

**REQUEST FOR INFORMATION
FOR
FACILITIES DEVELOPMENT
MADE BY
OCEAN, HIGHWAY, AND PORT AUTHORITY
NASSAU COUNTY, FLORIDA
P.O. Box 15868
86130 License Road
Fernandina Beach, Florida 32035**

July 19, 2011

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OCEAN HIGHWAY AND PORT AUTHORITY:

The Ocean Highway, and Port Authority [Port Authority] is an independent special district or authority. It acts as an independent political subdivision of the State of Florida, and has been in existence for more than fifty years. It was created by the Florida legislature with a broad mandate to develop port and transportation infrastructure in Northeast Florida, as well as assist in other industrial and commercial development. It's charter grants it broad powers, and does not limit the Authority to a single county, but allows it to operate across both county and state boundaries.

Nassau County, Florida, is blessed with a wonderful natural harbor, the Port of Fernandina. In the midst of this recession, the Port of Fernandina has experienced record growth, with more tonnage moved and more revenue produced than in any previous year. In the midst of this recession, Nassau Terminals, as Port Operator, is bringing additional jobs to our County.

The harbor is not our only resource. We have abundant natural resources in the form of timber which supplies our two mills. We have two interstate highways which pass through Nassau County. Two class-one rail lines pass through our County, as well as a natural gas pipeline. In addition, we have local, short-line rail service to the Port. Fernandina Beach has a first-class local airport devoted to general aviation. To our South is the Jacksonville International Airport and the Port of Jacksonville. To the North, our neighbors in Camden County, Georgia, are exploring their own port development plan. The construction of an intermodal logistics center in western Nassau County is a logical step in meeting the shipping needs of the entire region by providing an integrated system for delivery of services.

Florida's Governor Rick Scott has identified port and intermodal development as a critical component for the revival of our State economy. The construction jobs generated in building an intermodal logistics facility are recognized as only a temporary boost to the local economy. However, there is great long-term benefit to Northeast Florida in the industrial payrolls such a facility provides after it is constructed.

Other potential areas of interest include:

- a. Transportation related development, including warehouse, storage and cross-docking facilities;
- b. Energy related development, taking advantage of both natural gas and opportunities for alternate fuels, solar power, and hydro-electric/tidal power; and
- c. Marine education, research, and recreational opportunities.

INTRODUCTION AND SCOPE OF THE RFI

The Ocean Highway and Port Authority of Nassau County seeks information from firms that could provide assistance in location and site selection, planning, development, construction and/or operation of:

- A. An intermodal logistics center in Nassau County, Florida. Such a facility would provide services through the use of the available highway, rail, and port infrastructure to manufacturers and shippers who may use the local rail, highway, or port facilities;
- B. Cross-docking facilities, warehouse and storage development, and other transportation related facilities development which are not designed as part of a larger, intermodal logistics center;
- C. Science, marine research, and recreational facilities development;
- D. A hydroelectric generation facility, coupled with, or independent of other alternate, or additional “green” energy or bio-fuel electric generation facilities;

The Port Authority is hereby seeking information from firms (hereinafter, “Respondent”) that can provide the Port Authority with assistance in any, some, or all of the above services. Landowners, developers, and investors are all included and invited to respond and other alternative ideas are welcome.

THE RFI PROCEDURE:

HOW TO DELIVER THE ANSWER OR RESPONSE:

Please deliver your response as follows:

1. Contact Chairman Melvin Usery for responses that relate to an intermodal logistics center. Such a facility would provide services through the use of the available highway, rail, and port infrastructure to manufacturers and shippers who may use the local rail, highway, or port facilities;
2. Contact Board Member Carrol Franklin for responses that relate to cross-docking facilities, warehouse and storage development, and other transportation related facilities development that are not designed as part of an intermodal logistics center;
3. Contact Board Member Brian Reaves for responses that relate to a science, marine research, and/or recreational facilities development;
4. Contact Board Member Attorney Clyde W. Davis for responses that relate to development of energy facilities, including a gas or hydroelectric generation facility, coupled with, or independent of other alternate, or additional “green” energy or bio-fuel electric generation facilities;

CONTACTS/ QUESTIONS:

Depending on its nature, any questions should be directed to one or more of the following individuals:

Chairman, OHPA

Hon. Melvin Usery
P.O. Box 15357
Fernandina Beach, FL 32035
904/753-0048

Engineer of Record

Halcrow, Inc.
9485 Regency Sq. Blvd.
Suite 109
Jacksonville, FL 32225
Attn. Lake Ray

