

Lockhart Sports & Entertainment Complex



Proposal to the City of Fort Lauderdale for a
Multiuse Sports and Entertainment Complex
at Lockhart Stadium and the Surrounding
Parcels (Section 255.065, Florida Statutes)

March 1, 2019

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EXECUTIVE SUMMARY	4
PROJECT DESCRIPTION	6
Introduction	
Renderings	
Economic Impact	
World-Class Venue	
Elements & Features	
Local Impact	
TEAM & EXPERIENCE	36
APPROACH TO SCOPE OF WORK	40
Overview	
Stiles	
Odell	
Local Team / Subcontractors	
PROJECT APPROVAL & REQUIREMENTS	61
TERM SHEET	63
ADDENDUM	64
Letters of Support	
Corporate Profiles of Project Team	



EXECUTIVE SUMMARY

FXE Fútbol is pleased to submit this unsolicited proposal, pursuant to Section 255.065, Florida Statutes, for the long-term lease and development of a world-class sports, entertainment, and recreation venue on Parcel 19B, 25, 26, and 27 combined located at the Fort Lauderdale Executive Airport in the Uptown neighborhood.

FXE Fútbol proposes to design, develop, construct, maintain and operate this exciting community access venue featuring:

- **30+ acres of community access green space**
- **Four (4) youth fields free to the public (to be operated and maintained by the City)**
- **Seven (7) championship-level fields available to the public and youth sporting events**
- **Five (5) acres dedicated to Topgolf**
- **Renovation of Lockhart Stadium and required parking**

This world-class destination location will attract visitors and businesses, entertain generations of sports fans, stimulate tourism, create both permanent and temporary employment, support the growth of youth and professional sports in the region, generate positive economic impact, and craft a new signature public park to serve the needs of the community.

Our project will simultaneously activate the neighborhood and enhance the livability for nearby residents. The venue and park will completely change the way residents, guests, and visitors experience Uptown and the surrounding area of the City of Fort Lauderdale. Based on our review of the stated needs of the Uptown Urban Village and meetings with members of the community, we believe this proposal dovetails exceptionally well with its objective.

We estimate that the project could eventually eclipse \$100 million in construction development costs, welcome almost 2 million guests annually and provide in excess of 1,000 jobs.

Topgolf alone is estimated to provide the following economic impact:

- **\$32 million in direct fiscal impact over 10 years (taxes, etc.)**
- **\$265 million in local economic impact over 10 years**

The project will include approximately 40-acres of public park and playing fields designed to serve the needs of the fast-growing community. The venue will create a friendly environment for all members of the family, both young and old.

The City Park elements include:

- **Open greenspace with four (4) youth playing fields**
- **Learning zone with shade structures**
- **Outdoor fitness equipment**
- **Shaded playground for children**
- **Dog park**
- **Beach volleyball**



- **Space for a farmer's market and/or food truck rally**
- **The Lockhart Loop, a continuous jogging track encompassing the entire 65-acre plot**

The new public park will become the very best place for a family to spend an afternoon with amenities and offerings for all.

We will bring a professional soccer team to Fort Lauderdale in the form of a USL Championship expansion franchise. The USL is one of the most prominent Division II professional soccer leagues in the world, reaching a population of more than 84 million, fueling the growth of professional soccer in North America.

Featuring 37 clubs competing in 2018 with two expansion clubs to join in 2020 or beyond, the USL is the fastest-growing professional soccer league in North America. The USL's proven and sustainable business model continues to build fan engagement, drive revenue growth and increase franchise valuations.

Additionally, the complex will include a Topgolf on the northeast end of the site. Topgolf is the premier, patent-protected golf entertainment concept where the competition of sport meets casual social interaction. Over the years, the Topgolf phenomenon has evolved into a best-in-class hospitality entertainment venue centered on a game that is accessible and appealing to all, regardless of skill or ability.

We will honor the legacy of Lockhart Stadium by bringing back football and other high school sports competitions to the venue.

We have committed financing of \$85 million is provided by Longpoint Realty Partners and Compendium Partners.

Various construction management services, including development and property management, will be provided by Stiles Construction.

Design and master planning services are provided by our architectural partner, Odell, a global leader in soccer stadium and entertainment complex design.

Finally, FXE Fútbol has assembled a team of Fort Lauderdale's top zoning, engineering, landscaping, and construction firms to provide the local support necessary to bring this vision to life.



PROJECT DESCRIPTION

Introduction

FXE Fútbol, LLC, has developed a project to encompass approximately 65 acres noted as Parcel 19B, 25, 26, and 27 combined, located at the Fort Lauderdale Executive Airport in the Industrial Park. We proudly submit the following proposal to design, develop, construct, maintain, and operate a one-of-a-kind, world-class sports and entertainment complex at this location:

- **30+ acres of community access greenspace**
- **15+ acres of free-to-the-public park**
- **Four (4) youth fields free to the public**
- **Seven (7) championship-level fields available to the community and youth sporting events**
- **Five (5) acres dedicated to Topgolf**
- **Renovation of Lockhart Stadium and required parking**

The FXE Fútbol concept will create a world-class sports and entertainment destination that will:

- **Attract local and international visitors alike**
- **Encourage tourism**
- **Provide permanent employment**
- **Support the growth of both youth and professional sports in the region**
- **Provide massive, positive economic impact and**
- **Serve the neighboring citizens of Fort Lauderdale with a multipurpose community destination**

The economic impact will also have the effect of enhancing the visibility and commercial viability of the surrounding area. As the southern hub of Uptown, this project will completely change the way residents, visitors, and employers experience this section of Fort Lauderdale. Based on our review of the stated needs of the Envision Uptown and meetings with key members of the community, we believe our vision dovetails perfectly with the goals and vision for the development of Uptown.

The FXE Fútbol project will deliver a world-class venue providing an enticing and sensory-rich experience for guests, residents, and the city of Fort Lauderdale as a whole. Our concept for this district is developed around the purposeful mix of luscious open greenspace, Championship USL level professional soccer, family-friendly golf entertainment, innovative event programming, youth sports tourism, and a unique cluster of restaurants and shops.

Visitors and guests will discover South Florida's most unique sports and entertainment complex. The site will include a distinctive mix of athletics, history, community, relaxation, entertainment and recreation. Guests will find this to be the perfect location, offering something for everyone in the family. And most importantly, they will experience Fort Lauderdale in a way that calls to the legends of Lockhart's past while embracing the growth of Uptown.



Renderings





Existing Site Condition





Site Master Plan - Aerial



- | | | | |
|-----|------------------------------------|-----|-------------------------|
| 1. | Entry Plaza | 11. | Berm + Park Overlook |
| 2. | Plaza Fountain | 12. | (4) Youth Soccer Fields |
| 3. | Kids Play + Learn Area | 13. | Lockhart Stadium |
| 4. | Great Lawn | 14. | Golf Entertainment |
| 5. | Retail + Dining | 15. | (5) Soccer Fields |
| 6. | Kids Splash Zone | 16. | Walking + Biking Path |
| 7. | Bio-Swale/Rain Garden | 17. | Dog Park |
| 8. | Beach | 18. | Parking |
| 9. | Lake + Feature Fountain | 19. | Parking (Grass) |
| 10. | Boulder Climbing + Splash Fountain | | |



