

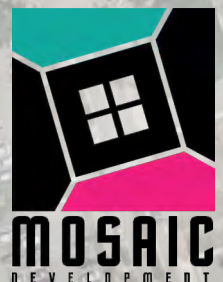



March 5, 2014

# KING PLANT PROPERTY REDEVELOPMENT



Statement of Qualifications  
RFQ No. 2014-010



<p><b>DELIVER TO:</b>  City of Fort Pierce  100 North U.S. #1  Fort Pierce, FL 34950</p> <p><b>MAIL TO:</b>  City of Fort Pierce Procurement Dept.  P.O. Box 1480  Fort Pierce, FL 34954-1480</p>	<p><b>REQUEST  FOR  QUALIFICATIONS  and  QUALIFICATIONS  ACKNOWLEDGMENT</b></p>
<p>Contact: Gelencia Carter, 772-467-3749</p>	<p>RFQ No: 2014-010</p>
<p>Pre-Qualification Conference Date:  10:00AM, THURSDAY, FEBRUARY 6, 2014</p>	<p>RFQ Title: KING PLANT  PROPERTY REDEVELOPMENT</p>
<p>Pre-Qualification Location:  City Hall, 2<sup>nd</sup> Floor Conference Room  100 North U.S. 1  Fort Pierce, FL 34950</p>	<p>RFQ Opening Location:  City of Ft. Pierce Procurement Dept.  100 North U.S. #1, 1st Floor  Ft. Pierce, Florida 34950</p>
<p>RFQ Due Date &amp; Time:  3:00 PM, WEDNESDAY, MARCH 5, 2014</p>	<p>If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.</p>
<p>Proposer Name:  Mosaic Development, LLC</p> <p>Mailing Address:  216 Mirror Lake Drive N.  St. Petersburg, FL  33701</p>	<p><i>I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this proposal for the proposer.</i></p> <p>  Authorized Signature (Manual)</p>
<p>City, State, Zip Code:</p>	<p>Typed or Printed Name:  Roxanne Amoroso</p>
<p>Type of Entity (Circle One):  <input checked="" type="radio"/> Corporation <input type="radio"/> Partnership <input type="radio"/> Proprietorship</p>	<p>Title: Principal</p>
<p>Incorporated in the State of: Florida Year: 2013</p>	<p>Delivery in <u>m/a</u> days, ARO</p>
<p>Phone Number: 289-603-8596</p>	<p>Payment Terms: Net 30 Days</p>
<p>Fax Number: 239-603-9943</p>	<p>FEIN or SS Number: 46-3729830</p>
<p>E-Mail Address:  ramoroso@incore residential.com</p>	<p>Local Business: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N MWBE: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N</p>
<p>Bid Security is attached, when required, in the amount of \$ <u>m/a</u>  F.O.B. DESTINATION</p>	<p>If returning as a "No Bid" state reason:  <u>m/a</u></p>
<p><b>THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID</b></p>	



March 2, 2014

Ms. Gelencia Carter  
City of Fort Pierce Procurement Department  
100 North U.S. #1, 1st Floor  
Ft. Pierce, Florida 34950

**RE: Request for Qualifications and Qualifications Acknowledgment – King Plant Property  
Redevelopment (RFQ No: 2014-010)**

Dear Ms. Carter:

Our team is delighted and appreciative for the opportunity to submit our response to the Request for Qualifications and Qualifications Acknowledgment for the King Plant Property Redevelopment Site. Our development team is comprised of Mosaic Development, Baker Barrios Architects, Cardno TBE, Core Construction, Incore Residential and Fletcher and Fischer P.L. We are excited about the opportunity to embark on a public/private initiative with the City of Ft. Pierce.

We believe we have the skills, depth and the wherewithal to develop a vibrant urban renewal project that will be a welcomed addition to the City of Ft. Pierce. Our team has a proven track record for building highly successful, collaborative public/private partnerships to develop innovative mixed-use projects. We have an award winning résumé to offer the City, with our demonstrated successes in Florida for urban and mixed use redevelopment.

Our team has the experience and understanding of the undertaking to lead the transformation of this unique urban neighborhood by creating a mixed-use, transit-oriented, market-driven project that will be a catalyst for development while meeting the City of Ft. Pierce's objectives: creating a vibrant, sustainable, transformative development that activates the street and the neighborhood, shares the recreational waterfront, while embracing downtown Ft. Pierce and its art community.

Our team is poised to plan and execute a master plan in harmony with the City. Consistent with our approach at Encore, Creative Village and Prospect Park, our team will be environmentally aware and diligent in its approach to a sustainable development project. We have devised a plan that embodies all of the diverse ingredients necessary for a truly sustainable, market-driven community that is walkable, bikeable, and that features commercial uses capable of attracting permanent jobs, while providing rental and for sale housing, commercial public/private space, as well as the economic infusion created by a hotel.

Thank you for your consideration and for this opportunity.

In the spirit of bold public/private partnership,

A handwritten signature in blue ink that reads "Roxanne M. Amoroso".

Roxanne Amoroso  
Principal, Mosaic Development

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*Letter of Interest*

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## REQUIRED FORMS AND DOCUMENTATION

*Declaration of Interest*

*Drug-Free Workplace Form*

*City of Fort Pierce Proposer's Checklist*

*Addendum Acknowledgement*

*Surety Letter and Insurance*

*Business Licensure*

*MBE Certification*

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## SECTION A – Developer Information

The developer entity will be:

- a. **Mosaic Development, LLC**  
Ms. Roxanne Amoroso  
216 Mirror Lake Drive, North  
St. Petersburg, FL 33701  
(239) 603-8596  
**ramoroso@incoreresidential.com**

**Authorized Agents:** There are three individuals who will collectively negotiate on behalf of the Developer. Those agents are:

- > Roxanne Amoroso – Principal
- > Terry Wayland – Principal
- > Leigh Fletcher – Legal Counsel



## SECTION B – Project Team and Qualifications

### Organizational Chart





**The following provides a listing of the Project Team and their associated role.**

<b>Developer</b>	<b>Mosaic Development, LLC</b> > Roxanne Amoroso > Terry Wayland > Marc Mariano > Evie Law > Leigh Fletcher > Max Rosenblum	<b>www.mosaicdevelopmentfl.com</b>
<b>Finance</b>	<b>Paradigm Property Group</b> > Max Rosenblum	
<b>Architect</b>	<b>Baker Barrios Architects</b> > Tim Baker, AIA > Wayne Dunkelberger > Rob Ledford	<b>www.bakerbarrios.com</b>
<b>Site Design</b>	<b>Cardno TBE</b> > Steve Howarth, PE > Bryan Zarlenga, PE > Andrew Hill, RLA	<b>www.cardno.com</b>
<b>Contractor</b>	<b>Core Construction, Inc.</b> > John Wiseman > Grant Curtan, LEED AP > David Sabo	<b>www.coreconstruct.com</b>
<b>Environmental</b>	<b>Cardno TBE</b> > Miles Ballogg > Rick Hagberg, PG > Greg Schultz, PE	<b>www.cardno.com</b>
<b>Legal</b>	<b>Fletcher &amp; Fischer P.L.</b> > Leigh Fletcher	<b>www.fletcherfischer.com</b>
<b>Multifamily Operations</b>	<b>Incore Residential</b> > Terry Wayland > Roxanne Amoroso > Evie Law > Marc Mariano > Charee Russell	<b>www.incoreresidential.com</b>

## Corporate Overview

### **Mosaic Development, LLC {Lead Developer}**

Mosaic Development, LLC is an entity comprised of seasoned real estate professionals with a great depth of development experience. Mosaic Development is a sister company to Incore Residential, and Incore senior officers are the leading professionals within Mosaic Development.

The partners of Mosaic have successfully led and been involved in development ventures focused on master and multifamily development. Project values were from \$15–\$53 million in building construction, \$2–\$120 million infrastructure, and ranged from \$400 million–\$1 billion in economic development dollars. Mosaic and its partners have designed and developed more than 8,200 units of multifamily housing and developed more than 400 acres of urban land. These projects won acclaim in national, state and local realms for design excellence.

Incore Residential is a Florida based organization, based in Ft. Myers, Florida and with offices in St. Petersburg, Florida. Incore Residential has 14 years of multifamily property management experience and a staff of 146 associates throughout the state of Florida. Incore Residential manages more than 5,223 units of multifamily housing on 26 properties and provides HOA and CAM management for 1,599 units of housing for our fractured condo owner clients.



## **Paradigm Property Group {Finance}**

Led by Max Rosenblum, Paradigm draws on Max's Wall Street background in venture capital and management of over \$100 million of private client investment portfolios. Max portfolio includes serving as Vice President of Acquisitions with The Trump Group of Williams Island in Aventura, followed by Multi-Project Operations and Strategic Management of over 1,200 condominium units located throughout South and Central Florida. In 2006 Max co-founded Time Realty, a boutique Orlando based Real Estate Consulting and Brokerage firm recognized for its leading role in regional housing stabilization along with sales volumes exceeding \$130 million in Residential and Multi-Family transactions.

Featured among Orlando's Top 100 Realtors of 2011 and authoring several distressed property related articles, Max is regularly consulted by Investors and Financial Institutions regarding foreclosure sale process improvement and Real Estate market trends. He earned his MBA and Six Sigma certification from the University of Miami in 2003.

## **Baker Barrios Architects {Architecture and Master Planning}**

Established in 1993, Baker Barrios is a full-service commercial planning and design firm with a core focus in master planning, architecture, interior design, and landscape architecture. We are involved in all aspects of the multi-family residential sector, from affordable housing and urban infill to mid-rise, high-rise, and workforce housing. At Baker Barrios, we believe the success of a mixed-use development arises from a design that demonstrates an in-depth understanding of all building types, including commercial office, retail, hospitality, and residential spaces. Our close working relationships with developers and clients result in consistently successful mixed-use projects that incorporate economic benefits, environmental considerations, and distinctive design. To-date, our team has designed more than 4,500 units totaling more than 6.5 million square-feet of mixed-use multi-family projects. Currently, Baker Barrios Architects is designing more than 2,000 units including City Tower, Orlando, FL; 420 in Orlando, and recently completed design for Rolling Mill Hill in Nashville, Trio and Reed in Tampa, and Nora in Orlando.

