



## Northland Innovation Campus

*Gladstone, MO*

### Expertise Involved:

- Pre-Development Planning
- Market Assessment
- Development Agreement Negotiations
- Public Incentives Negotiations
- Financial Modeling
- Contract Negotiations
- Development Team Selection
- Environmental Sustainability
- Supplier Diversity
- Design and Construction Management
- Master Budget Development
- Master Schedule Development
- Project Accounting and Management
- Project Close Out
- Debt and Equity Placement
- Property Management

In 2014, after responding to a request for proposals issued by the City of Gladstone, Mo., CBC Real Estate Group was selected as the a private sector developer for the Northland Innovation Campus. Rounding out the public-private partnership between the City of Gladstone and North Kansas City Schools, CBC was engaged to build a facility to house district programs and attract employers to the region.

The school district has since secured a long-term lease for space in the facility and the City issued Chapter 100 bonds that will provide tax abatement for 20 years. Other tenants include Northwest Missouri State University, along with other private sector users.

The project will ultimately consist of approximately 140,000 square feet of Class A office space. Ground was broken on Phase 1 (90,000 square feet) in May 2015, with major completion and installation of tenant furnishings in summer 2016 — just in time for the start of the fall semester.

Plans for Phase 2 are currently being evaluated by CBC and the development team, which includes Hoefer Wysocki Architecture, McCownGordon Construction and BHC Rhodes Civil Engineering.

The Northland Innovation Campus received a 2016 Excellence in Design Award from the Design-Build Institute of America’s Mid-America Region (DBIA-MAR). It was also recognized by the Clay County Economic Development Council with a 2016 Keystone Award.

