

G O L E R
C O M M U N I T Y
D E V E L O P M E N T
C O R P O R A T I O N



A Program of Goler Community Development Corporation

PCRC Mission

To align or provide contractors with the necessary resources geared toward enhancing their skills to grow and operate a construction business.

Strategic P3 Partnership

- Partnership Initially Established with Piedmont Triad Research Park (PTRP)
 - Collaborated to spearhead HUB Academy in January, 2008 conducted at WSSU
 - Establishment of Community Advisory Committee to communicate activities and opportunities.
- Wexford/Whiting-Turner joined with PTRP to co-sponsor HUB Academy II
 - Labspace Construction and Green Building Focus
 - Followed-up by co-sponsoring 2010 Contractors Symposium

Why do we exist?

- After bringing over \$27 million in development on line in 2006, Goler CDC and two of the major construction companies in the Triad area were unsuccessful in capturing 10% in minority subcontractor bids for their large scale projects.
- It was anticipated that the Piedmont Triad Research Park and Goler CDC would have in excess of \$100 Million in development.

Objectives

- The PCRC primarily serves the Piedmont region of North Carolina
- Provide relevant educational programming
- Provide one-on-one counseling
- Provide specialized managerial and technical assistance
- Deliver quality and results-driven services

Services to Contractors

- HUB Participation and Coordination
- Structuring HUB Participation
- Fostering Joint venture agreements
- Access to bid opportunities
- Plan Room (Project Plans and Specifications)

Metrics

- Increase HUB bidding capacity and participation in large-scale construction projects
- Increase annual growth in number of contracts attained resulting in **increased jobs**
- Increase HUB access to professional services
- Increase social resources and networking capacity
- Improve aptitude towards using technological business tools

Ways Metrics are Being Accomplished

- HUB Academy II graduated 16 students.
 - Four have already been extended contracts on PTRP
 - All understand the impact that BSL has on \$/sf
- 2010 Contractors Symposium identified >\$1B in projects
 - PCRC members have realized increase in annual growth
 - In number of contracts attained four-fold
 - Resulting in **increased jobs** despite poor economic climate
- Strategic Collaborations give access to professional services
 - Potential alignment with CJMW in pursuit of BIM training
 - Online planroom services provided by TRAC Reprographics
 - Collaboration with local CDCs and consultants in pursuit of LEED and Green Building services

Future Opportunities

- Wexford/Whiting-Turner Currently In Construction on Core & Shell of \$87MM Biotech Center
 - Tenant Upfit to follow
- PTRP Plans to Develop the Entire Corridor located in downtown W-S
 - Construction as well as eventually Biotech Job Opportunities
 - Targacept, Inc and WFU Health Services among current tenants

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