Site Master Plan - Images



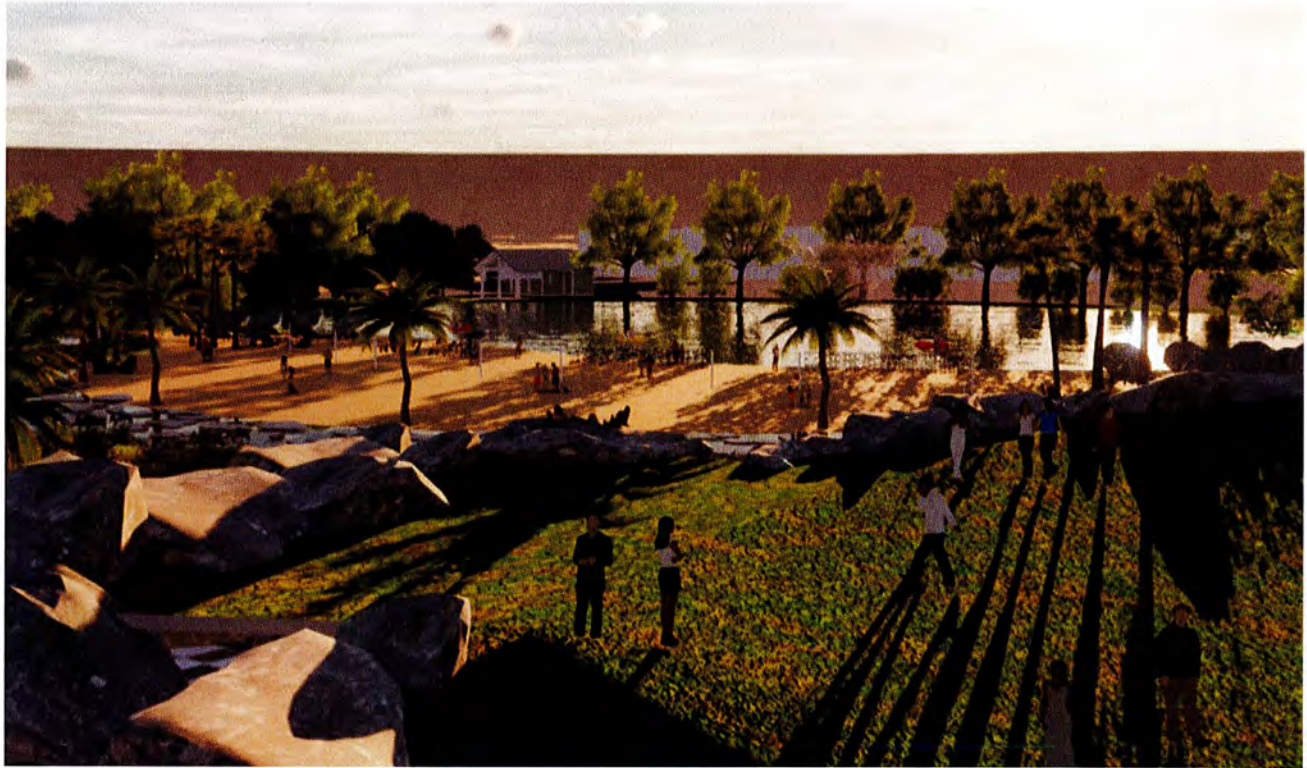
















Lockhart Stadium



1. Field Level Club Bunker with Seats
2. Overlook to Players Coming From Locker Room
3. Plaza/Stadium Entrance
4. Canopy on South to Cover Premium & General Seats
5. Linear Party Platform on East - Flex Pad for Multiple Events
6. Sunset Berm



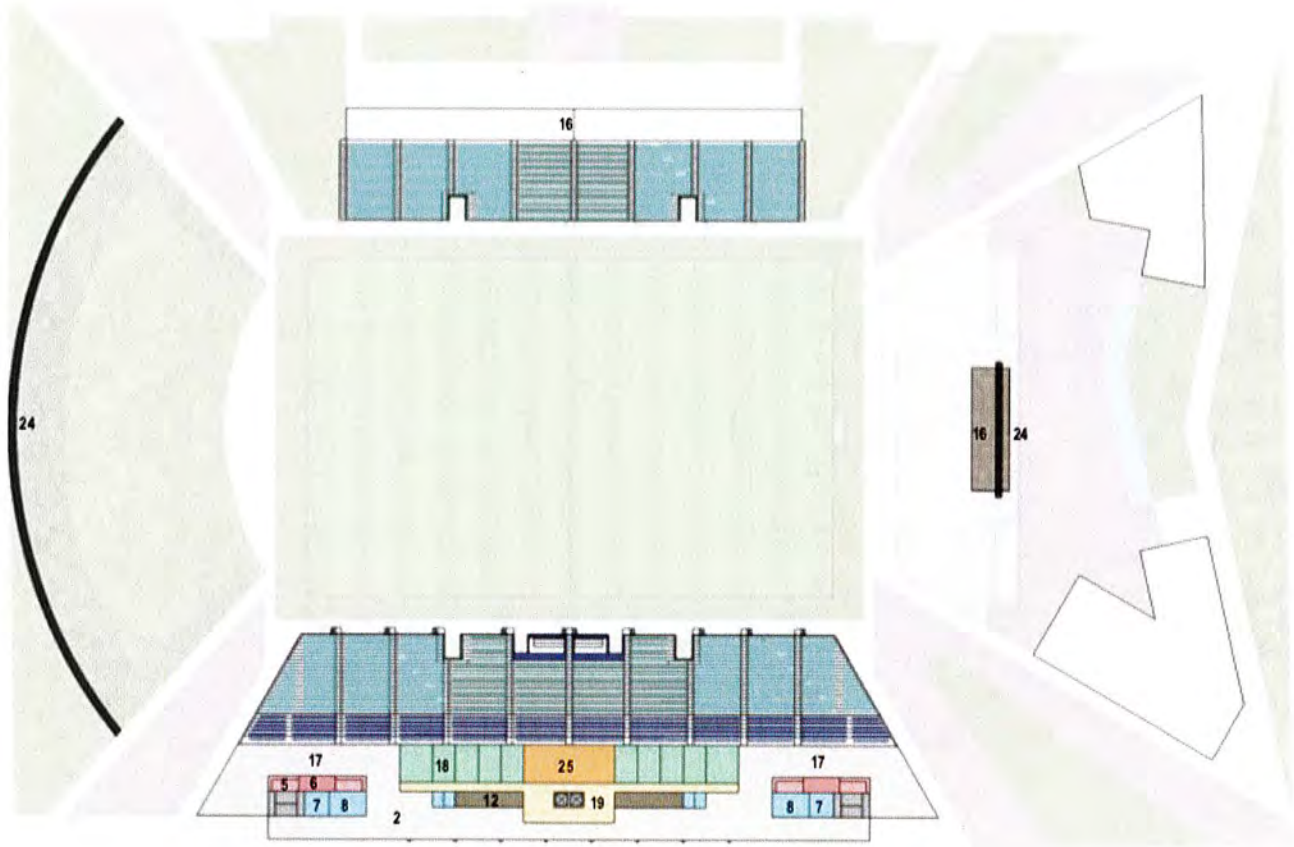
Lockhart Stadium - First Floor Phase 1



- | | | | |
|-----|-----------------------|-----|-----------------------------|
| 1. | Soccer Field | 16. | Party Terrace |
| 2. | Concourse | 17. | Outdoor Club |
| 3. | Home Team Locker Room | 18. | Suites |
| 4. | Visiting Locker Room | 19. | Circulation |
| 5. | Concessions | 20. | Bunker Suites |
| 6. | Concession Work Room | 21. | Bunker Suite Club |
| 7. | Mens Restrooms | 22. | Grass Berm |
| 8. | Womens Restrooms | 23. | Retail/Dining/Entertainment |
| 9. | Ticketing | 24. | Video Board |
| 10. | Team Store | 25. | Press |
| 11. | Administration | 26. | Roof |
| 12. | Stadium Support | 27. | Field Maintenance |
| 13. | Storage | 28. | Conference Room |
| 14. | Entrance Plaza | 29. | Kitchen / Commissary |
| 15. | Stage | | |