## **Cardno TBE {Site Design, Master Planning and Environmental Services}**

Cardno TBE is a full service Civil/Environmental Engineering, Land Planning and Landscape Architecture firm highly regarded for its experience providing a full suite of services for redevelopment projects in urban communities. Cardno TBE is a Florida-based firm with its national headquarters in Clearwater, Florida. Cardno TBE began as Tampa Bay Engineering approximately 25 years ago specializing in creative redevelopment solutions for municipal and private developers in the Tampa Bay region. The firm has grown to 450 associates nationwide but remains committed to its primary service area in Florida, with 250 Florida associates and 14 Florida offices. As a division of Cardno, LTD with over 8,000 associates worldwide Cardno TBE provides the benefits of a local engineering and design firm, but has the financial stability and resources of a world leader on the cutting edge of developing and improving the physical and social infrastructure of communities across the globe by planning, designing, managing and delivering sustainable projects and community programs. In 2013, Cardno was ranked #30 in the Top 200 Environmental Firms and #26 in the Top 500 Design Firms by Engineering News Record.

## **CORE Construction, Inc. {Construction Contractor}**

CORE was founded in 1937 in central Illinois as a concrete and masonry company by a German Immigrant named Otto Baum. In 1967, Core became a General Contractor and provider of Construction Management and Design-Build services and today is one of the largest builders in the United States. The company has been ranked in the Top 100 by Engineering News Record in multiple categories and is currently ranked the 15th largest Multi-unit Residential Contractor, 18th largest Sports Builder, 20th largest Education Contractor, the 64th largest Green Builder and the 7th largest Solar Contractor. Core offers a large portfolio of mixed-use, hospitality, housing and sporting related projects across the country and offers a single project bonding capacity of up to \$175M and total bonding capacity in excess of \$700M.

CORE provides exceptional Construction Management, Design-Build and General Contracting services and offers a wide range of pre-construction and construction services that can be tailored to meet the needs of each individual project and market. CORE assists the client in finding the best value for their construction dollar and embraces leading edge technology, matched with vast hands-on experience to ensure world-class projects for complete client satisfaction.



## **Fletcher & Fischer P.L. {Legal Counsel}**

Fletcher & Fischer works with developers, lenders and government agencies structuring public/private partnerships and obtaining financing, entitlements, and environmental permits to facilitate development of community infrastructure and redevelopment of contaminated properties, blighted neighborhoods, and distressed projects. Clients include developers and bondholders developing and investing in master planned communities in Florida utilizing community development district bond financing to fund infrastructure development and also include affordable and market rate housing and hospitality developers in Florida and the US Virgin Islands.

## **Incore Residential {Multifamily Operations}**

Incore Residential was founded in December, 1999 to serve the needs of multifamily asset owners. Since that time, Incore Residential has become the premier choice in third-party multifamily management and consistently sets new levels of standards within its industry. With a strong focus on industry education, the growth of its team members, and an aggressive approach to gathering and utilizing market data Incore Residential drives continuous benefits for its customers. Long-term relationships are a key element in Incore Residential's success. Those relationships foster a culture of commitment and respect, and have helped position Incore Residential as a highly regarded employer in the marketplace. Demands, patterns, habits and needs of rental residents change, as do the objectives of asset owners. By fully integrating a powerful team of seasoned multifamily personnel, Incore Residential has become a leader in grass-root market details that effectively manage the ever changing marketplace. In each team member, from the President of the company, to the on-site personnel, there exists a passion for the multifamily industry and a commitment to the key groups of customers Incore Residential serves: Clients, Residents and Team Members.

## **Team Member Biographies**

### **Mosaic Development {Lead Developer}**



#### **Roxanne Amoroso [Principal and Senior Vice President of Incore Residential]**

Ms. Amoroso is a Principal in Mosaic Development and the Senior Vice President for Incore Residential and brings a wealth of experience in the finance and development of multifamily. Previous to her new position at Incore, CC was a Senior Vice President for Banc of America Community Development Corporation for 12 years, overseeing the multifamily development activities in the State of Florida. During her career Ms. Amoroso specialized in multifamily and master development financial modeling, development strategies for large urban renewal projects for mixed use communities valued at \$425 million to \$1 billion in economic development, along with new, individual multifamily developments and acquisition and rehabilitation of individual multifamily properties ranging from \$12 to \$38 million.



#### **Terry Wayland [Principal and President of Incore Residential]**

Mr. Wayland has an exemplary reputation within the multi-family industry with over 20 years of real estate management experience. Mr. Wayland is a Principal in Mosaic Development and President of Incore Residential for more than a decade. Through his leadership, Incore Residential has become southwest Florida's largest 3rd party provider of multifamily services for apartments, condominiums and home owners associations.



**Marc Mariano [Partner and Vice President of Construction and Development of Incore Residential]**

Mr. Mariano offers over 13 years of experience managing complex land development projects in urban and suburban settings for multifamily, mixed-use, single family and commercial ventures. Mr. Mariano is a Partner in Mosaic Development and Vice President of Construction and Development for Incore Residential. He is highly involved in all phases of design and construction of multi-family and mixed-use land development projects from the initial planning and due diligence phases, to project design and permitting and project construction and close-out.

Mr. Mariano's expertise in the multifamily arena includes the development and repositioning of urban mid-rise products and suburban garden-style products in various communities within Florida and New Jersey. Mr Mariano has supervised and managed construction and development projects ranging from \$10,000 - \$38,000,000 in value.



**Evie Law [Partner and Vice President of Operations of Incore Residential]**

Ms. Law is a Partner in Mosaic Development and serves as Incore Residential Vice President of Operations, and will head up operational controls throughout the development process for Mosaic Development. She currently has six regional operations managers' direct reports, with a portfolio of more than 5,000 units of market rate multifamily and COA (Condo Association Management) of another 1,500 in Florida. In the multifamily industry, Ms. Law oversees the due diligence teams and property management teams, and asset management of fractured condo rentals, stabilized market rate rental communities and rehab/repositioning assets.

Ms. Law's expertise include business development, property repositioning and rebranding, market research, marketing strategies, personnel management, contract negotiation, and business-to-business sales.

- > **Max Rosenblum [Partner and Finance]**  
Please refer to Mr. Rosenblum's biography under Paradigm Property Group.
- > **Leigh Fletcher [Partner and Legal Counsel]**  
Please refer to Ms. Fletcher's biography under Fletcher & Fischer, PL

**Paradigm Property Group {Financial Acquisition}**



**Max Rosenblum [President and Partner in Mosaic Development]**

Mr. Rosenblum draws on his Wall Street background in venture capital as he manages over \$100 million of private client investment portfolios. Mr. Rosenblum combined his passion for real estate, finance and entrepreneurship with several executive level positions in development acquisitions, and both project and asset management.

A seasoned professional whose portfolio includes serving as Vice President of Acquisitions with The Trump Group of Williams Island in Aventura, followed by Multi-Project Operations and Strategic Management of over 1,200 condominium units located throughout South and Central Florida, and in 2006 Mr. Rosenblum co-founded Time Realty, a boutique Orlando based Real Estate Consulting and Brokerage firm recognized for its leading role in regional housing stabilization along with sales volumes exceeding \$130 million in Residential and Multifamily transactions.

## **Baker Barrios Architects {Architecture and Master Planning}**



### **Tim Baker, AIA [Principal / Senior Project Designer]**

Tim's ability to translate an Owner's needs into a design solution that balances creativity, image and function with practical concerns of budget, schedule and operational goals has led to his recognition as one of Florida's leading master planners and designers. With over 25 years of expertise in multi-family and mixed-use developments, his experience includes Nora Apartments, Camden Orange Court Apartments, Rolling Mill Hill Apartments, 55 West, 101 Eola Residences, and has experience working with the team on Encore in Tampa, FL., and Creative Village in Orlando, FL. Tim is a registered Architect and received his Master of Architecture degree from Ohio State University in 1987.



### **Wayne Dunkelberger [Creative Design and Master Planning]**

Mr. Dunkelberger will provide program development and design conceptualization. His unique background, a combination of Architecture, 3-D simulation, and graphic design, makes him an important resource on large, image driven projects. Mr. Dunkelberger will work closely with the team to sketch out, develop, and refine design solutions in three dimensions. His expertise extends to selling and publicizing projects with his images, and he is well-versed in design, production, and presentation for architectural competitions. His experience includes over 15 years of expertise in multi-family residential, mixed-use and urban developments, his experience includes the Nora Apartments, Rolling Mill Hill Apartments, Encore's Ella, Trio and Reed Apartments, Prospect Lake, 101 Eola Residences, 55 West and Del Mar Village Apartments. Mr. Dunkelberger received his Master of Architecture from the University of South Florida in 1999.



### **Robert K. Ledford, II [Project Director]**

With over 18 years of experience, Mr. Ledford has exceptional insight of the integration of architecture, interior design and project management services. He will manage the day-to-day activities and communications, and participate in meetings and presentations with the team and user groups. Mr. Ledford will lead all studies, programming and design activities, and any problem/resolution efforts that may arise. Rob reviews and monitors budgeting and cost control, reviews field reports, and reviews/approves all project assignments. His expertise in multi-family residential and mixed-use developments includes the Ella, Trio and Reed Apartments at Encore, Del Mar Village Apartments, and Prospect Lake redevelopment in Clearwater. Mr. Ledford received his Bachelor of Science in Interior Design from Florida State University in 1994.

## **Cardno TBE {Civil Engineering, Landscape Architecture, Land Planning and Environmental Engineering}**



### **Steven P. Howarth, PE [Principal-in-Charge of Civil Engineering]**

Mr. Howarth has 23 years of diverse Civil Engineering and Land Development experience including management, planning, design, quality control, and construction services for large and small scale land improvement projects. He specializes in providing civil design, environmental management, and planning services for both public and private sector clients. In addition, Steve manages various multi-disciplinary, master development projects and general engineering service contracts for Cardno and serves as the integrating manager for those services. He has provided services to Cities, Counties, State Government, Federal Government, Airports/Ports, Water Management Districts, Educational Facilities, and Private Developers. Projects have included urban redevelopment projects, public infrastructure facilities, parks/trails, roadways, utilities, stormwater improvements, streetscape and environmental assessment/cleanup, brownfields, grant writing and grant management services.

Mr. Howarth serves as Vice President and Business Unit Manager of Cardno's Development and Environmental Services (DES) Business Unit. In this role, he oversees land development, civil engineering, planning, landscape architecture and environmental services. Along with managing larger multi-disciplinary projects or contracts, Mr. Howarth is responsible for communication with clients, assignment of DES resource staff, senior technical oversight, and QA/QC.

