

REQUEST FOR QUALIFICATIONS
for
PROPERTY OWNERS AND/OR DEVELOPERS
REGIONAL INTERMODAL LOGISTICS CENTER
Port of Palm Beach District
Riviera Beach, Florida

The Port of Palm Beach is requesting qualifications from property owners/developers interested in a Public - Private Partnership in the development of the Intermodal Logistics Center (ILC) located near the communities in the vicinity of Lake Okeechobee. The Request for Qualifications (RFQ) will determine the qualified property owners/developers to receive a future Request for Proposals (RFP) for site selection for the ILC.

Background: By the year 2014/2015, the new Panama Canal locks project will be completed. As a result, larger container vessels will be able to transverse the canal, thereby increasing the volume of containers to the east coast of the United States. Some of this containerized cargo will be destined for the South Florida region. This increase in cargo can benefit from a regional ILC where freight will be redistributed within the South Florida markets that include both the Atlantic and Gulf Coast communities.

This project proposes the creation of an ILC, a distribution hub of port related operations and storage facilities, away from the congested South Florida coastal region. Presently, the major freight routes are also the major commuter routes, resulting in congested interstates that serve both truck and personal vehicle traffic. The ILC will have road and rail access to the Port of Miami, Port Everglades and the Port of Palm Beach. In addition to the redistribution of cargo, this project can also re-route truck and rail traffic to and from the coastal areas of South Florida, thereby allowing faster and more efficient movement of freight through dedicated corridors to the ILC.

Qualification Packages: Qualification packages will be accepted by the Port of Palm Beach until 2:00 p.m., local time, on May 22, 2009 at One East 11th Street, Suite 600, Riviera Beach, Florida 33404. Qualification packages received after this time will not be accepted.

Criteria: At a minimum, all responding property owners/developers shall include the following information:

- The availability of ownership and location of approximately 3500 acres of real property for use in the ILC.
- A map showing the vehicle transportation corridors (future and present) to the proposed property.
- A map showing the railroad corridors (future and present) to the proposed property.
- The availability of funds to follow through with a Private – Public Partnership for the full development of the ILC.
- The site shall take into consideration and be sensitive to the Everglades Restoration project. The site will not impact upon the restoration efforts of the Everglades.
- Any past development projects.

Each responding owner/developer shall provide seven (7) copies of their qualifications. The qualifications submission shall not exceed 30 pages plus a one page cover letter.

Evaluation: The Port of Palm Beach Board of Commissioners, at a public meeting to be determined and to be held at the 6th Floor, Board Room located at One East 11th Street, Riviera Beach, Florida 33404, will review the submittals and determine which property owners/developers meet or exceed the Criteria.

After such meeting, the Port of Palm Beach will distribute a RFP to all Approved Participants. The Approved Participants will be requested to submit a Proposal on July 9, 2009 at 2:00 p.m. The Approved Participants submitting the RFP will also be requested to make a brief presentation to the Board of Commissioners at a July 2009 meeting (4:00 p.m.).

The Port reserves the right to waive any technicalities/irregularities and/or to reject any and/or all submissions. The Port of Palm Beach District further reserves the right to award a contract to that property owner/developer whose submittal best serves the interests of the Port of Palm Beach, in the sole discretion of the Port of Palm Beach.

Questions regarding this request for qualification should be directed to Manuel Almira, Executive Director, Port of Palm Beach District at (561) 383-4131.