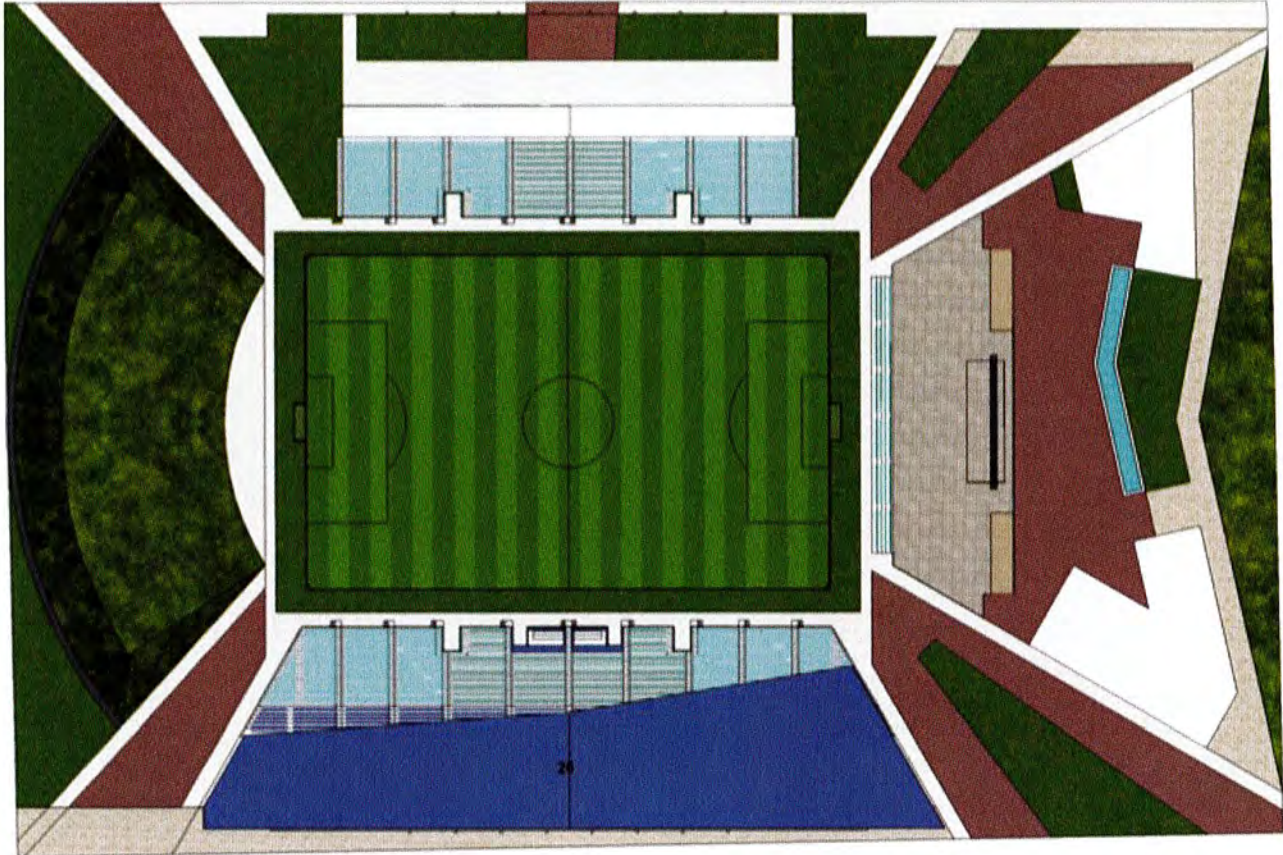
Lockhart Stadium - Second Floor Phase 1



- | | | | |
|-----|-----------------------|-----|-----------------------------|
| 1. | Soccer Field | 16. | Party Terrace |
| 2. | Concourse | 17. | Outdoor Club |
| 3. | Home Team Locker Room | 18. | Suites |
| 4. | Visiting Locker Room | 19. | Circulation |
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| 12. | Stadium Support | 27. | Field Maintenance |
| 13. | Storage | 28. | Conference Room |
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| 15. | Stage | | |



Lockhart Stadium - Roof Plan Phase 1



- | | | | |
|-----|-----------------------|-----|-----------------------------|
| 1. | Soccer Field | 16. | Party Terrace |
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| 10. | Team Store | 25. | Press |
| 11. | Administration | 26. | Roof |
| 12. | Stadium Support | 27. | Field Maintenance |
| 13. | Storage | 28. | Conference Room |
| 14. | Entrance Plaza | 29. | Kitchen / Commissary |
| 15. | Stage | | |



Lockhart Stadium - Seating Phase 1



Phase 1 Seating 9,791 Total

1. General Seating 4,794
2. Premium Seating 1,090
3. Bunker Suite 32
4. Suites / Club Seating 1240
5. East Field Seating 360
6. Berm Seating 2,275

----- ADA Seating



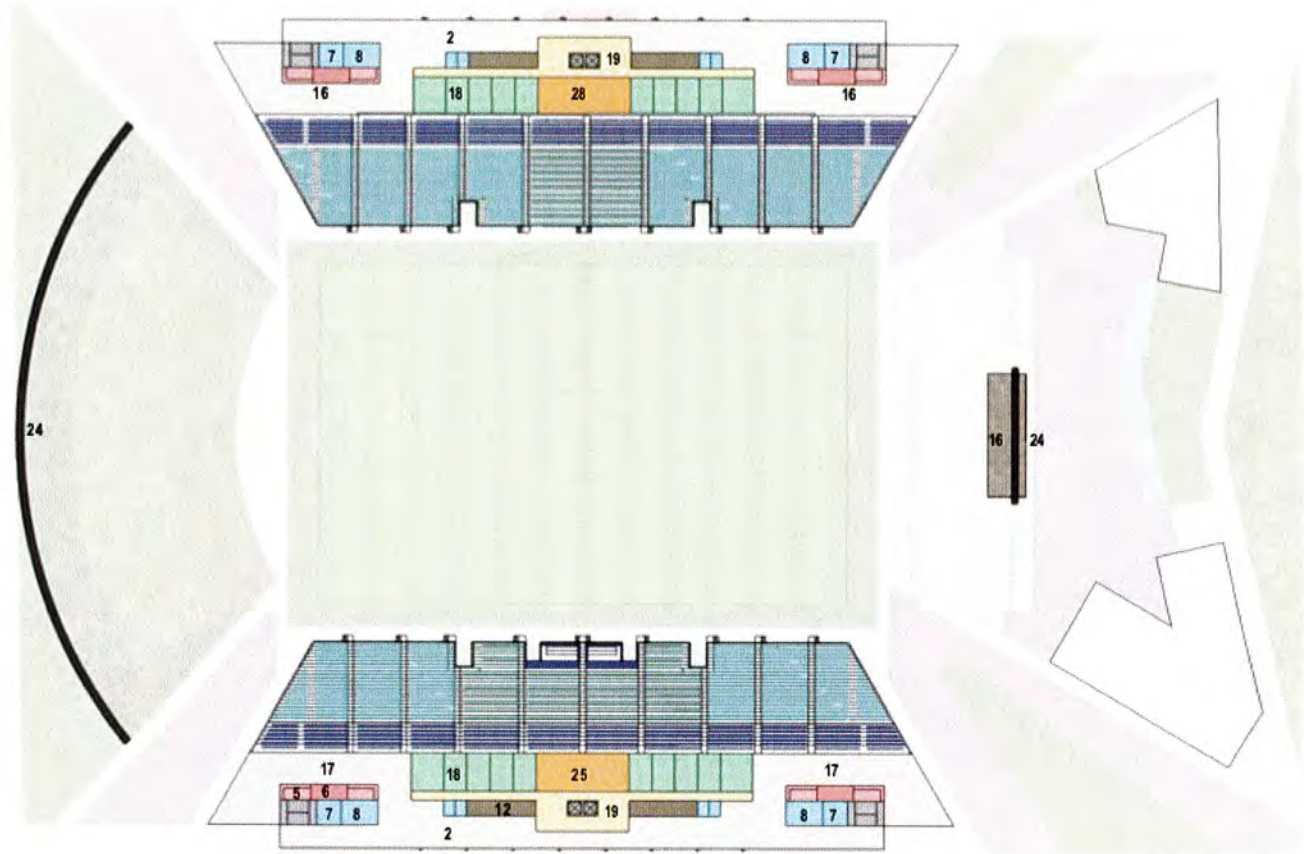
Lockhart Stadium - First Floor Phase 2



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|-----|-----------------------|-----|-----------------------------|
| 1. | Soccer Field | 16. | Party Terrace |
| 2. | Concourse | 17. | Outdoor Club |
| 3. | Home Team Locker Room | 18. | Suites |
| 4. | Visiting Locker Room | 19. | Circulation |
| 5. | Concessions | 20. | Bunker Suites |
| 6. | Concession Work Room | 21. | Bunker Suite Club |
| 7. | Mens Restrooms | 22. | Grass Berm |
| 8. | Womens Restrooms | 23. | Retail/Dining/Entertainment |
| 9. | Ticketing | 24. | Video Board |
| 10. | Team Store | 25. | Press |
| 11. | Administration | 26. | Roof |
| 12. | Stadium Support | 27. | Field Maintenance |
| 13. | Storage | 28. | Conference Room |
| 14. | Entrance Plaza | 29. | Kitchen / Commissary |
| 15. | Stage | | |