Attorney, OHPA

Clyde W. Davis, P.A.
960185 Gateway Blvd.
Suite 104
Fernandina Bch., FL 32034
904/261-2848

BOARD MEMBER

Hon. Carrol Franklin
P.O. Box 809
Hilliard, FL 32046
904/945-1707

BOARD MEMBER

Hon. Brian Reaves
31083 Grassy Parke Drive
Fernandina Beach, FL 32034
904/556-6622

ROLES AND RESPONSIBILITIES

Discussions related to economic incentives for any project should be initiated through, and coordinated with the Nassau County Economic Development Board. Nassau County Economic Development Board may also facilitate discussions related to Customer Development.

Engineering oversight and review will be provided by the Port's Engineering Firm, Halcrow, Inc.

INFORMATION TO BE PROVIDED - A DESCRIPTION OF YOUR COMPANY AND ITS QUALIFICATIONS

The Respondent's statement of qualifications is an opportunity for the Respondent to describe its experience, industry expertise, and performance abilities. Specifically, it should:

- a. Tell OHPA the location, address, and size of the local office that will support any future contract. It should also include the specific, legal name of the responding entity, the state where it is organized, and its Federal Employer Identification Number;
- b. Tell OHPA the educational and professional qualifications of the Respondent; The number of years the entity has engaged in this particular area of industry or commerce; Identify the particular individuals involved and, particularly the identity and address of the response's preparer. It should also identify any joint venture participants, if any, and provide the entity's organizational chart; and
- c. Show OHPA how the Respondent is able to meet the needs of OHPA in this matter. This should include information as to why this Respondent and its proposal or solution is unique, and why this Respondent's expertise and experience is best suited to its approach to the project.

INFORMATION TO BE PROVIDED - A DESCRIPTION OF SERVICES, PRODUCTS, FACILITIES, OR PROPERTIES OFFERED

OHPA is looking for proposals and concepts. The Respondent's description is an opportunity for the Respondent to describe your concept or proposal. Specifically, it should:

- a. Tell OHPA the type of project you propose within one or more of the described project areas/parameters. This may be in the form of a narrative or "Executive Overview" of the overall project concept;
- b. Tell OHPA the requirements, demands, and needs that you require of OHPA or other government or private entities, to bring the project concept to completion, including all financial incentives and both public and private financing required;
- c. Tell OHPA the products, goods, services, properties and/or benefits that you will provide to the project.

CONDITIONS FOR FUTURE RFP/RFQ

Payment terms
Completion dates
Quality Requirements
Other Requirements
Other Qualifications

TIMELINE:

July 25, 2011	The RFI is Sent Out
August 31, 2011	Last Date for Questions
October 31, 2011	Last Date for Submission of Answers
November 30, 2011	Result from the evaluation of materials received from your company
December 30, 2011	RFP or RFQ sent to company, if concept approved by OHPA.

GENERAL:

Neither the expression of your organization's interest, nor the submission of your organization's qualifications and any documents or information, nor the receipt or acceptance of the same by the Ocean Highway and Port Authority [OHPA], nor any correspondence, discussions, meetings, or other communications between your organization and OHPA shall impose any obligation upon OHPA or any of its Commissioners. Unless and until a contract is awarded covering any proposed project, property, or services, the Ocean Highway and Port Authority shall have no obligation to Respondent. Costs and expenses are not compensable, neither for participation in this process, nor of information preparation and production. All such costs and expenses shall be borne by the Respondent.

TERMS OF DISCUSSION:

OHPA is a public body and subject to Florida Laws related to public information and records disclosure. Any receipt of information by OHPA or discussion with OHPA (including receipt or discussion of information contained in any proposal, presentation, vendor qualification, idea, model, drawing, or other material communicated or exhibited to us or on our behalf) shall not impose any obligations whatsoever upon the Ocean Highway and Port Authority or entitle anyone to any compensation therefore. Any such information given to OHPA, whether orally or in writing, or by electronic or digital or other means, is **not** given in confidence. Such information may be subject to Public Records and other laws providing public access. It

should be assumed that all such may be used and disclosed to anyone for any purpose at any time and without liability or compensation. Any statement or representation to the contrary, or which is, in any way, inconsistent with this Terms of Discussion shall be void and of no effect. The foregoing applies to any information, regardless of whether it is given at the invitation or request of the Ocean Highway and Port Authority.