**Bryan Zarlenga, PE [Lead Civil Engineer]**

Mr. Zarlenga offers more than 21 years of experience in the land development arena, including private-sector, public-sector and federal projects. His experience and diversity in the development industry has enabled him to handle any challenge that may arise on a project from schematic design, thru detailed engineering, to construction completion. He applies sustainable practices and LEED principles to all of his design.

Bryan serves as Director of the Site Development Group within the structure of the Development and Environmental Division of Cardno. He manages various professionals, both internally and externally, including Engineers, Landscape Architects and Designers. Having designed and managed a multitude of projects, Mr. Zarlenga understands the Client's needs early in the process, which enables him and his project team to focus on completing projects on schedule and within budget.

**Andrew Hill, RLA [Landscape Architecture, Master Planning and Urban Design]**

Mr. Hill has over 19 years of extensive experience designing and managing complex projects that span all sectors. Over the life of Mr. Hill's career in landscape architectural design, he has developed specific expertise in urban design, streetscapes, design guidelines, parks and open space, and redevelopment. Along with these projects Mr. Hill has worked on many master planned communities across the US and has extensive design capabilities with residential and commercial work. He has specific experience in the planning, marketability, sustainability and master planning facets of land development.

Mr. Hill is typically brought into a project at its inception to discuss long-term planning, strategic phasing and potential land uses for a project and works closely with project team members in the preliminary stages of the development process, providing design alternatives coinciding with jurisdictional requirements.

**Miles Ballogg [Economic Development and Environmental Assessment]**

Mr. Ballogg serves as the Brownfields and Economic Development Director for Cardno. He has over 25 years of brownfields experience and is responsible for identifying / obtaining Brownfields grants and incentives, assisting municipalities in managing Brownfields programs, and linking public and private sector clients to promote Brownfields redevelopment. He specializes in comprehensive EPA brownfields programmatic support, which includes the process of obtaining funds, identifying resources, and meeting program terms and conditions. He is well known within various state and federal brownfields programs and has worked with the EPA and Florida Department of Environmental Protection (FDEP) programs since their inception.

Mr. Ballogg previously served as the City of Clearwater brownfields coordinator providing leadership for the City's award-winning brownfields program. He was responsible for designating the state's first brownfields area. He has presented environmental justice and public health related topics on national, regional, state and local levels.

With his creative approach, public sector background, and relentless drive to positively impact the communities in which he works, Mr. Ballogg is a valuable addition to any brownfields redevelopment project.



## **Rick Hagberg, PG – [Environmental Services]**

Mr. Hagberg oversees all of Cardno's Environmental Services including those related to contamination assessments, remedial design, and environmental construction activities. He has over 29 years of environmental experience for public and private sectors, including industrial and hazardous waste assessment, management, and remedial (cost to cure) actions associated with real estate property transactions throughout the southeastern U.S.

Throughout his career, Mr. Hagberg has completed over 3,500 environmental assessments and remediation projects, including petroleum remediation, complex hazardous substance assessment, and remedial projects. His project experience includes: brownfields assessment; source removals and remedial actions; environmental construction; environmental remediation; permitting; hazardous waste investigation and treatment; site assessment; potable water resources evaluations; and multimedia field sampling.

## **CORE Construction {Construction Contractor}**



## **John P. Wiseman [President]**

Mr. Wiseman has been involved in the construction industry his entire career. John started with CORE Construction as a Project Manager. From 1988-1991, he served as the Director of Operations and was significant in the development of CORE Construction, as a leading contractor in the South and Central Florida markets. Mr. Wiseman became President and a shareholder in 1992. He is the company's visionary leader, shaping its future and providing guidance for continued growth and success — especially in developing CORE's Integrated Project Delivery methods. Mr. Wiseman's leadership and development skills have been critical in his active involvement with in several Florida communities. Mr. Wiseman's contributions to both CORE Construction and the growth within the State of Florida affirm his commitment to excellence and his diversified leadership abilities.



## **Grant Curtan, LEED AP [Director of Pre-Construction]**

Mr. Curtan will work closely with the client and the project manager to ensure that the finished plans match the expectations, budget, and schedule for the project. He will also oversee and facilitate our estimating process and provide the necessary experience and skill sets to help control, monitor, and manage the projects from a cost, schedule, and quality point of view. Mr. Curtan has extensive experience providing estimating and preconstruction services in the multi-family, senior, medical, mixed-use and renovation market segments. Mr. Curtan is also a State of Florida Certified General Contractor.



## **David Sabo [Director of Project Management]**

Mr. Sabo has 15 years of experience in the construction industry. In 2000, he received his Bachelor's Degree with Honors from the University of Florida's M.E. Rinker School of Building Construction. Upon graduation from UF, Mr. Sabo joined CORE Construction as an Assistant Project Manager and was soon promoted to a Project Manager. In 2006, CORE promoted Mr. Sabo to a Senior Project Manager then shortly thereafter to a Construction Manager. Today, Mr. Sabo works as the Director of Project Management in CORE Construction's Sarasota office.

## **Fletcher & Fischer P.L. {Legal Counsel}**



### **Leigh Fletcher [Partner in Fletcher & Fischer and Partner in Mosaic Development]**

Ms. Fletcher is a practicing attorney specializing in Land Use, Public Finance, Real Estate, Environmental land issues and Government Affairs. Ms. Fletcher works with developers, lenders and government agencies structuring public/private partnerships and obtaining entitlements and environmental permits to facilitate redevelopment of contaminated properties, blighted neighborhoods and distressed projects. Leigh also assists clients with due diligence, land acquisition, land use entitlement and development infrastructure financing.

Ms. Fletcher represent clients in negotiation of master agreements, development agreements, purchase and sale agreements, tax increment and other funding agreements related to brownfield, redevelopment, and infill projects. She serves as developers' counsel for establishment of and bond issuance by community development districts to fund public infrastructure. Ms. Fletcher represents clients in acquisition and sale of industrial, commercial and residential property.

## **Incore Residential {Multifamily Operations}**

Please refer to the Mosaic Development section for the following Incore Residential management team's biographies:

- > Terry Wayland [President]
- > Roxanne Amoroso [Senior Vice President]
- > Evie Law [Vice President of Operations]
- > Marc Mariano [Vice President of Construction and Development]



### **Charee Russell [Senior Regional Property Manager]**

Ms. Russell is the Senior Regional Property Manager at Incore Residential. Ms. Russell brings 19 years of experience in multifamily housing. Prior to her current position at Incore she oversaw a diversified residential portfolio that includes high-rise, mid-rise and garden-style apartment communities. Her significant experience in new construction has led to the successful lease-up of communities financed through Multifamily Housing and LIHTC program. Additionally, Ms. Russell has been involved with property acquisitions, rehabs, asset repositioning and large-scale capital improvement projects culminating in profitable, stabilized asset performance and growth.

Ms. Russell has ultimate responsibility for achieving superior operational results and delivering maximum market occupancies and net operating income for her portfolio. Previously, Charee worked with SPM LLC, The Wilson Company, United Dominion and AIMCO.

Ms. Russell holds a Florida Real Estate Sale License, and has the designation of Certified Occupancy Specialist from National Center of Housing Management. She studied at the University of Mobile, majoring in Organizational Management. She also serves on the Board of Leading Age Florida.



## SECTION C – Previous Project Experience

### Development Team Experience

The following provides a listing of the relevant experience of the development team, and its members within the past 5 years.

**LEGEND:** Roxanne Amoroso – Mosaic Development (RA), Marc Mariano – Mosaic Development (MM), Leigh Fletch (LF), Max Rosenblum-Mosaic Development (MR), Cardno TBE (CTBE), Baker Barrios Architects (BBA), CORE Construction (CC), Incore Residential (IR)

Project Name	Type	Location	Year	Team Members Involved
<i>Master Developments (mixed use with apartments)</i>				
The Encore	Master Development	Tampa, FL	2012	RA, MM, LF, CTBE, BBA
Creative Village	Master Development	Orlando, FL	Ongoing	RA, MM, LF, CTBE, BBA
Merry Place	Master Development	West Palm Beach, FL	2009	RA
Bonita Fountains	Master Development	Orlando, FL	2012	RA, MM, LF, CTBE, BBA, MR
Edison State College	Master Development	Fort Myers, FL	2011-2012	CC
<i>New Construction Apartments</i>				
The Ella @ Encore	160 apartments	Tampa, FL	2012	RA, MM, LF, CTBE, BBA
The Trio @ Encore	141 apartments	Tampa, FL	Ongoing	RA, MM, LF, CTBE, BBA, CC
Prospect Park	257 apartments	Clearwater, FL	Ongoing	RA, MM, LF, CTBE, BBA, IR
The Reed @ Encore	203 Apartments	Tampa, FL	Ongoing	MM, LF, CTBE, Baker Barrios
UF University Corners Mixed Use	1,200 beds and 141 hotel rooms	Gainesville, FL	Ongoing	CC
Crane's View Lodge	48 apartments	Clermont, FL	Ongoing	CC
The Tempo @ Encore	203 Apartments	Tampa, FL	Ongoing	MM, LF, CTBE, BBA
Stuart Lodge	95 apartments	Stuart, FL	Ongoing	CC
Village at Ranch Lake	336 apartments	Bradenton, FL	Ongoing	CC
Lulav Square	168 apartments	Miami, FL	Ongoing	CC
Gardenia Gardens	100 apartments	Gainesville, FL	Ongoing	CC
Nora Apartments	246 apartments	Orlando, FL	2014	BBA
Rolling Mill Hill, Phase I	117 apartments	Nashville, TN	2008	BBA, CTBE
Rolling Mill Hill, Phase II	128 apartments	Nashville, TN	2014	BBA, CTBE
Jefferson Apartment	299 apartments	Orlando, FL	2013	BBA



