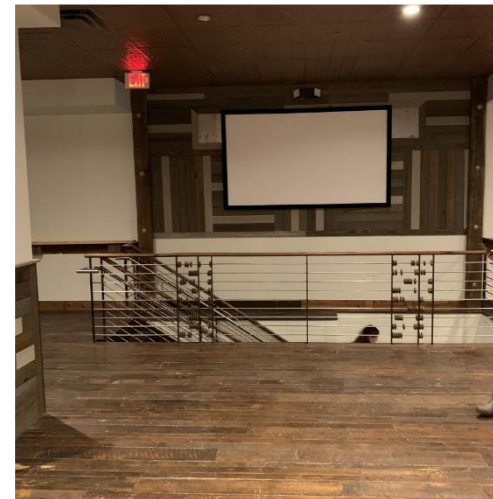


Front Entrance

Keeping Exterior as is
Adding Signage
Demo front closet

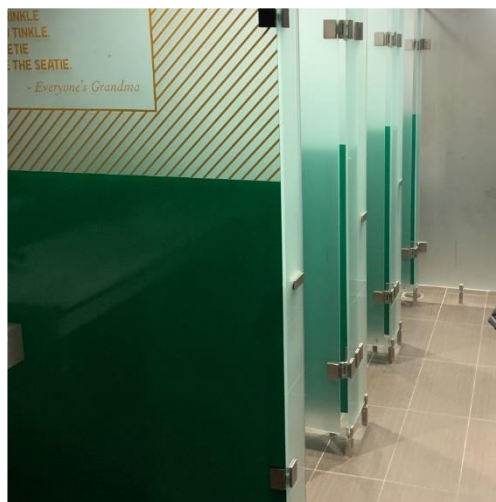
Mezzanine

Keep bar/Projector
Floor Change
Lighting
Ceiling Change



Rest Rooms

New finishes
New Partitions
Lighting



Main Level

Flooring change
Demo reception desk
Demo raised seating platforms
Demo stone wall
Remove cooler
Demo banquette seating
Demo wood frame
Repaint
Faux wall addition
Shift bar (centered between columns)
Add food bar/window
Add seating
Lighting
Ceiling change
Lounge furniture

Project Schedule

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| January 21st | Property Tour |
| <ul style="list-style-type: none"> • Explore the space with members of the Highwoods team | |
| February 13th | Issue RFP |
| | |
| | Proposal Due |
| | |
| March 17th | Completed Phase One |
| <ul style="list-style-type: none"> • Active discussion with Highwoods team to identifying likes, dislikes and prioritization of original conceptual design <p>Strategize and solidify refined ideas/concepts for Highwoods to approve</p> | |
| April 21st | Completed Phase Two |
| <ul style="list-style-type: none"> • Create pricing plans (with notes) for Highwoods to review/approve and Contractor to budget <ul style="list-style-type: none"> • Collaborate with the Highwoods Design Team in selecting/specifying finishes • Be available to Contractor and Highwoods for in-person meetings and/or conference calls <ul style="list-style-type: none"> • Discuss scope/design/value engineering, when necessary • Create FF&E budgets and selections with the Highwoods Design Team including furniture, AV for digital displays, interior signage and marketing-branding elements. | |