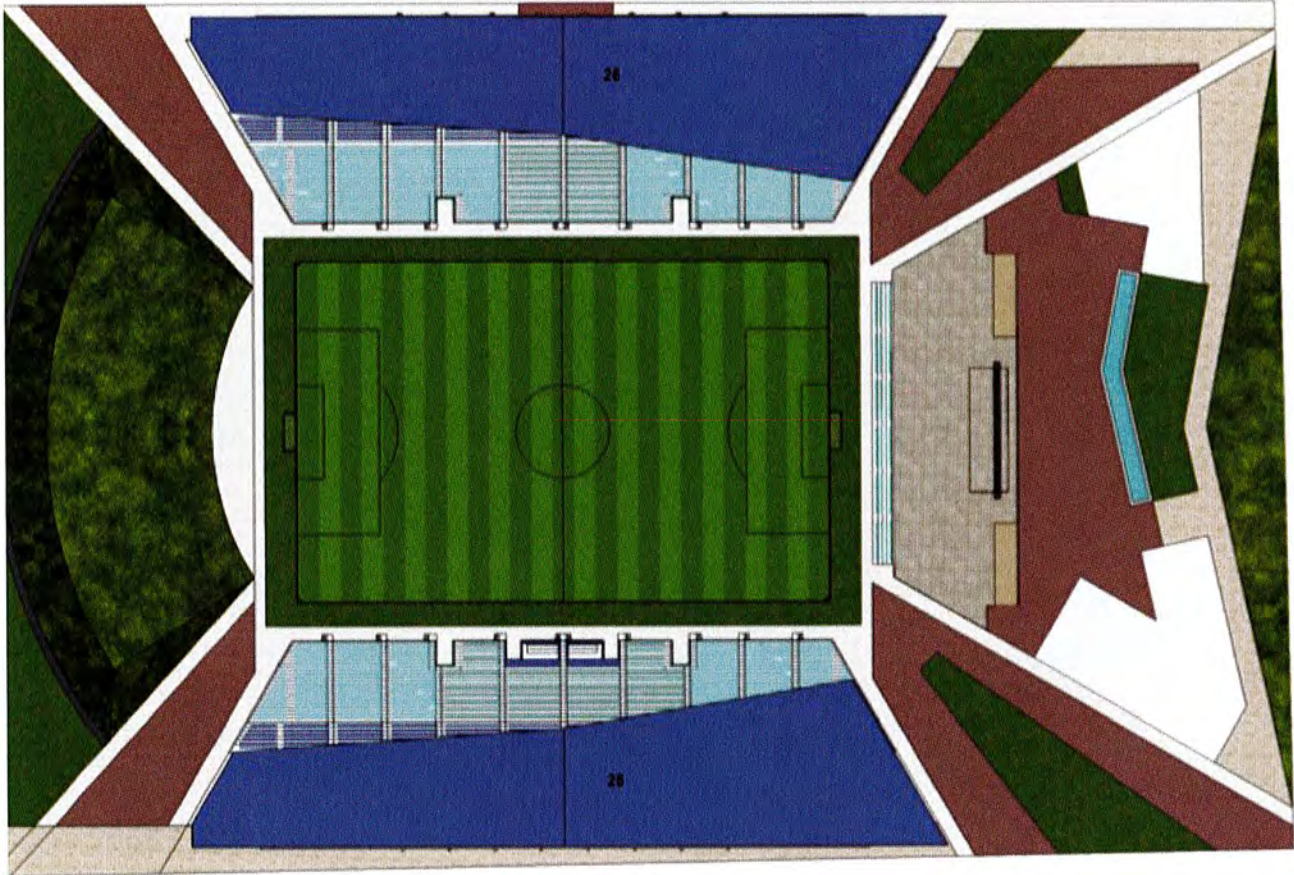
Lockhart Stadium - Second Floor Phase 2



- | | | | |
|-----|-----------------------|-----|-----------------------------|
| 1. | Soccer Field | 16. | Party Terrace |
| 2. | Concourse | 17. | Outdoor Club |
| 3. | Home Team Locker Room | 18. | Suites |
| 4. | Visiting Locker Room | 19. | Circulation |
| 5. | Concessions | 20. | Bunker Suites |
| 6. | Concession Work Room | 21. | Bunker Suite Club |
| 7. | Mens Restrooms | 22. | Grass Berm |
| 8. | Womens Restrooms | 23. | Retail/Dining/Entertainment |
| 9. | Ticketing | 24. | Video Board |
| 10. | Team Store | 25. | Press |
| 11. | Administration | 26. | Roof |
| 12. | Stadium Support | 27. | Field Maintenance |
| 13. | Storage | 28. | Conference Room |
| 14. | Entrance Plaza | 29. | Kitchen / Commissary |
| 15. | Stage | | |



Lockhart Stadium - Roof Plan Phase 2



- | | | | |
|-----|-----------------------|-----|-----------------------------|
| 1. | Soccer Field | 16. | Party Terrace |
| 2. | Concourse | 17. | Outdoor Club |
| 3. | Home Team Locker Room | 18. | Suites |
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| 10. | Team Store | 25. | Press |
| 11. | Administration | 26. | Roof |
| 12. | Stadium Support | 27. | Field Maintenance |
| 13. | Storage | 28. | Conference Room |
| 14. | Entrance Plaza | 29. | Kitchen / Commissary |
| 15. | Stage | | |



Lockhart Stadium - Seating Phase 2



Phase 1 Seating 9,791 Total

Phase 2 Seating 11,839 Total

1. General Seating 4,794
2. Premium Seating 1,090
3. Bunker Suite 32
4. Suites / Club Seating 1240
5. East Field Seating 360
6. Berm Seating 2,275

7. General Seating 808
8. Suites / Club Seating 1,240

----- ADA Seating



Lockhart Stadium - Seating Expansion Phase 2



Phase 1 Seating 9,791 Total

1. General Seating 4,794
2. Premium Seating 1,090
3. Bunker Suite 32
4. Suites / Club Seating 1240
5. East Field Seating 360
6. Berm Seating 2,275

----- ADA Seating

Phase 2 Seating 11,839 Total

7. General Seating 808
8. Suites / Club Seating 1,240

Phase 2 Seating Expansion 18,139 Total

9. General Seating Expansion 6,300

----- Temporary Additional Seating



Economic Impact

We expect the economic impact of our project to be transformational for the Uptown area of Fort Lauderdale. Considering Topgolf alone, the economic impact (based on averages of existing venues) is expected to be the following:

- **\$32 million plus construction costs**
- **+/- 270 jobs created during construction**
- **+/- 400 jobs created at each new venue once operational**
- **\$31.6 million in direct fiscal impact over 10 years (taxes, etc.)**
- **\$265 million in local economic impact over 10 years**
- **450,000 visitors per year to new prototype facilities**
- **Premier practice venue for area golf teams and youth organizations**
- **Premier destination for corporate, charity, and group entertainment**

We estimate the entire project including Topgolf could eventually eclipse \$100 million in construction development costs, welcome almost two (2) million visitors annually, and provide in excess of 1,000 jobs.



United Soccer League (USL)

The United Soccer League (USL) kicks off its 2019 campaign with 37 franchises across 22 states and two (2) Canadian provinces.

- **680% increase in attendance since 2011**
- **40% of ULS attendance comes from Hispanic fans**
- **4.2x higher likelihood to be affluent (HH income > \$100,000)**
- **130% more likely to be a millennial**

Recently, the USL invested more than \$10 million in Fort Lauderdale to create the USL Broadcast Center, a centralized location for all USL content curation. This illustrates the league's belief in the South Florida market and the opportunity Fort Lauderdale has to capitalize on the fastest growing sport in North America. All content created at this facility is available via ESPN+ placing the USL alongside the very best leagues on earth including the MLS, English Premier League (EPL) and the UEFA National League.





Topgolf

Topgolf is the premier, patent-protected golf entertainment concept. Played with real balls and clubs, Topgolf uses patented technology to transform the traditional driving range into a fun entertainment experience that has universal appeal. Serious golfers are drawn into the real-time feedback on the accuracy and distance of their golf shots while casual players, even people who have never played golf, are enticed by the uniquely competitive and social elements of the Topgolf experience. Corporate and social groups are drawn by the opportunity to have a dynamic group experience in an exciting, contained venue that includes restaurant, bar, and event facilities.

Topgolf has proven to be a strong economic driver and energize the communities they enter.

Topgolf Company Statistics:

- **Concept protected by five (5) patents filed internationally in over 60 countries**
- **U.S. based company with 19-year operating history and over 15,000 employees**
- **52 venues operating world-wide (48 U.S., 3 U.K. & 1 international)**
- **8-10 venues planned to break ground each year**
- **All venues are company owned and operated**
- **10.5 million guest visits in 2016; 13 million guest visits in 2017**
- **Callaway Golf Company - largest institutional investor**
- **Strategic relationships with the PGA and the First Tee Organization**

As indicated above, the direct economic impact of Topgolf to the City of Fort Lauderdale will be significant.