# KING PLANT PROPERTY REDEVELOPMENT

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Camden Orange Court	261 apartments	Orlando, FL	2008	BBA
Bayview Gardens	426 apartments	Clearwater, FL	Ongoing	CTBE
Osprey Lodge	124 apartments	Tavares, FL	2012	CC
Lighthouse Commons Edison State College	405 beds	Fort Myers, FL	2012	CC
Lakeside Park Ph.1	16 apartments	Avon Park, FL	2012	CC
Olive Grove Apartments	88 apartments	Ormond Beach, FL	2012	CC
Villa Grande	108 apartments	Sarasota, FL	2011	CC
Pine Berry Senior Apartments	85 apartments	Clearwater, FL	2011	CC
Madison Vines	92 apartments	Fort Pierce, FL	2011	CC
Desoto Palms ALF	88 apartments	Sarasota, FL	2010	CC
Bayside Arbors	74 apartments	Clearwater, FL	2010	CC
Green's Edge	330 apartments	Fort Pierce, FL	2010	CC
Banyan Senior Apartments	96 apartments	Port Richey, FL	2009	CC
Desoto Towers	88 apartments	Bradenton, FL	2009	CC
Hotel Palomar and Residences	198 hotel rooms and 51 apartments	Dallas, Texas	2009	CC
Madison Cay	132 apartments	Fort Pierce, Florida	2009	CC
Merry Place	128 apartments	West Palm Beach, FL	2009	RA
The Landings	310 units	Winter Haven, FL	Ongoing	BBA
Center for Science & Simulation	750 units	Winter Springs, FL	Ongoing	BBA



## Project Profiles

<b>Project Name:</b>	<b>Encore</b>
Location:	Tampa, FL
Type/Use:	Mixed-use, master development
Unit Count:	Up to 1,500 multi-family units (52 du/a)
Year Built:	Ongoing
Total Project Cost:	\$24,000,000 (infrastructure only) / \$400,000,000 (full project build-out)



- Team Members:
- > Roxanne Amoroso (Mosaic Development, formerly Senior Vice President with Banc of America Community Development Corporation), Marc Mariano (Mosaic Development, formerly with Cardno)
  - > Steve Howarth, Bryan Zarlenga, Andrew Hill, Miles Ballogg, Rick Hagberg (Cardno)
  - > Tim Baker, Wayne Dunkelberger, Rob Ledford (Baker Barrios Architects)
  - > Leigh Fletcher (Fletcher & Fischer)

**Project Description:** The Encore project is a 28-acre master planned development between downtown Tampa and Ybor City that has initiated the rebirth of several city blocks into what will be a LEED Certified, mixed-use, transit oriented community at full build-out. The development incorporates sustainable design components that feature large-scale rainwater harvesting for reuse as irrigation, solar power generation for payment of street light operation costs, a central chilled water plant creating highly efficient building air conditioning service, reuse of construction materials, permeable pavers that promote groundwater recharge, preservation and re-use of an historical church and interim use of an available 2.5-acre lot as an urban community garden.

Anticipated to generate over \$400 million in real estate development, the Encore is entitled for up to 1,500 mixed-income residential units, 200 hotel rooms, a 35,000 SF grocery store, 180,000 SF of office space, 85,000 SF of retail space, a middle school, an African-American history museum and public parks and gathering spaces.

The Encore recently opened its first building, a seven-story, 160-unit senior development project, is under construction on two additional multifamily developments and is completing permitting of the another multifamily building.



# KING PLANT PROPERTY REDEVELOPMENT

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**Project Name:** Creative Village

**Location:** Orlando, FL

**Type/Use:** Mixed-use, master development

**Unit Count:** 1,450 multi-family units (30 du/acre)

**Year Built:** Ongoing

**Total Project Cost:** \$80,000,000 (infrastructure only) / \$1,200,000,000 (full project build-out)



- Team Members:**
- > Roxanne Amoroso (Mosaic Development, formerly Senior Vice President with Banc of America Community Development Corporation), Marc Mariano (Mosaic Development, formerly with Cardno)
  - > Steve Howarth, Bryan Zarlenga, Andrew Hill, Miles Ballogg, Rick Hagberg (Cardno)
  - > Tim Baker, Wayne Dunkelberger, Rob Ledford (Baker Barrios Architects)
  - > Leigh Fletcher (Fletcher & Fischer)

**Project Description:** Located on a 60-acre portion of downtown Orlando recently left mostly vacant by the relocation of the NBA’s Orlando Magic, Creative Village looks to revitalize a blighted area of downtown Orlando severed from the central business district by I-4 and the now demolished Amway Arena. Led by a public-private partnership between Banc of America Community Development Corporation, Ustler Development and the City of Orlando, the initial phase of the project will design and construct the public infrastructure necessary to allow the development of a \$1.2 billion knowledge-based, sustainable community consisting of 500,000 square feet of cradle-to-college education, 700,000 square feet of office, 1,450 multifamily units, 200 hotel keys, 150,000 square feet of retail space and public parks. A true transit-oriented development, the project will have direct access to SunRail commuter rail service, Bus Rapid Transit (BRT) service and general bus service all available at the adjacent LYNX Central Station.

Tailored toward the “creative class”, Creative Village will expand on UCF’s existing Center for Emerging Media and Digital Media campus to attract other hi-tech education, commerce and employment opportunities to the development. Through Creative Village, Orlando will expand its presence as a leader in the regional economic cluster of technology-based, digital media production, modeling and simulation industries.



# KING PLANT PROPERTY REDEVELOPMENT

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**Project Name:** Prospect Park

**Location:** Clearwater, FL

**Type/Use:** Mixed-use, master development

**Unit Count:** 257 multi-family units (54 du/acre)

**Year Built:** In permitting. Construction start anticipated by Summer 2014

**Total Project Cost:** \$34,000,000 (full project build-out)

**Team Members:**

- > Roxanne Amoroso (Mosaic Development, formerly with Amoroso RE Development), Marc Mariano (Mosaic Development, formerly with Cardno)
- > Steve Howarth, Bryan Zarlenga, Andrew Hill, Miles Ballogg (Cardno)
- > Tim Baker, Wayne Dunkelberger, Rob Ledford (Baker Barrios Architects)
- > Leigh Fletcher (Fletcher & Fischer)
- > Terry Wayland, Evie Law (Incore Residential)



**Project Description:** Prospect Park is a modern mixed-use, transit-oriented multi-family development that will provide an urban connection with the City of Clearwater. When completed, this development will be a new live, work and play neighborhood for the urban professional.

Situated on a seven-acre parcel near Prospect lake Park in downtown Clearwater, five-residential buildings will come together to create a plaza with retail, entertainment and outdoor activities, and offer residents sunlight, fresh air and views of the park and the life on the street.

The \$34-million development will include 10,000 square feet of retail space as well as 257 one- and two-bedroom apartments with an urban, green vibe designed to lure young professionals.

**Project Name:** Nora Apartments

**Location:** Orlando, FL

**Type/Use:** Apartment community  
Mixed Use Development

**Unit Count:** 246 units

**Year Built:** 2014

**Total Project Cost:** \$35,900,000

**Team Members:**

- > Tim Baker, Wayne Dunkelberger (Baker Barrios Architects)



**Project Description:** Nora Apartments is a 6-story, 246-unit apartment complex in downtown Orlando. The eco-friendly luxury apartments are focused on creating a community atmosphere for residents. The development features a 15,000 SF interior courtyard with a zero-entry pool, 10,000 SF of retail, including a café and a health club, and a photovoltaic rooftop system to convert sunlight into energy.

**Project Name: Rolling Mill Hill Apartments**

Location: Nashville, TN  
 Type/Use: Apartment community  
 Mixed Use Development  
 Unit Count: 117 units  
 Year Built: 2008  
 Total Project Cost: \$11,500,000  
 Team Members: > Tim Baker, Wayne Dunkelberger (Baker Barrios Architects)  
 > Miles Ballogg, Rick Hagberg (Cardno)



**Project Description:** Rolling Mill Hill is a locally designated landmark and at its heart are hospital buildings and trolley barns dating back from the 1890s, which the community is preserving and adaptively reusing. The 1930s art-deco style Apartments will include the demolition of an existing building while restoring the original smokestack. The smokestack will serve as the “living room” amenity area on the residential floor. The 6-story, 117-unit apartment building will include an amenity deck with a pool, resident lounge, a fitness center, as well as retail and an integrated 152-car parking garage.

**Project Name: Trio @ Encore!**

Location: Tampa, FL  
 Type/Use: Apartment community  
 Mixed Use Development  
 Unit Count: 141 units  
 Year Built: Under Construction (April 2014 completion)  
 Total Project Cost: \$26,000,000



Team Members: > Roxanne Amoroso (Mosaic Development, formerly Senior Vice President with Banc of America Community Development Corporation), Marc Mariano (Mosaic Development, formerly with Cardno)  
 > Steve Howarth, Bryan Zarlenga, Andrew Hill, Miles Ballogg, Rick Hagberg (Cardno)  
 > Tim Baker, Wayne Dunkelberger, Rob Ledford (Baker Barrios Architects)  
 > John Wiseman, Grant Curtan, David Sabo (Core Construction)  
 > Leigh Fletcher (Fletcher & Fischer)

**Project Description:** The Trio will include three identical residential 4-story apartment complexes. The development will include 141 affordable housing units, 15,000 square feet of retail space and resident amenities. The apartment complexes are part of the revitalization of Central Park Village and will honor African American history and culture in the Tampa Community. The project will be LEED Certified.



# KING PLANT PROPERTY REDEVELOPMENT

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**Project Name:** University Corners at UF  
**Location:** Gainesville, FL  
**Type/Use:** Student Apartments  
 Hospitality  
 Retail  
**Unit Count:** 300 units  
**Year Built:** Under Design (January 2016 Completion)  
**Total Project Cost:** \$120,000,000



**Team Members:** > John Wiseman, Grant Curtan, David Sabo (Core Construction)

**Project Description:** The University Corners Project is located at the premier intersection and gateway to the University of Florida, 13th Street and University Avenue. This project will consist of the construction of a 1,200 Bed Luxury Student Housing Building along with a 140-Room Hyatt Place Hotel, a 1,200 Space Parking Garage, a community Grocery Store and significant other ground floor retail spaces. At 10 Stories in height, the construction will consist of post-tensioned concrete, brick and block exterior walls and a flat roof deck. The project will include ample amenities such as a rooftop restaurant, three rooftop swimming pools, a jogging track and a fitness center. The project will be LEED Silver Certified.

