

February 23, 2026

Mr. Peri Manns  
 Asst. General Manager/Deputy Director of E, E & S  
 Durham County Engineering  
 201 E. Main Street, 5<sup>th</sup> Floor  
 Durham, NC 27701

**Reference: 500 Main Street Parking Garage  
 Remaining Cost Items**

Dear Peri:

As you have requested, this letter shall serve to identify the remaining costs that have been identified and are required to formally close out the 500 Main Street Parking Garage. These matters have been discussed between members of LeChase, Zom, and Little and have all been agreed upon. The total costs remaining to complete the project \$584,083.74 and are identified as follows:

<b>Contingency Use Authorization #010</b>	
• PCO PG-46.1 General Conditions Costs	\$86,304.00
• PCO PG-53 OCIP Reconciliation	\$59,594.16
• PCO PG-59 Plumbing Changes	\$33,699.16
• PCO PG-91r1 Storefront changes	\$7,181.98
• PCO PG-95 CCD #64 ASI-32	\$5,365.86
• PCO PG-99 Fire Pump Controls	\$2,953.67
• PCO PG-102 Civil Updates	\$60,305.83
• PCO PG-103 Added Exit Sign	\$1,232.01
• PCO PG-104 Convex Mirrors	\$2,068.64
• PCO PG 105 Added Signage	\$12,324.51
• PCO PG-106 POF Machines	\$160,989.20
• PCO PG-107 Credit for Heat Trace	<b>-\$9,286.35</b>
• PCO PG-109 Wheel Stop and Bollards	\$5,422.95
• PCO PG-110 CCD#13 POF machine pwr	\$1,886.98
• PCO PG-111 HDCP Signage Changes	\$2,885.22
• Owner requested branding	\$13,823.96
<b>CUA authorization</b>	<b>\$446,751.78</b>

In addition to the Contingency Use Authorization enumerated above, the following items have been identified and should be included within the total request.

<b>Management/Operations Costs</b>	
• Remaining signage & branding Budget	\$25,000
• Soft cost contingency	\$15,000
• Hard cost contingency	\$30,000
• Duke Energy Credit	<b>-\$76,431.50</b>
• Insurance Extensions (Exposures)	\$143,763.46
• Unresolved change order	\$3,877.98
<b>Total</b>	<b>\$141,209.94</b>

The group involved has maintained a small contingency for soft and hard costs to ensure that all miscellaneous unforeseen costs are identified.

If you have any questions or need further information, please let me know.

Sincerely,

Little Diversified Architectural Consulting

A handwritten signature in black ink that reads "Eric M. Schoenagel". The signature is written in a cursive style with a large, looping initial "E".

Eric Schoenagel, AIA  
Senior Project Manager and Technical Principal

Cc: Drew Sutton  
Luke Stoddard