



UNION SQUARE
CAMPUS

Union Square Campus, Inc.
2901 East Lee Street
Suite 2400
Greensboro, NC 27401
336.375.9232 T
336.375.9661 F

The City of Greensboro
Attn: Dyan Arkin
300 West Washington Street
Greensboro, NC 27401

Re: South Elm Redevelopment Site

Dear Ms. Arkin,

Union Square Campus, Inc. (USCI) is currently in the process of designing/constructing an 83,000 square foot facility as part of the South Elm Redevelopment Site. Construction is scheduled to begin the week of April 13, 2015 with a fast-track schedule having the project completed by mid-July 2016 (15 months). At the same time, the Master Developer, South Elm Development Group (SEMG), the Redevelopment Commission (RCG), and the City have identified site related infrastructure improvements that need to be performed in parallel with the USCI project. Specifically, streetscape design, parking design, and construction to move an existing storm sewer that currently obstructs the footings and foundations associated with the USCI building.

In an effort to mitigate the potential risk that critical infrastructure improvements not be completed in a timeframe consistent with the opening of the USCI facility, we propose that the City of Greensboro enter into a Reimbursement Agreement with USCI to coordinate this work in conjunction with its ongoing construction.

The proposed scope of the Agreement includes streetscape design, design of a temporary parking lot, and the removal and reconfiguration of an existing storm sewer that currently runs through the USCI property obstructing construction of the footings and foundations of the Campus building.

Thank you for your consideration.

Sincerely,

John R. Merrill
Owner's Representative