**Project Name:** Madison Vines  
**Location:** Fort Pierce, FL  
**Type/Use:** Apartment Complex  
**Unit Count:** 92 units  
**Year Built:** May 2011  
**Total Project Cost:** \$7,590,000



**Team Members:** > John Wiseman, Grant Curtan, David Sabo (Core Construction)

**Project Description:** The Madison Vines project will provide 92 affordable housing units for senior citizens living in Fort Pierce. The community offers one- and two-bedroom energy-efficient units. Amenities include a community center, a swimming pool and picnic area, nature trail, an on-site computer lab, and a library.



# KING PLANT PROPERTY REDEVELOPMENT

rfq no. 2014-010 | march 5, 2014 | Mosaic Development Group



**Project Name:** Madison Cay

Location: Fort Pierce, FL

Type/Use: Apartment Complex

Unit Count: 132 units

Year Built: January 2009

Total Project Cost: \$11,352,000

Team Members: > John Wiseman, Grant Curtan, David Sabo (Core Construction)



**Project Description:** Project consists of two story, 132 wood frame apartment units on 14 acres. Residents can choose from 1, 2, and 3 bedroom units. Contract included sitework, clubhouse with pool, maintenance building, tot lot, picnic pavilion, entry sign, dumpsters, and fences. This project was completed on time and under budget.





## SECTION D – Financial Qualifications

Mosaic Development was formed as a partnership of five individual disciplines (development, construction management, legal, and finance and property management) specifically for the purpose of master planning and redeveloping properties with a focus on the vertical component of multifamily to be built within them. The collective balance sheet of the team provides resources that attract financial opportunities well in excess of those needed for a project of this scope.

The Mosaic team has an exceptional reputation and track record for delivering large scale projects on time, on budget and on schedule. The redevelopment of Encore and Creative Village are examples of exceptional projects which team members have led and launched. This team fully recognizes its responsibility for pursuing and securing funding for the project contemplated in our design plan.

Collectively and in Florida, this team has been directly or in partnership responsible for pursuing and securing funding from a variety of sources, including but not limited to public agencies and programs, many of which are considered viable resources. Many different forms of funding including Federal, State and Local grant have been secured by team members through extensive competition. This team has extensive experience in attracting equity and debt including construction and permanent financing for both master and vertical development projects.

***Core Construction, our General Contractor Construction team, has a single development bonding capacity of \$175,000,000 and an aggregate bonding capacity of \$700,000,000 annually.***

As example to some of the financing tools we have utilized include:

- ✓ Construction Financing
- ✓ Permanent debt for multifamily
- ✓ CDD Bond financing for infrastructure
- ✓ Tax Increment financing
- ✓ New market tax credits
- ✓ Florida OTTED Funding through office of Tourism Trade and Economic Development
- ✓ Local HFA Bonds
- ✓ HFA loans
- ✓ Community Development Block Grants
- ✓ State housing Initiative Funds
- ✓ HOME Investment Partnership Funds
- ✓ Voluntary Clean Up Tax Credit Program (Brownfield)
- ✓ FDOT TIGER II Grant Funding
- ✓ HUD Sustainable Communities Grant

In summary the team has a strong track record, unmatched relationships and proven skill sets to succeed.

***For a sampling of completed projects and related costs, please refer to Section C.***

## SECTION E – Conceptual Development Program

The H.D King Power Plant Redevelopment site boasts a tremendous opportunity for a public/private partnership that will not only enhance the community's existing amenities, but function as a catalyst for future development opportunities. The redevelopment proposed by the Mosaic Development Team will further the vision and goals that the City of Fort Pierce has established for its downtown by offering a mixed use concept that is based on the community's established architectural styles, is sensitive to the existing character of Edgartown and offers a mixed use master concept comprised of neighborhood retail uses, a boutique hotel and rental and for-sale housing that connects this vital property to the City's amenities in Downtown.

The Team's preliminary development program is rooted in the findings, recommendations, and policies established in the City of Fort Pierce Community Redevelopment Plan (CRP). Specifically, the program will *respond to existing conditions, address identified needs and opportunities, and will support the City's redevelopment strategy.*

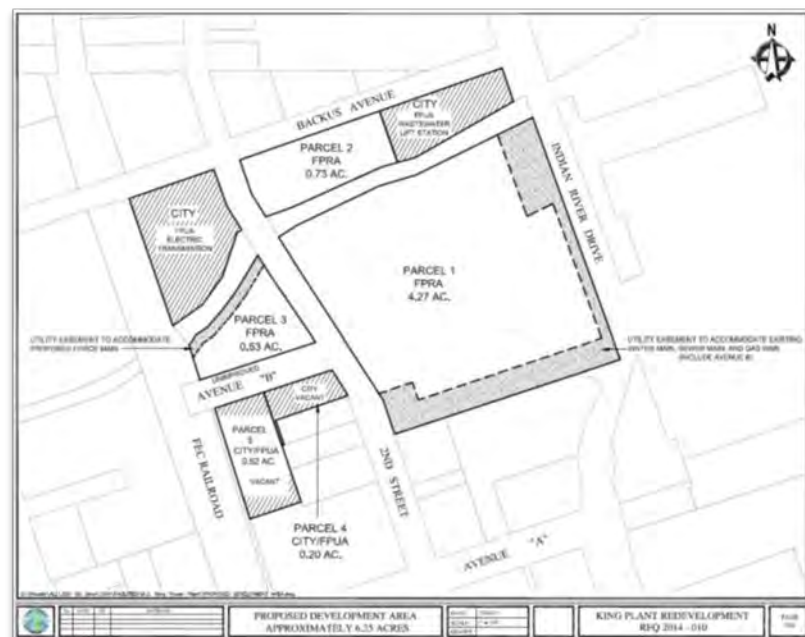
### Existing District

The downtown area is identified in the Community Redevelopment Plan (CRP) as Sub-Area 1. Downtown Fort Pierce is the cultural center for the community with a comfortable blend of civic, commercial, employment, residential, and recreational uses. Downtown is a walking district, reinforced with several signature streets, pedestrian-scaled structures, and locally-valued destinations.

Downtown has a publically-accessible waterfront, with a seawall that is lined with sidewalks and multiple public plazas. The marina provides direct deep water access to the Atlantic Ocean for an array of boats and watercraft, an amenity the Development Team intends to aggressively market. Moore's Creek traverses the northern parts of the core downtown area and will be established as a public amenity within the project. Enhancements to the banks of Moore's Creek within the redevelopment area are proposed to establish this natural feature as a second waterfront within downtown.

North 2nd Street is an established shopping corridor and transitions into a residential character further north. North Indian River Drive is another primary commercial street and evolves into a waterfront drive to the north. Both streets have designated on-street parking, red-brick paver sidewalks, decorative lighting, and street trees. Backus Avenue awaits similar streetscape features.

The H.D. King Power Plant Property is a vacant grouping of parcels that is the keystone to bridging the commercial core with the residential neighborhoods to the north. The properties provide opportunity to further activate the Fort Pierce waterfront along North Indian River Drive and extend the cultural activity along North 2nd Street further north. While the development opportunity offered by the H.D. King Power Plant site should be utilized as a major attractor of permanent residents and short term visitors, it must be done in a manner that is sensitive to the mass and scale of the Edgartown neighborhood and the pedestrian scale of the area by using terraced architectural design and skillfully placed courtyards and open space to ensure visual relief and interest.





## Needs and Opportunities

The Community Redevelopment Plan articulates identified community needs for the downtown district, as well as specifically for the redevelopment of the H.D. King Power Plant property. The Development Team's proposed program for the redevelopment on the H.D. King Power Plant Property will fulfill each of the objectives and address various community needs. The following are the applicable downtown needs that are identified in the CRP and will be addressed by the Development Team's proposal:

- ✓ Provide additional residential by offering both rental and for-sale product
- ✓ Redesign streets to be pedestrian friendly by providing walkable and bikeable corridors
- ✓ Create additional night time activity by activating the area with commerce and housing
- ✓ Develop civic spaces by enhancing the connection to the AE Backus Museum and the waterfront
- ✓ Promote recreational activities through the connection of Moore's Creek to the waterfront
- ✓ Attract new businesses through the addition of a hotel, retail and high quality living opportunities
- ✓ Support high quality building design through incorporation of Florida Vernacular and artistic elements into the proposed architecture
- ✓ Improve safety perceptions through proper site light and appropriately designed building spaces that encourage an active environment

## Redevelopment Strategy

The CRP's Redevelopment Program includes multiple strategies to achieve quality redevelopment that will respond to the existing positive attributes of the community *and* fulfill identified community needs. One of these strategies is a focused goal to attract private investment in *Mixed-Use Commercial and Residential Infill Development*. Pursuant to the CRP, this redevelopment strategy should be implemented with the following objectives:

- > Investing private capital
- > Assembling development sites
- > Providing neighborhood shopping
- > Strengthening nighttime activity
- > Constructing housing
- > Eliminating blight, AND
- > Creating jobs.

The City has taken the initiative to directly implement this strategy by assembling the five (5) parcels associated with H.D. King Power Plant Redevelopment and then soliciting Requests for Qualifications from private entities for a master development that incorporates the fulfills objectives. The developer will further implement this strategy by attracting private capital to help the City realize its goals through a development program that includes multifamily housing, retail and hotel and conference space to help activate the downtown, eliminate blight, and create jobs. The Development Team has created a development program that is consistent with the community outreach and adopted goals from the Community Redevelopment Plan.

The following subsections describe the preliminary development program based on the RFQ inquiries.

### **1. Description of preliminary development program including proposed uses, intensity of uses, and general character of development**

The proposed development program will extend the active downtown northward to create an expanded hub of pedestrian and commerce activity. The development will function as a node that links the City's existing amenities including Fisherman's Wharf, the City Marina, downtown shopping and restaurants, City Hall, the proposed Florida East Coast (FEC) commuter rail station, the Sunrise Theater, Gazebo Park, the AE Backus Museum and Manatee Center, the Highway Men Heritage Trail, the Veterans Memorial Park and Moore's Creek linear trail. In addition, the development will fill a much needed gap for new, market-rate, rental and for-sale housing that supports the existing and expanding employment centers, including the City of Ft. Pierce, St. Lucie County, the Federal Courthouse, Indian River State College and Lawnwood Regional

Medical Center. These intangible benefits will be presented in a development that offers high-quality building that compliments the surrounding community and an amenity rich package of resident features.

The proposed development form creates a comfortable transition from the core downtown area into the residential neighborhoods to the north. This will be achieved through an architectural design that respects the pedestrian-scale by using street level front doors, terraced building heights, appropriately placed courtyards and open space and high quality streetscaping for each of the three (3) primary development sites with the overall project area. The site plan below identifies how the development will flow within the project area and how it relates to the surrounding community.