World-Class Venue

Lockhart Stadium is steeped in history and tradition. A Fort Lauderdale staple since 1959, Lockhart Stadium was the first soccer-specific stadium in the United States. Over the years it has played host to some of the biggest names and events in the soccer world - Brazilian star Pelé; the 1982 and 1983 NCAA College Cup; a World Cup qualifying win by the US Men's National Team over heated rival, Mexico; the initial South Florida MLS franchise, the Miami Fusion; the Fort Lauderdale Strikers of the NASL; the US Women's National Team vs. Norway; and the 2008 and 2009 MLS Combines, among others.

Additionally, the venue has served as the home to countless high school football state championships, the FAU Owl and Miami Hurricane football programs, and even some Miami Dolphin training camp practices.

It is this rich history that we look to draw upon and preserve, while creating a world-class venue that will attract some of the finest events back to Fort Lauderdale. We believe that the youth clubs that will play on site will have teams filled with girls and boys dreaming about one day playing for the professional Fort Lauderdale USL Championship team. We envision an intimate stadium that the city of Fort Lauderdale can be proud of and call its own.

The revitalized Lockhart Stadium will deliver a fan-centric experience. Integrating the historic qualities of the old venue with sensory-rich, interactive technologies will create an unforgettable experience for guests of all ages.

Sunset Berm

Our iconic sunset berm will quickly become one of the more sought-after locations in the venue. Located on the west end of the stadium, the natural grass slope will offer a relaxed environment to watch games and/or concerts.

Celebration Bermudagrass Surface

Found at five of the twelve 2014 World Cup venues in Brazil, Celebration is a deep blue-green bermudagrass that has finished best in numerous university research studies for wear tolerance and recovery, drought resistance, and shade tolerance. Found in professional stadiums, college sports venues, and golf courses, Celebration performs well across a variety of applications. The stadium field will allow for the highest level of play across multiple sports.

First Class Locker Room Space

One of the key indicators about the quality of a stadium are the attributes of the locker rooms and team spaces. We have strategically planned our design to ensure that we have both the quality and quantity to attract the very best tournaments and touring events.



Luxurious Suites

Another characteristic that sets superior stadiums apart is the quality of the suites. Our design includes an impressive array of luxury suites with clear sightlines, an open air option, and five-star accommodations. Additionally, we are planning to include alternative premium spaces allowing for unique event experiences for a multitude of fans.

Top Notch Broadcast & Media Spaces

As the world adapts to increasing technology, it is critical that stadiums design for inclusion. The newly revitalized Lockhart will have broadcast and media spaces that will make it simple for networks to televise, showcasing Fort Lauderdale across the globe.

State-of-the-Art Digital LED Signage

As a fan-focused venue, we believe it is imperative that we have integrated audio and video technologies that allow for spectator interaction. We have planned for the very latest in video technology providing our guests with an unforgettable visual experience.

Stadium Programming

As part of the redeveloped stadium, we are targeting the following events:

- **High School football, lacrosse and soccer**
- **Concerts & live music festivals**
- **Youth and professional soccer and lacrosse**
- **Youth sports tournaments (lacrosse, soccer, flag football, etc.)**
- **International cultural festivals**
- **Film and television production**
- **NFL and other professional sports league draft preparation combines**





Elements & Features

Open Greenspace

As part of venue, we have planned for approximately 40 acres of greenspace, open and available to the public. It has been said that “great cities have great parks.” We agree with this sentiment and will make the site friendly for those looking to go for a walk, take their children to a play date, or simply sit on a park bench and read a good book.

As the population of the City and surrounding areas has grown, demand for sports playing fields has increased dramatically. With the addition of seven (7) professional fields (equivalent to 14 youth fields) plus the four (4) community fields, we are addressing a serious shortage of field space for the community.

Family Amenities

Surrounded by a large public park on the south end of the complex, the venue creates a welcoming environment for all members of the family. The park elements include:

- **Open greenspace accommodating up to four (4) youth soccer fields**
- **Learning zone with shade structures**
- **Outdoor fitness equipment**
- **Shaded playground for young children**
- **Dog park**
- **Beach volleyball**
- **Space for a farmer’s market and/or food truck rally**
- **The Lockhart Loop, a continuous jogging track encompassing the entire 65-acre plot**

The new public park will become the very best place for a family to spend an afternoon with amenities and offerings for all.

The athletic complex will quickly establish itself as the most complete tournament location in South Florida and of the best in the nation for families. The venue has been designed to offer events and attractions for not only participants but the friends and family that traditionally travel to tournaments with the athletes. Non-competing children and accompanying parents can be entertained with the dining and shopping options, the on-site Topgolf, the Florida Soccer Museum, plentiful dining offerings, and the aforementioned public park. Unlike many of the tournament destinations across the nation, the project includes multiple shade structures.





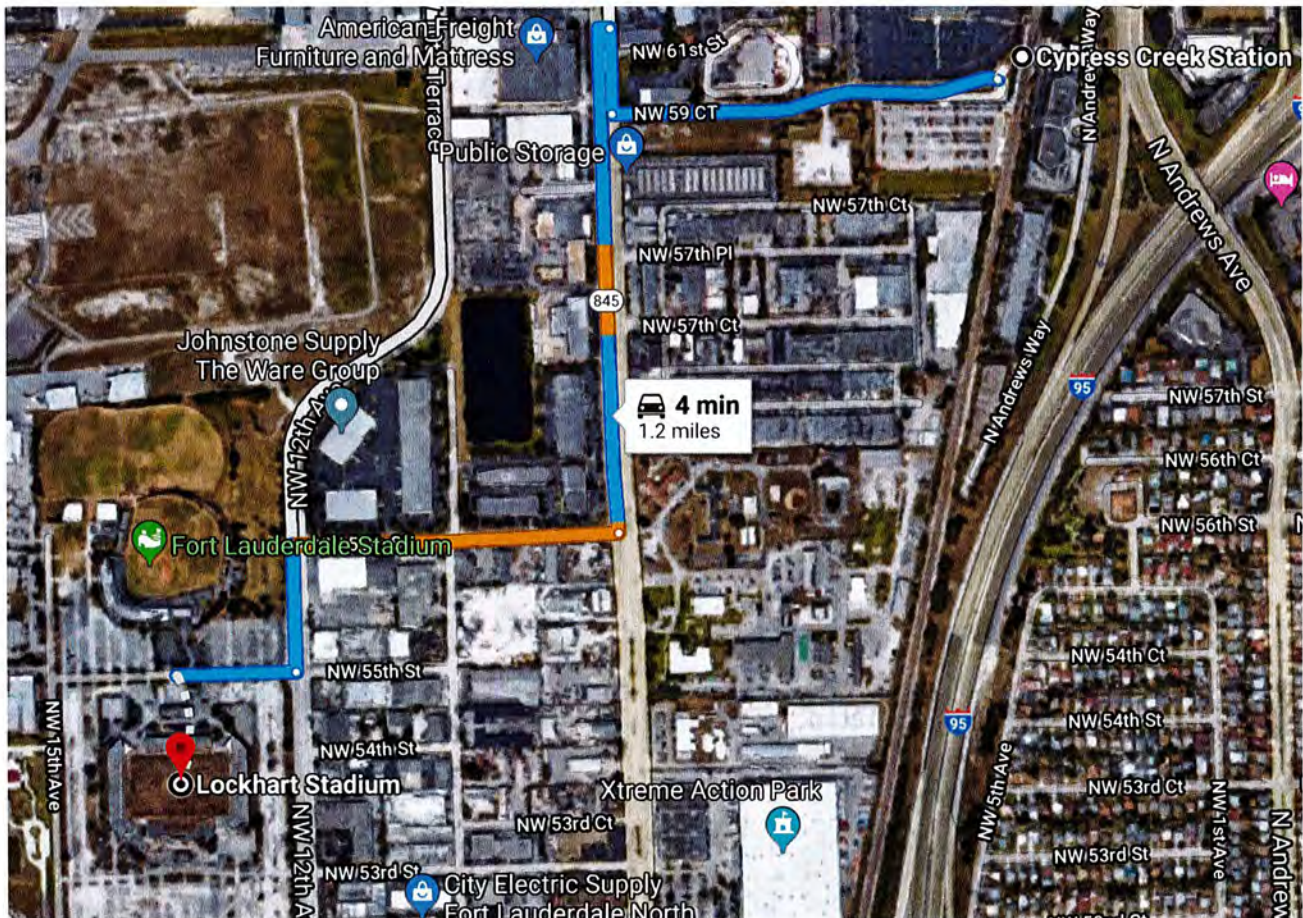
Florida Soccer Museum

We plan to honor the history of soccer in Florida with an interactive soccer exhibit. This unique venue will be located on the perimeter of the stadium and will be accessible on both gamedays and non-event days alike.

