

TREASURE COAST INTERMODAL CAMPUS

PROPOSAL PART 2 – SECTION B.2 KEY INDIVIDUALS OR CONSULTANTS

October 2, 2009

The Key Individuals or Consultants that will play a major role in the design, development, construction, finance, management, operation and maintenance of the Project are outlined below. Included are descriptions of major professional groups and the relevant tasks, responsibilities or areas of expected expertise. Professional designations or certifications are presumed to include those mandated under Florida's professional licensing laws; and a reasonable and verifiable track record of the person or firm's accomplishments. Key Individuals and Consultants who are currently a part of the Project Team are described in Part 2 – Section C, Description of Respondents Team Members.

Project Development Management (See Part 4 – Section D)

- Project General Manager
- Financial Director
- Development & Construction Director
- Marketing / Sales Director
- Property Management Director

Planning Consultant

- Coordination of Master Planning & Conceptual Studies
- Transportation and Economic Studies
- Rezoning & Comp Plan Amendments
- State, Regional & Local Government Liaison
- Environmental Planning, Permitting & Execution
- Special District Creation
- Phased Land Development and Permitting

Legal Counsel(s)

- Annexation, Rezoning & Comprehensive Plan Amendments
- State, Regional & Local Government Agreements
- Project Legal Documents – Development, Construction & Administrative
- Land, Loan and Other Transaction Closings

Civil Engineering / Horizontal Design

- Master Project - Conceptual Engineering
- Master Project – Specific Engineering Design
- Master Site - Construction Phasing
- Interchange Hub - Site Specific Civil Engineering
- Distribution Center - Site Specific Civil Engineering
- Off-Sites Utilities - Coordination and Construction Design
- On-Site Systems (ie: Aquafiber, Co-gen, security etc.)
- Master Electrical, Telephone & CATV Distribution
- Railroad Structures & Systems Engineering
- Security and Other Site Specialty Equipment

Surveying & Tracking

- Boundary & Topographical Surveys
- Legal Descriptions and Updates
- Master Control of Easements and Set-asides
- Master Development Stake Outs
- Post Construction As-Built Surveys
- Parcel / Pod Development Stake Outs
- Parcel / Pod Development As-Built Surveys

Architectural / Vertical Design

- Develop Building Character & Construction Quality Standards
- Design of Buildings, Structures & Monuments
- Design coordination for Mechanical, Electrical, Plumbing
- Design coordination for Structural Engineering
- Design coordination for Interior Improvements / Tenant Build-out
- Security and Other Structure Specialty Equipment

Construction Services / Construction Project Management

- Design Support & Alternate Methodology
- Estimating & Project Cost Analysis
- Value Engineering & Life Cycle Analysis
- Construction Scheduling & Long Lead Item Management
- Bid, Award & Construction of Project
- Turnover, Training & Follow-up after Completion

Traditional and Public Financing & Grant Consultant

Traditional Mortgage Financing

Public Grants and Assistance

Public Funding for Off-Site Elements

Public Funding for On Site & Interchange Hub Elements

CDD Bonds Issues for Master Infrastructure Funding

Property Management Services

Master Community Maintenance

Distribution Center Community Maintenance

Distribution Center Security

Architectural Review & Maintenance

Environmental & Water Management Systems