The mix of uses proposed as part of the preliminary development program includes:

### *Parcel 1*

- > 365 Apartments at 5 Stories
- > 15,000 Square Feet of Retail
- > 15,000 Square Feet of Resident Amenity Space
- > 640 Space Parking Garage, which can be expanded by an additional 160 spaces



### *Parcel 2*

- > 120 Key Hotel at 4 Stories
- > Hotel Conference Space



### *Parcel 3, 4 & 5*

- > 55 Brownstone, 3-story Townhome units, with Lofts and Roof Top Patios





## 2. Description of types and numbers of structures, including anticipated dimensions of character of buildings

### Preliminary Concept Program

In total, nine (9) buildings are proposed as part of the development program. This includes one (1) building that will house the multifamily apartments, retail and parking garage on Parcel 1; one (1) hotel building on Parcel 2; and seven (7) townhouse buildings each containing six (6) to 10 individual townhouse units.

As currently designed, the approximate dimensions for each of the buildings are:

- > Parcel 1 – 5 stories in height and footprint is approximately 380 feet by 425 feet
- > Parcel 2 – 4 stories in height and footprint is approximately 220 feet by 70 feet
- > Parcels 3, 4 & 5 – 3 stories and footprint varies depending on number of units per building

## 3. Description of anticipated pricing of real estate products and other indicators of character and quality of the proposed development program.

### Apartment Rentals (preliminary pricing)

Unit	Size	Monthly	Per SF
Studios	600 sf	\$1,000	\$1.67 psf
1/1 ba	750 sf	\$1,200	\$1.60 psf
2/2 ba	900 sf	\$1,500	\$1.67 psf

### Townhomes

55 townhomes at 1,800 square feet and starting at \$235,000

### Hotel n/a

Land pricing modeled at \$12,000 per door (preliminary)

### Retail Pricing

TBD – based on end user and tenant improvement requirements. The Developer desires to engage with the art community to create a unique experience that embraces the historical and local artistic culture.

## 4. Description of special amenities or design features anticipated to be included in the development program

The overall development is envisioned to be intertwined with walkable, bikable linkage to the linear park along Moore’s Creek. Moore’s Creek bisects the overall development between the hotel site and the apartment community and connects the waterfront to the western edge of Ft. Pierce. The Brownstone style art lofts, the for-sale townhome product, which shall be located on North Second Street, as well as the apartments to be fronting on Indian River Drive will be designed in a manner that compliments the community’s existing Florida Vernacular architecture style. The boutique hotel is envisioned to be artistic in design, and will provide conference space for visiting guests in the downtown district. The parking garage shall be structured to be shared by the retail, apartments and hotel, with the potential to provide parking overflow space for the existing marina. The overall development will be designed in a fashion to include artistic elements and individual art icons and pieces that recognize the rich art history of the area stitching into the existing fabric of the local art community and Ft. Pierce’s sparkling waterfront and green open space.

The apartment community will be heavily amenitized to provide a lifestyle fashioned for the young corporate and empty-nester residents. With a Wi-Fi café, state-of-the-art fitness center, pool, spa and outdoor kitchen and wine bar for the residents to enjoy. The apartments and its lushly landscaped courtyards will be the place to relax and enjoy, while “seeing and being seen”. It will become the place to be in Ft. Pierce.



## **Minority Business Enterprises (MWBE) Participation:**

The Development Team has considerable experience in meeting and exceeding MBE/WBE (Minority-owned business enterprise / Woman-owned business enterprise) goals for various federal, state and local projects. The Team makes every effort to provide the maximum practicable opportunities for small business, veteran-owned small business, service disabled veteran-owned small business, HUB Zone small business, small disadvantaged business, and women-owned small business concerns to participate on our projects as subcontractors. By cultivating relationships with leading local and national organizations, the Team strives to support the communities in which they live, work and build. Our team members inclusion in organizations such as the National Minority Supplier Development Council and the National Association of Women in Construction demonstrates the desire to see the individuals and organizations of our community succeed. The Development Team provides an approach to MWBE participation for our subcontractors and suppliers, which will be led by CORE Construction. We encourage, develop and provide feedback to new and current suppliers and subcontractors. Specific MWBE contractors are contacted via email or fax to generate interest in our projects. Their response is recorded and reviewed to determine appropriate levels of MWBE involvement. Public notices, personal contacts, solicitations and further contacts are then made to ensure MWBE certified businesses are provided with ample opportunities for participation.

For example, at the Encore through these combined outreach measure, the Development Team was able to achieve 56% minority participation. This is a notable achievement which was recognized by HUD.

It is our policy to maintain and ensure a working environment that is equal, unbiased, fair and productive for all project members. We will seek to utilize **local tradesmen and women** as applicable throughout the project. We will commit the necessary time and resources to achieve the goals of this contract. This program has assisted minority, female, disadvantaged, black and small business enterprises in realizing their aspirations of viability and growth by giving them the maximum practical opportunity to participate in the subcontracts and work orders we award.



## SECTION F – References

### Roxanne Amoroso / Mosaic Development

*Mr. Leroy Moore*  
Chief Operating Officer  
Tampa Housing Authority  
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(813) 341.9101  
leroy.moore@thaf1.com

### Baker Barrios Architects

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buddy.dyer@cityoforlando.net

### CORE Construction

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1001 Sarasota Center Boulevard  
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### Incore Residential

*Thomas Robinson*  
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Principal Relationship Manager  
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### Cardno TBE

*Ed Johnson*  
Urban Development Manager  
East Tampa Economic and Urban Development Department  
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(813) 242.3806  
ed.johnson@tampagov.net



## Project References



**BOARD OF COMMISSIONERS**

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Robert Shimberg, Vice Chair

James A. Cloar

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Susan Johnson-Velez

Rubin E. Padgett

Ben Wacksman

Jerome D. Ryans  
President/CEO

February 3, 2014

RE: Letter of reference for Roxanne Amoroso

To Whom It May Concern:

As the Senior Vice President and Chief Operating Officer of the Tampa Housing Authority, I have worked within numerous public private partnership structures leading substantial, high profile real estate redevelopment efforts within the urban core.

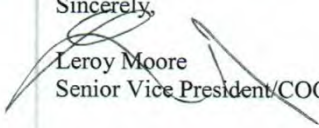
Of particular note is THA's downtown development called Encore Tampa. Encore Tampa is a 12 city block, 30-acre mixed-use revitalization project with an estimated built-out value of over \$400 million. Encore Tampa is a nationally recognized, mixed-use redevelopment effort that incorporates the area's rich history and uses Green development practices to create a sustainable community of choice.

Roxanne Amoroso, as Senior Vice President of Bank of America CDC, fulfilled the role of managing member for the Encore Master Development entity and, through one of the most challenging economic environments of our lifetime, helped navigate the development from inception to reality. Roxanne builds teams of professionals and partners, to help bring master development projects through entitlement, financing and legal structuring in highly political and public arenas. Her unique skills include identifying, building and implementing creative financial structures. Roxanne's determination, commitment and hands-on approach allows her to guide a project through the many unique and complex challenges that arise as part of the land development process. Her ability to react to the most challenging issues and orchestrate problem solving strategies was critical in making our vision of Encore a reality.

Roxanne approaches the development arena with an unwavering passion that is unparalleled and is fearless in taking the challenge of very substantial, highly complex land development ventures. It is without reservation that I would recommend her highly for leading any mixed-use or multi-family development project.

If I can be of further assistance, please do not hesitate to contact me at 813.341.9101 ext. 3690.

Sincerely,

  
Leroy Moore  
Senior Vice President/COO

*"Building a World-Class Community, One Family and One Neighborhood at a Time"*



## **Madison Cay, Ltd.**

615 Crescent Executive Ct., Suite 120  
Lake Mary, FL 32746

February 18, 2009

CORE Construction  
4227 Exchange Ave  
Naples, FL 34104

To Whom It May Concern:

Recently CORE Construction completed Madison Cay, another successful apartment development located in Ft. Pierce. If anything, CORE has exceeded its and its affiliates fine performance on four prior apartment developments constructed for us. The expertise, teamwork and quality construction demonstrated on projects in Naples and Lutz, Florida, and Pflugerville, Texas, were important factors in selecting CORE Construction. In today's difficult financial climate, CORE once again proved that it could meet construction schedules, deliver cost competitive pricing while maintaining rigorous selection of qualified subcontractors and suppliers. The result was a high quality project delivered on time and under budget.

The experienced construction team that was assigned to Madison Cay exhibited superior professionalism throughout while dealing with an unusually difficult utility provider. We especially appreciate the efforts of David Sabo, the project manager, and Jeff Penn, the project superintendent, as well as the many CORE team members on-site and at the CORE offices who helped deliver Madison Cay. All have shown personal pride in their reputation and the quality of their work. Their close cooperation with our development team resulted in our high expectations being met.

Recently, a City Commissioner highly praised the final project while supporting the approval of our upcoming seniors facility in the City. It is this kind of accomplishment along with CORE's openness, honesty and competence that have made us completely comfortable with CORE as our general contractor. My team and I look forward to our next project together. I am confident that the qualities and results we have received are typical. I highly recommend CORE Construction to others.

Your truly

Madison Cay, Ltd.  
By: ARD MC, LLC, its General Partner

  
Patrick E. Law, Manager

Cc: Dave Sabo  
Gregory Law

615 Crescent Executive Ct., Suite 120, Lake Mary, FL 32746 • (407) 333-1440 • Fax (407) 333-1340



John Q Hammons  
INDUSTRIES

July 16, 2010

Mr. Steve Roeschley  
CORE Construction  
Morton, IL 61550

Re: Marriott Hotel and Conference Center

Dear Mr. Roeschley,

We, at John Q. Hammons Hotels, would like to commend CORE Construction for a successful completion of the Marriott Hotel and Conference Center in Normal, IL. The quality of work was exceptional and we maintained a positive working relationship throughout the project.

Considering the many construction and design challenges, we appreciate the actions taken to adjust the schedule, and push the project to completion. The management and coordination of subcontractors was excellent. Of particular significance to us, the Marriott Life Safety Team complimented CORE on an excellent job of complying with codes and maintaining strict safety standards.