Parking & Public Transportation

As part of our commitment to make Lockhart Stadium a destination location, we have developed relationships to facilitate site access. Guests can currently access the venue from all directions thanks to its strategic location between Florida's Turnpike and Interstate 95. FXE Fútbol will commission a traffic management study that ensures that on event days the impact on the community is minimized. Additionally, we will promote the use of public transportation to and from the site.

Tri Rail - In conversations with the South Florida Regional Transportation Authority (SFRTA) regarding the Tri Rail. We are working to establish a local shuttle service from the Cypress Creek Station on event days to promote the use of the rail. In addition to reducing traffic, the relationship will provide incremental revenues to the SFRTA.



SHUTTLE SERVICE FROM CYPRESS CREEK STATION TO LOCKHART STADIUM



brightline

Brightline - We will promote the use of the Brightline. This will allow easy access for patrons that live on the extreme ends of the South Florida community, Miami and West Palm Beach. We will have ride share programs established to ferry riders to the venue from the Fort Lauderdale Station. Much like with Tri Rail, this will reduce traffic congestion and parking concerns.

Uber **lyft**

Uber / Lyft - We have contacted ride share programs, Uber and Lyft, to establish special pick-up / drop-off zones at the complex. Riders will find the ease of coming and going from the stadium without the issue of parking

Miscellaneous - Lastly, we plan to design for the inclusion of electric car charging stations and dockless bike and scooter programs allowing local riders to easily access the amenities.

Welcoming Experience

Visitors to the site will be received with pedestrian friendly concourses and surrounding walkable greenspace. Additionally, Topgolf guests will have the ability to enter the stadium from the second level of the driving range, allowing seamless integration of the complimentary entertainment venues.

Complex Layout

The entire venue will be designed in a manner that allows for seamless transition from one area to another. Surrounded by the Lockhart Loop, the complex will have a close knit feel with the community park with casual accommodations on the south end and shift to a more programmed-style of entertainment on the north side all while maintaining a family friendly, inclusive atmosphere.

Retail / Dining

Our vision includes a variety of local retail and dining options on the south end of the site adjacent to the community greenspace. We will create the perfect scenario where guests can enjoy a meal, drinks or cup of coffee while walking along the boundary of a beautiful public park. Additionally, we will provide a location for guests and visitors to engage in local commerce while creating a unique atmosphere before and after events at the athletic complex.



Local Impact

Youth Sports

Unlike the majority of sports complexes developed with professional tenants, our complex will be an open access facility, becoming the epicenter for Fort Lauderdale and Broward youth sports. We will provide the very best access to all programs across the community from novice to elite levels. We envision becoming the tournament destination of choice for all youth sports across South Florida - soccer, lacrosse, flag football, field hockey, rugby, ultimate frisbee, etc. We believe it is critical to create a home for the existing programs across the county that allows them to provide opportunities to all local children regardless of abilities.

In 2015, 28.5 million visitors were hosted through youth and amateur sports. The FXE Fútbol complex will allow Fort Lauderdale and the Uptown community to reap some of those benefits with out of town guests staying at hotels, eating at local restaurants, using public transportation services, and shopping at local retail establishments.

Uptown Development

Envision Uptown is the association tasked with leading the transformation of Uptown Fort Lauderdale into a walkable, transit-ready urban neighborhood of offices, residences, retail, hospitality, civic buildings & parks. With the Lockhart Stadium site anchoring the southern border of Uptown, we believe the project plays a key role in Envision Uptown's mission. The project encompasses all key areas of development to the region - public parks, retail, hospitality, and community. We believe that the project will provide Envision Uptown with even more ammunition to achieve their goals for the neighborhood.





TEAM & EXPERIENCE

John “JP” Reynal

An avid fútbol fan and former college player, J.P. has extensive experience in the sports & entertainment industry. Prior to founding OnSide Entertainment, a leading professional soccer production company, he ran South America’s largest ski resort, where he oversaw production of all professional winter sporting events.

J.P. has promoted matches featuring the best national and club teams from Latin America and beyond, including Argentina with Lionel Messi.

Two years ago, J.P. teamed up with Disney and La Liga de España to operate a youth soccer academy at the ESPN Wide World of Sports in Orlando, Florida. Additionally, he is worked with Premier Parks to develop soccer-focused multi-sport complexes at their existing properties across the country.

Most recently, he entered into an agreement with International Speedway Corporation (ISC) to co-produce a series of major soccer events at Daytona International Speedway.

J.P. is American / Argentine / French and has lived in all three countries and is fluent in all three languages.





Alex Stancioff

Alex is a seasoned business builder and serial entrepreneur. He is the co-founder of Mobile Promotions Network, a marketing automation platform. Alex is also the co-founder of SugarShack Animation, LLC, a digital animation studio. In 2007 SugarShack produced "Lil' Bush", the first mobile video show to migrate to prime time TV and sold it to Comedy Central where it became a highly rated, multi-platform hit. SugarShack is also a leader in creating animated marketing videos for small and medium sized businesses.

Prior to SugarShack, he co-founded both Click Forward Marketing, LLC, a local search engine technology company and sister company CodeSpring, LLC, an award-winning web development firm. Click Forward and CodeSpring were both sold to Yellow Book USA (YELL, Plc) in January 2006 and rebranded as WebReach. Alex then worked to integrate these products' into Yellowbook USA as COO of WebReach which reached over \$250 million in sales within 3 years.



Alex was also part of the acquisition team that built highly successful companies in Fort Lauderdale: AutoNation and Republic Services. In just over 3 years, he successfully acquired over 50 companies that generated in excess of \$300 million dollars of annualized revenue.

Before joining Republic, Alex managed corporate strategy at Ryder System, Inc. and was instrumental in crafting the strategy that transitioned the company from a portfolio of transportation businesses to a leader in global logistics.

Alex is a founding board member of MUSACK, a 501c3 charitable organization that donates guitars and musical instruments to underprivileged young people across the US and in Haiti, Cuba and Australia.

Alex has an MBA with honors from Georgetown University, where he concentrated in corporate finance and business strategy



William “Willy” Morton, Jr.

William W. Morton, Jr., J.D., also known as Willy, served until January 2019 as executive deputy general manager, managing partner, investment committee member and head of the investment team at Great Wall WL Ross Fund, a five hundred million dollar cross border global private equity fund founded in 2017 by China Great Wall Asset Management and WL Ross, LLC. Prior to that he was a principal at WL Ross & Co. LLC as well as a member of the investment team for WL Ross and Invesco WLR Credit Partners. Mr. Morton joined WL Ross & Co. in 2003.

From 1999 to 2003, he was a Partner at Sycamore Management Corp. a venture capital and growth equity fund focused on the U.S. and the greater China region. Prior to working for Sycamore, between 1997 and 1999, Mr. Morton worked at Ares Management, L.P. from 1997 to 1998 and was responsible for investments in mezzanine and high yield securities. From 1991 to 1994, he worked at Citicorp Venture Capital, Ltd.

While in law school he worked at Goldman Sachs in mergers and acquisitions and for Quadriga Partners. He currently serves on the board of Phononic, Inc., a solid state cooling company transforming cooling across multiple industries.

He is a member of the New York Bar Association. Mr. Morton earned his B.A. in history cum laude from Yale College in 1991, and his J.D. with honors from Columbia University School of Law in 1997.





Wes Hardin

Wes Hardin is a business executive with more than 15 years of experience in the sports & entertainment industry. During his career, he has a proven track record of success in the areas of event operations, facility management, and revenue generation. Mr. Hardin specializes in the development of athletic complexes including revenue modeling, tenant acquisition, and strategic design.

After more than a decade cutting his teeth in the highly competitive world of collegiate athletics, Mr. Hardin founded Phalanx Sports & Entertainment, a consulting firm dedicated to the development of athletic complexes and event production. Since 2016, Phalanx has been involved with more than 18 athletic complexes in various stages of development.

In partnership with OnSide Entertainment and Premier Parks, Phalanx performed a detailed feasibility study examining the opportunity to increase visitation and park traffic by creating a destination location for youth sports on their undeveloped lands.

For more than five years, Mr. Hardin served in a senior executive capacity at Florida International University, leading the department as it became a destination for world-class events. During his tenure, Wes successfully negotiated agreements with numerous high-profile events including the 63rd Annual Miss Universe Pageant, 2015 Copa Campeones de America, 2016 Los Clasicos, an NBA celebrity all-star game featuring LeBron James, political rallies featuring former President Bill Clinton and Senator Marco Rubio, and a the expansion NASL franchise, Miami FC.