The full service Marriott Hotel, Conference Center, Parking Deck and Skywalk are all tremendous assets to Uptown Normal. This project exemplifies the quality and professionalism associated with the John Q. Hammons reputation. We would be pleased to work with CORE Construction on future projects and recommend them without hesitation.

Sincerely,

Steven E. Minton  
Executive Vice President  
Architecture and New Construction

300 John Q. Hammons Parkway • Suite 900 • Springfield, Missouri 65806  
(417) 864-4300 • FAX (417) 873-3540



# KING PLANT PROPERTY REDEVELOPMENT

rfq no. 2014-010 | march 5, 2014 | Mosaic Development Group



February 20, 2014

Mr. Tim Baker  
Principal  
Baker Barrios Architects, Inc.  
189 S. Orange Avenue  
Suite 1700  
Orlando, FL 32801

Re: The Sage Townhomes – Winter Park, FL

Dear Tim:

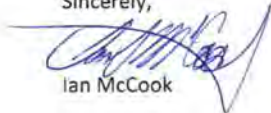
Thank you and your entire team at Baker Barrios Architects who worked on The Sage project. As the first completed Certified Green multi-family project in Florida, the townhomes set the standard for excellence. I know that future residents will enjoy the remarkably-efficient spaces as much as I've enjoyed being a part of the project team. The 9 Aurora Awards (including 4 Grand Aurora's) and HBA award for best Green Multi-family project sit proudly in my office. I look forward to winning future awards with your firm in the future!

As with all projects we have worked on together, Baker Barrios Architects has been loyal, dedicated and accessible with enthusiastic team players throughout all phases of the project. My experience with Baker Barrios Architects has been extremely positive. I have always appreciated the fact that your firm understands the importance of meeting schedules and working to budgets. I am proud of the finished townhomes because I feel like the project was a collaborative effort, and that the design was completed to meet our expectations, and that Baker Barrios helped sought out our input and kept ego in check. That is part of what makes your firm so great to work with, and why we will continue to work together.

Tim, your Project Manager and design team deserve praise for their professionalism and extra degree of service. Your firm went above and beyond and it shows in the finished product. I look forward to working with you again in the future.

With much thanks,

Sincerely,



Ian McCook

Cc: Carlos Barrios  
Mike Houseman

Nvision Development Management Services, LLC  
PO Box 2151, Winter Park, FL 32790  
407.872.1900

# Declaration of Interest



## V. DECLARATION OF INTEREST

Each respondent shall execute a Declaration of Interest in substantially the following form:

The undersigned, as Respondent, declares that the only persons interested in this Statement of Qualifications submitted in response to this Request for Qualifications are named herein, that no other person or entity has any interest in this Statement of Qualifications or any Proposal which may arise out of the Statement, that this Statement of Qualifications is submitted without connection or arrangement with any other person and that this Statement of Qualifications is true and correct and is in every respect fair, in good faith, and without collusion or fraud.

The Respondent further declares that he/she/it has complied in every respect with all of the instructions to respondents, that he/she/it has read the Request for Qualifications and any addenda [which addenda shall be listed in the declaration] which may be issued and that he/she/it has satisfied himself/herself fully with regard to all matters and conditions with respect to the Proposal.

Mosaic Development, LLC  
Name of Firm, Individual or Corporation

[Signature]  
Principal  
Signature  
(Title)

[Signature]  
Principal  
Signature  
(Title)

[Signature]  
Partner  
Signature  
(Title)

[Signature]  
Partner  
Signature  
(Title)

# Drug-Free Workplace Form



**DRUG-FREE WORK PLACE FORM**

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

Mosaic Development, LLC does:  
*(Name of Business)*

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

  
*Proposer's Signature*

3/03/2014  
*Date*

# City of Fort Pierce Proposers Checklist



## CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Qualifications in its entirety.

**Check "Yes" or "No" to each of the following:**

	YES	NO
Is Request for Qualifications cover page (page 1) completed, signed and attached?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Include proof of proper licensing as stated in qualification documents.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Qualifications envelope is marked accordingly.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is Drug-Free Workplace form signed and enclosed (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is Declaration of Interest form signed and enclosed	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are eleven (11) complete qualifications packages included (one original and ten copies) ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is each Addendum (when issued) signed and included?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PLEASE SIGN AND RETURN WITH QUALIFICATION

*Rochanne Amorew*

# **Addendum Acknowledgement**



February 11, 2014



CITY OF FORT PIERCE

KING PLANT PROERTY REDEVELOPMENT

RFQ NO. 2014-010

ADDENDUM NO. 1

The purpose of this addendum is to provide a map of the proposed development area and a copy Community Redevelopment Plan.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Roxanne Amoroso  
Manual

Signature: Roxanne Amoroso  
Typed or Printed

Company Name: Mosaic Development, LLC

Address: 216 Mirror Lake Drive N.  
St. Petersburg, FL 33701

Date: 3/04/2014

/gc

Attachments: **Map of Proposed Development Area (.pdf document)**  
**Community Redevelopment Plan (186 pages .pdf document)**

# Surety Letter and Insurance





**Lynn Cracraft**

Account Executive  
Travelers Bond  
940 West Port Plaza  
Suite 450  
Maryland Heights, MO 63146  
(314) 579-8313  
(866) 467-5499 (fax)

Ms. Gelencia Carter  
CITY OF FORT PIERCE  
100 North U.S. #1  
Fort Pierce, FL 34950

**Re: CORE Construction Services of Florida, LLC**

Dear Ms. Carter:

CORE Construction has advised Travelers Casualty and Surety Company of America, as their surety, of their desire to perform construction services for the City of Fort Pierce. We have enjoyed a relationship with this contractor for more than 35 years and in that time we have provided any bid, performance and payment bonds that they have required. We have bonded significant individual projects for CORE Construction and they are certainly qualified to perform projects such as yours, as they have bonding capacity of over \$700 million. CORE Construction has always met their contractual obligations and we feel there is not a higher quality firm you could work with.

Should CORE Construction be awarded a contract on one of your projects and be required to provide performance and payment bonds for same, and should contractor so request, we would be in position to provide such bonds, subject to a favorable review of the final bond forms, contract documents and specifications and usual underwriting requirements at the time.

In addition, Travelers is licensed to do business in all states and we have an A.M. Best Co. rating of A+ with a financial size category of XV.

**Sincerely,**

**Travelers Casualty and Surety Company of America**

**Lynn Cracraft**  
**Account Executive**





## DESCRIPTIONS (Continued from Page 1)

Additional Insured Status is granted with respect to Automobile Liability if required by written contact per policy form CA00011001 Business Auto Coverage Form.

Automobile liability policy is primary and will be non-contributory if policy of Additional Insured applies on an excess basis per policy form CA00011001 Business Auto coverage form

Additional Insured Status is granted with respect to Umbrella Liability if required by written contract per policy form SX80020405 Umbrella Liability Provisions



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
11/18/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Kuykendall Gardner 1560 Orange Ave Ste 750  Winter Park FL 32789		<b>CONTACT NAME:</b> Charisse Bitner <b>PHONE (A/C No. Ext):</b> (407)894-5431 <b>FAX (A/C, No):</b> (407)629-6378 <b>E-MAIL ADDRESS:</b> certificate@kgbroker.com	
<b>INSURED</b> Baker Barrios Architects, Inc. 189 S. Orange Ave., Suite 1700  Orlando FL 32801		<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A: Ironshore Specialty Insurance NAIC # 25445 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

**COVERAGES** CERTIFICATE NUMBER: 13-14 Master REVISION NUMBER:


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>GENERAL LIABILITY</b> <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N/A <input type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	<b>Professional Liability</b> Retention-\$100,000			01211002	11/15/2013	11/15/2014	Each Wrongful Act 3,000,000 Aggregate 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

## CERTIFICATE HOLDER

## CANCELLATION

FOR INFORMATIONAL PURPOSES	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE  J Kiser, CPCU, CIC/DS 



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
02/27/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER LIC #36-3066541 Willis of Illinois, Inc.  Willis Tower 233 South Wacker Drive, Suite 2000 Chicago, IL 60606	1-312-288-7700	CONTACT NAME: PHONE (A/C, No. Ext): E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: ARCH INS CO INSURER B: STARR IND & LIAB CO INSURER C: INSURER D: INSURER E: INSURER F:	FAX (A/C, No): NAIC # 11150 38318
INSURED CORE Construction Services of Florida, LLC  8027 Cooper Creek Blvd. Suite 110 University Park, FL 34201			

**COVERAGES**

CERTIFICATE NUMBER: 38603935

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC	X	X	41PKG8896105	03/01/14	03/01/15	EACH OCCURRENCE	\$ 2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 2,000,000
							GENERAL AGGREGATE	\$ 4,000,000
							PRODUCTS - COMP/OP AGG	\$ 4,000,000
								\$
A	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	X	X	41PKG8896105	03/01/14	03/01/15	COMBINED SINGLE LIMIT (Ea accident)	\$ 2,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
B	<b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			1000020735	03/01/14	03/01/15	EACH OCCURRENCE	\$ 5,000,000
							AGGREGATE	\$ 5,000,000
								\$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			41WCI8896005	03/01/14	03/01/15	<input checked="" type="checkbox"/> WC STATUTORY LIMITS	
							<input type="checkbox"/> OTHER	
							E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

EVIDENCE OF INSURANCE

**CERTIFICATE HOLDER**

EVIDENCE OF INSURANCE

CORE Construction Services of Florida, LLC

6320 Tower Lane

Sarasota, FL 34240

USA

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

*Thomas W. Felipini*

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**ADDITIONAL REMARKS SCHEDULE**

AGENCY Aon Risk Services Southwest, Inc.		NAMED INSURED Cardno TBE	
POLICY NUMBER See Certificate Number: 570051237903			
CARRIER See Certificate Number: 570051237903	NAIC CODE	EFFECTIVE DATE:	

**ADDITIONAL REMARKS**

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,  
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance**

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER	
INSURER	
INSURER	
INSURER	

**ADDITIONAL POLICIES** If a policy below does not include limit information, refer to the corresponding policy on the ACORD certificate form for policy limits.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
	AUTOMOBILE LIABILITY						
B				CA 3582949 Auto	09/30/2013	09/30/2014	Collision Deductible \$1,000
	WORKERS COMPENSATION						
D		N/A		WC039901295 SIR applies per policy terms & conditions	09/30/2013	09/30/2014	
D		N/A		WC039901294 SIR applies per policy terms & conditions	09/30/2013	09/30/2014	
D		N/A		WC025842892 SIR applies per policy terms & conditions	09/30/2013	09/30/2014	
B		N/A		WC025842891 SIR applies per policy terms & conditions	09/30/2013	09/30/2014	
D		N/A		WC012055045 SIR applies per policy terms & conditions	09/30/2013	09/30/2014	

# Business Licensure






# KING PLANT PROPERTY REDEVELOPMENT

rfq no. 2014-010 | march 5, 2014 | Mosaic Development Group



## Business Licensure

<b>CITY OF ST. PETERSBURG, FLORIDA LOCAL BUSINESS TAX RECEIPT</b>		OPER: JNFORSY1 TYPE: CC DRAWERS: 1 Date: 2/28/14 02 Receipt no: 442234 2014 51155 DL 10 NEW OCC LICENSE 1.00 \$65.00 Trans number: 15184053 AM AMERICAN EXP \$65.00 Trans date: 2/28/14 Time: 12:16:15
ACCOUNT NO. 86994	DATE February 28, 2014	<b>2014</b> EXPIRES 9/30/2014
BUSINESS:  MOSAIC DEVELOPMENT LLC  216 MIRROR LAKE DR N SAINT PETERSBURG FL 33701-3224		 www.sipets.org
14-00051155	DESCRIPTION OF OCCUPATION, PROFESSION, OR BUSINESS UNCLASSIFIED	65.00
MASTER AND MULTIFAMILY REAL ESTATE PLANNING AND DEVELOPMENT.		
		0.00
		0.00
		<b>TOTAL</b> 65.00
MAIL: MOSAIC DEVELOPMENT LLC PO BOX 60195  FORT MYERS FL 33906		
<p>Changes in business name, address, mailing name or address, as well as additions to the business activity, may require additional applications. Please contact this office before making changes or if the description on this receipt does not reflect your entire business activity. Additional activities may require additional taxes.</p> <p>Failure to renew before the expiration date may result in penalty fees being assessed.</p> <p>Display this receipt conspicuously at all times in the place of business. If there is no place of business, this receipt must be presented to any police officer or officer of the city upon their request.</p> <p>Many business taxes are transferable from one owner to another, or one location to another. To transfer this receipt, contact our office for information and price, and fill in the following.</p>		<p>This local business tax receipt does not allow the holder to violate any city law, ordinance or regulation. It is not an endorsement, approval or disapproval of the holder's skill or competence. This business tax receipt is not proof of the compliance or non-compliance of the holder with other laws, regulations or standards. In addition to obtaining this local business tax receipt, the holder shall be responsible for complying with all applicable laws, regulations and standards including but not limited to the City's Construction Services and Zoning Department requirements.</p>
I, _____ hereby assign all my rights, title and interest in local business tax receipt # _____ to _____ (name of new owner) _____ (signature of previous owner)		
Office hours = Monday through Friday, 8:00 a.m. to 5:00 p.m. Phone = 727-893-7241		



# KING PLANT PROPERTY REDEVELOPMENT

rfq no. 2014-010 | march 5, 2014 | Mosaic Development Group





**STATE OF FLORIDA**  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
BOARD OF ARCHITECTURE & INTERIOR DESIGN

<b>LICENSE NUMBER</b>	
AA0002981	

The ARCHITECT CORPORATION  
Named below IS CERTIFIED  
Under the provisions of Chapter 481 FS.  
Expiration date: FEB 28, 2015

BAKER BARRIOS ARCHITECTS, INC.  
189 SOUTH ORANGE AVE  
SUITE 1700  
ORLANDO FL 32801

**State of Florida**  
Board of Professional Engineers

Attests that  
**TBE Group, Inc.**  
DBA/ CARDNO TBE  
**FBPE**

is authorized under the provisions of Section 471.023, Florida Statutes, to offer engineering services to the public through a Professional Engineer, duly licensed under Chapter 471, Florida Statutes.  
Expiration: 2/28/2015  
Audit No: 228201503368

Certificate of Authorization  
CA Lic. No:  
3843

THIS DOCUMENT HAS A COLORED BACKGROUND • MICROPRINTING • LINEMARK™ PATENTED PAPER

**AC# 6258716**      **STATE OF FLORIDA**  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
CONSTRUCTION INDUSTRY LICENSING BOARD      **SEQ# L12080902028**

<b>DATE</b>	<b>BATCH NUMBER</b>	<b>LICENSE NBR</b>
08/09/2012	128034686	CGC1516489

The GENERAL CONTRACTOR  
Named below IS CERTIFIED  
Under the provisions of Chapter 489 FS.  
Expiration date: AUG 31, 2014

WISEMAN, JOHN PAUL  
CORE CONSTRUCTION SERVICES OF FLORIDA LLC  
6320 TOWER LANE  
SARASOTA FL 34240

RICK SCOTT GOVERNOR      KEN LAWSON SECRETARY



DISPLAY AS REQUIRED BY LAW

**STATE OF FLORIDA**  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
BOARD OF LANDSCAPE ARCHITECTURE

<b>LICENSE NUMBER</b>	
LC0000285	

The LANDSCAPE ARCHITECT BUSINESS  
Named below HAS REGISTERED  
Under the provisions of Chapter 481 FS.  
Expiration date: NOV 30, 2015

TBE GROUP, INC.  
CARDNO TBE  
380 PARK PLACE BLVD, STE 300  
CLEARWATER FL 33759

RICK SCOTT GOVERNOR      ISSUED: 09/18/2013      SEQ # L1309180002126      KEN LAWSON SECRETARY  
DISPLAY AS REQUIRED BY LAW

# MBE Certification





## MBE Certification



# CITY OF ORLANDO

MINORITY BUSINESS ENTERPRISE OFFICE

CITY HALL • 400 SOUTH ORANGE AVENUE • ORLANDO, FLORIDA 32801-3302  
PHONE 246-2623 • FAX 246-2878 • <http://www.cityoforlando.net>

March 30, 2012

Mr. Carlos Barrios  
Baker Barrios Architects, Inc.  
189 S Orange Ave, Ste 1700  
Orlando, FL 32801

e-mail: [cbarrios@bakerbarrios.com](mailto:cbarrios@bakerbarrios.com)

SUBJECT: CITY OF ORLANDO MWBE CERTIFICATION AWARD LETTER

Dear Mr. Barrios

We are pleased to inform you that Baker Barrios Architects, Inc. has been re-certified as a MBE by the City of Orlando. This certification is valid until 3/31/2014. This Certification is specifically for the approved line(s) of business specified and does not automatically certify your company in any other commodity or service. Baker Barrios Architects, Inc. will be listed in the City of Orlando's MWBE Directory with the certified line(s) business listed on the following page. The directory can be accessed via the City's internet at link provided below.

<https://cityoforlando.mwdb.com/frontend/vendorsearchpublic.asp>

As a condition of continued certification you must file a Re-certification Application not less than sixty (60) days prior to the date of expiration of the existing certification. Failure to file this application will result in the termination of your certification. However, if at any time the ownership, control, location and/or minority/women-owned business status of your firm changes, the City of Orlando MBE Official should be notified immediately of the changes.

Please be advised that all MWBE provisions of Chapter 57, Articles II & III of the Code of the City of Orlando must be maintained in order for your firm to retain its MWBE Certification status. Be advised that failure to maintain compliance with the above noted requirements will result in termination of certification.

Your firm's participation on City of Orlando contracts will be credited only toward MBE goals for the certified line(s) of business listed. While your participation on City of Orlando contracts is not limited to your certified line(s) of business, credit towards MBE goals will be given only for work done in the area(s) which your firm is certified for.

Thank you for your continued interest in the City of Orlando's program.

Sincerely,

*Aida Gonzalez-Marquez*

Aida Gonzalez-Marquez, Chairman  
Certification Board



# CITY OF ORLANDO

MINORITY BUSINESS ENTERPRISE OFFICE

CITY HALL • 400 SOUTH ORANGE AVENUE • ORLANDO, FLORIDA 32801-3302  
PHONE 246-2623 • FAX 246-2878 • <http://www.cityoforlando.net>

## MINORITY/WOMEN BUSINESS CERTIFICATION Certified Line(s) of Business

CERTIFICATION NUMBER: 20074200

EXPIRATION DATE: 3/31/2014 CERTIFICATION TYPE: MBE

COMPANY NAME: Baker Barrios Architects, Inc.  
189 S Orange Ave, Ste 1700  
Orlando, FL 32801

OWNER NAME: Carlos Barrios

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### CERTIFIED LINE(S) OF BUSINESS/SPECIALTY AREA(S):

Architecture, Interior Design, and Master Planning

Baker Barrios Architects, Inc. (MBE)  
CERTIFICATION DATE: MARCH 28, 2012  
EXPIRES: 3/31/2014  
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## FLETCHER & FISCHER P.L.

March 4, 2014

Re: Fletcher & Fischer, P.L. Minority-Owned Business Enterprise Statement

To Whom It May Concern:

Leigh Kellett Fletcher and Tina M. Fischer have been working together for ten years with developers, lenders and government agencies structuring public/private partnerships, and obtaining entitlements and environmental permits to facilitate redevelopment of contaminated properties, blighted neighborhoods and distressed projects in the State of Florida. Ms. Fletcher and Ms. Fischer assist clients with due diligence, land acquisition, land use entitlement and development infrastructure financing. Ms. Fletcher is a certified LEED AP.

From May of 2012 through December of 2013, Ms. Fletcher was a partner in Kellerhals Ferguson Fletcher Kroblin, PLLC, a small business enterprise that was fifty-one percent (51%) owned, operated and managed by women. On January 1, 2014, Ms. Fletcher and Ms. Fischer formed Fletcher & Fischer, P.L., a Florida-based professional liability company, which is one hundred percent (100%) owned by women who are U.S. citizens, and is also controlled and operated by women. Fletcher & Fischer, P.L. is also a veteran-owned small business.

Thank you for your consideration. Please do not hesitate to contact us if further information is required.

Sincerely,

Tina M. Fischer

Fletcher & Fischer, P.L. • Attorneys at Law • [www.fletcherfischer.com](http://www.fletcherfischer.com)  
501 East Kennedy Blvd. • Suite 802 • Tampa, Florida 33602 • PHONE (813) 898-2828 • FAX (813) 898-2878