Prior to his time at FIU, Wes served in various leadership capacities at multiple Division I universities including University of Northern Colorado and Florida State University. Over his career, he has managed more than \$50MM in capital improvements.

Wes Hardin was born and raised in Fairfax, Virginia. He is a proud graduate of James Madison University where he received a Bachelor of Science in Kinesiology with minors in Business and Political Science. He then attended Florida State University where he received a Master's Degree in Sport Administration.

Mr. Hardin is a Board Member of It's My Birthday, a non-profit dedicated to celebrating the birthdays of sick and underprivileged children.

Mr. Hardin is an avid triathlete. He spends his free time spearfishing, traveling, and watching Orioles baseball. He lives in Fort Lauderdale, Florida, with his wife, Nicole.





APPROACH TO SCOPE OF WORK

Overview

The City of Fort Lauderdale has a 65-acre parcel of land located at the Fort Lauderdale Executive Airport that is currently providing little to no return to the community or city. Development of a multi-use entertainment and athletic venue, including almost 40 acres of community access greenspace and playing fields, including a signature public park, will maximize the use of the land and provide multiple benefits for the entire region.

FXE Fútbol's sports and entertainment complex will create a world-class destination that will attract visitors, encourage tourism, provide permanent and seasonal employment, support growth of both amateur and professional sports in the region, provide positive economic impact and serve the needs of the community.

This project serves a rapidly growing need as the youth sports industry continues to be the fastest growing segment in travel. In fact, sports tourism is the only segment of the tourism industry that did not experience a single quarter of decline during the most recent recession. The global sports tourism market is now expected to grow at a compounded annual rate of 41.45% from 2017-2021 (Source: Research and Markets.).

The FXE Fútbol project will create the only comprehensive youth sports destination location in South Florida, drawing thousands of tourists who spend thousands of dollars annually on sports travel. In fact, nearly 20% of U.S. families will spend more than \$12,000 a year, or \$1,000 per month, on youth sports, per child, according to a TD Ameritrade study published in 2017. Our plans call for our sports and entertainment complex to become a destination location that constantly attracts touring events that create

economic impact and puts "heads in beds."

In addition to bringing high-profile national and international events to town, the venue will serve as a hub for local sports and recreation. It will be the home field for local youth soccer and lacrosse clubs while also including a large public park providing Fort Lauderdale families and Uptown residents with an excellent place to enjoy themselves outside, play a game of pickup soccer with friends, or read a good book under a shady tree.

FXE Fútbol has partnered with some of the most experienced and well-respected businesses to create this vision. For this project, our two lead partners are Stiles Construction, a Fort Lauderdale staple since 1951, and Odell, an award-winning architectural and design firm with vast experience in the soccer segment. FXE Fútbol and its partners are presenting the City of Fort Lauderdale with a dynamic, family-oriented, multi-use venue that will provide ongoing enjoyment and economic impact.

Both Stiles and Odell have dedicated resources, deep experience, and broad capabilities available to ensure this project is a success. Additional local partner firms with extensive experience in South Florida will provide further expertise and value added services.

As part of the FXE Fútbol vision, Longpoint Realty Partners has provided a financing commitment for at least \$50 million of the project's cost, with additional funds available as necessary. Additionally, Compendium Partners has provided a financing commitment of at least \$35 million towards the construction of the Topgolf facility.



We estimate the following timeline, subject to change, based on negotiations with the City:

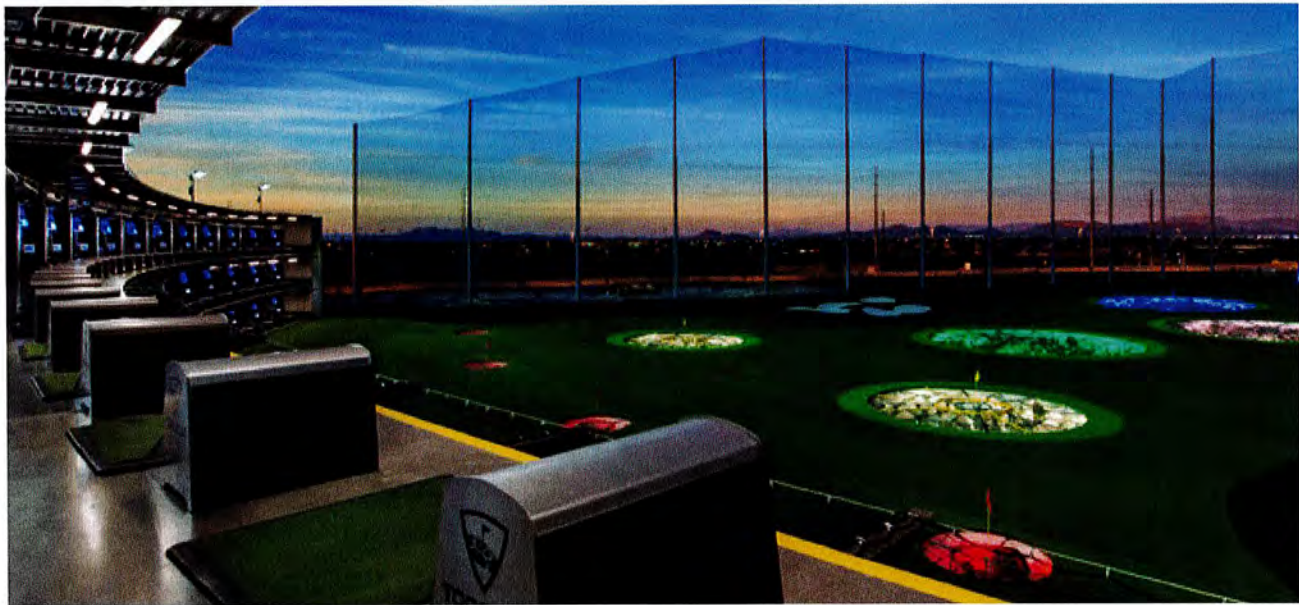
4-6 Months to negotiate and execute the lease

6-12 Months for site due diligence, studies, drafting detailed plans and construction drawings, and applying for and receiving all applicable permits to commence construction

6-18 Months for construction:

Soccer Fields: 6-8 months
Topgolf: 12-18 months
Stadium: 18 months

USL Franchise targeted to begin play in the 2021 season





Celebrating
68 years
 1951-2019

Stiles

Firm History & Overview

In 1951, as Americans continued to recognize Florida as a great place to live, work and play, Howard K. Stiles founded Stiles Construction, a general contracting firm. As Florida has evolved, so has Stiles. In 1971, the company's leadership was assumed by Howard's son, Terry W. Stiles. Terry's son Kenneth Stiles is now serving as CEO, marking the company's 3rd generation of leadership.

Terry envisioned a company that would provide the full scope of services covering the range from development to design and construction. In the early 1980's, Stiles Corporation sought to make that vision a reality through diversification, adding multiple divisions with a wide range of professional capabilities to augment its development and construction services. Now celebrating over 68 years in business, the Stiles portfolio features every type of commercial construction including residential buildings, hospitality/resort projects, master-planned mixed-use corporate parks, municipal projects, Class-A office buildings, industrial complexes, retail shopping centers, and automotive facilities. Stiles' ability to guide every aspect of a project translates to increased property values and growth that benefits not only clients, partners and investors, but the surrounding community as well.

Recognized as a major force in the construction industry, Stiles offers quality construction and design services, single-source accountability and vast experience with fast track projects and complex governmental approvals. We have built a reputation for consistently delivering projects in accordance with the highest standards in the industry. We maximize efficiencies through planning, communication and teamwork to

ensure projects will be delivered on time and within budget. Unlike our competitors, we are the owners, managers and end-users of the projects we build. This unique insight deepens our understanding that the decisions made on paper have practical ramifications on the quality of use for those who work in and visit these buildings every day.

Factors such as lifecycle costs, convenience, functionality, efficiency, security, durability and aesthetics inform each decision we make. We approach each and every project with this same "owner's mindset." Utilizing our extremely effective design and preconstruction departments, the concentration on up-front scheduling, pricing and value engineering yields savings in time and money throughout the life of the project.

68 Years in Business in Broward County

3rd Generation. Local, Family-Owned Business

75+ Projects in Fort Lauderdale totaling **13 Million SF**

300+ Projects in Broward County totaling **30 Million SF**

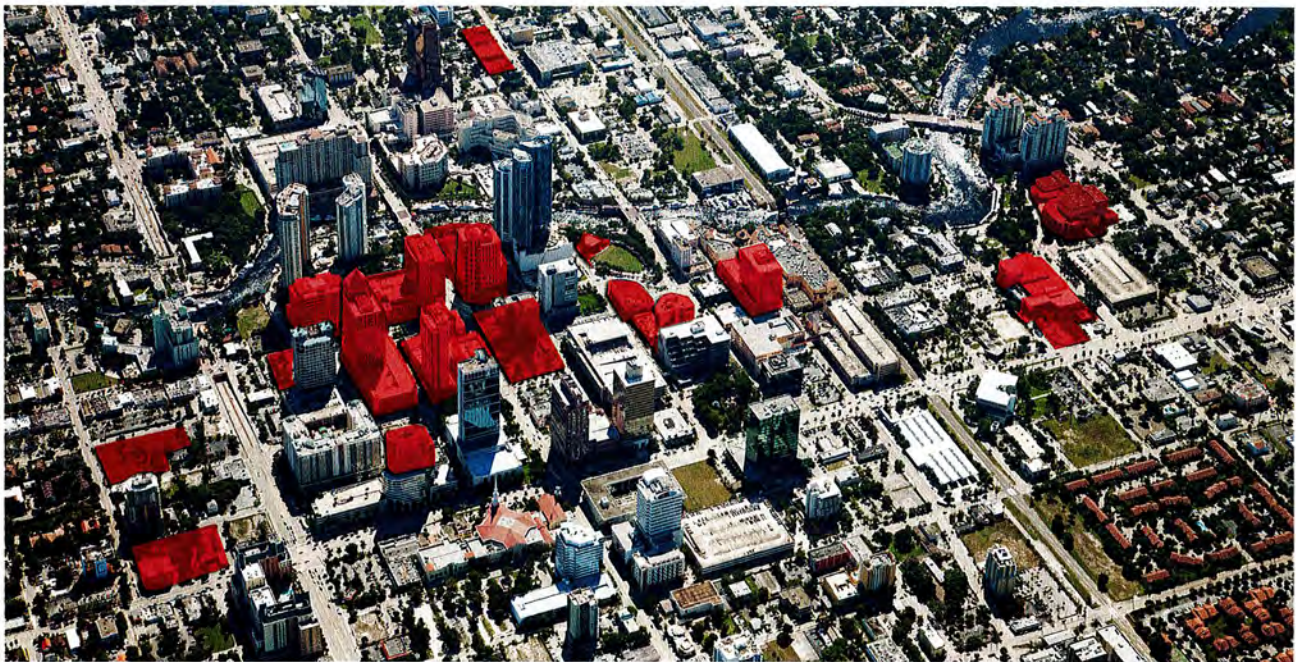
120+ Construction Employees on Staff

\$790M in Preconstruction or In Progress



DEFINING THE SKYLINE

The skyline of South Florida, and particularly Fort Lauderdale, wouldn't be what it is today without Terry Stiles and his talented team. You couldn't ask for a better organization than Stiles.



Stiles' footprint on the City of Fort Lauderdale is visible from any corner. We are proud to have reshaped the community with our award-winning projects



ODELL

Odell

Odell originated as a solo practitioner founding the firm in 1940. From the beginning, Odell emphasized innovative design, and the firm pioneered in bringing modern architecture to the Carolinas. Through subsequent decades, the organization grew steadily to become one of the leading planning and architectural firms in the nation.

Odell operates from studios in North Carolina, Virginia, Texas and China. With our focus on design excellence, sustainable design and delivering outstanding customer service, Odell is well prepared to address the challenges of design for the built environment in the 21st century.

Memorable, outstanding designs are the legacy of Odell. Our projects are functional and cost effective and express our strong design vision in response to our clients' directives. We develop expressive solutions that reflect the local culture of each project and respond to global design and development trends.

The Odell Sports & Entertainment Studio has vast experience designing places of community gathering in cities across the country. With our gifted group of architects and designers who specialize in creating innovative family-oriented, mixed use, sports complexes, and other public assembly venues, we offer a unique and successful approach built upon our thorough understanding of the sports and entertainment industry. Our designs accommodate the demanding requirements of single and multi-use venues, but also integrate parks, creative retail, amenities and outdoor gathering areas.

Sustainability is embedded into our design process. We have a large percentage of LEED Accredited architects and designers who look for innovative ways to meet the sustainability goals for every project in response to today's

expectations for sustainable, energy-efficient buildings that minimize their carbon footprint.

Architecture

Our primary goal is to provide our clients with highly experienced, creative professional services using the highest standards of personal attention, dedication and integrity. Our professional staff has the expertise to provide a myriad of services, some of which include:

- **Concept Development**
- **Budget Development/Control**
- **Project Scheduling**
- **Computer Aided Design**
- **Design**
- **Specifications**
- **Contract Documents**
- **Materials and Systems Evaluation**





DILLON STADIUM & MIXED USE DEVELOPMENT, HARTFORD, CONNECTICUT

Interior Design

Odell's interior designers manage interior projects for a variety of clients including healthcare, aviation, corporate/commercial, multi-family and public assembly. Some of the services our designers provide are:

- **Interior Finish Selection & Specifications**
- **Furniture Selections & Specifications**
- **Artwork & Accessory Selection & Specifications**
- **Graphic & Signage Design**
- **Construction Documentation**
- **Construction Administration**
- **Installation Coordination**
- **Move Coordination**
- **Post-Occupancy Evaluation**
- **Field Survey & As-Built Drawings**
- **Programming**
- **Concept Development**
- **Space Planning**
- **Interior Architectural Design**
- **Lighting Design**
- **Space Standards Development**
- **Interior Design Master Planning (Finishes, Furniture, Artwork, Branding & Signage)**
- **BOMA Square Footage Calculations**
- **Base Building Survey & Evaluation**



Planning

The WELL Building Standard marries best practices in design and construction with evidence-based health and wellness interventions. It harnesses the built environment as a vehicle to support human health, wellbeing and comfort. WELL Certified spaces and WELL Certified core and shell developments can thus lead to a built environment that can help improve the nutrition, fitness, mood, sleep patterns and performance of its occupants. This is achieved in part by implementing strategies, programs and technologies designed to encourage healthier, more active lifestyles and reducing occupant exposure to

The Odell approach to planning and design focuses on participation and leadership. We thrive on collaboration and listening to our client,

which has been lauded as our finest skill. We maintain our commitment to facilitate effective and efficient partnership in designing the appropriate, fiscally responsible, visionary and inspiring planning solution.

Our interactive design process builds consensus among the stakeholders about strategic issues, concepts and planning directions. Some of the areas in which Odell offers planning assistance are:

- **Strategic Planning**
- **Facility Evaluation**
- **Financial Planning**
- **Land Use Planning**
- **Master Planning**
- **COPN Assistance**
- **Functional Space Programming**
- **Medical Equipment Planning**



FC BARCELONA TRAINING FACILITY & SOCCER ACADEMY, CHARLOTTE NC



Sustainability

As a supporter of the 2030 Challenge, Odell understands the impact that design and construction have on the environment. Facilities designed by Odell meet energy consumption,

GHG emission, and fossil fuel standards, regardless if LEED certification is sought. Every day and every design, we work toward a goal of all buildings being carbon-neutral through energy efficient design strategies.

Well Buildings

Odell's focus is to incorporate WELL Building Standards into every project we design. The WELL Building Standard philosophy is that buildings should be developed with people's health and wellness at the center of design.

The WELL Building Standard marries best practices in design and construction with evidence-based health and wellness interventions. It harnesses the built environment as a vehicle to support human health, wellbeing and comfort. WELL Certified spaces and WELL Certified core and shell developments can thus lead to a built environment that can help improve the nutrition, fitness, mood, sleep patterns and performance of its occupants. This is achieved in part by implementing strategies, programs and technologies designed to encourage healthier, more active lifestyles and reducing occupant exposure to harmful chemicals and pollutants.

The WELL Building Standard is designed to work harmoniously with the LEED Green Building Rating System, the Living Building Challenge, and other leading global green building standards.

Leadership

Brad Bartholomew, AIA, LEED BD+C
CEO, Director of Design

Mike Woollen, AIA, LEED AP
Managing Principal | PLAY

Max Gray
Executive Vice President



Local Team / Subcontractors

In addition to Stiles and Odell, FXE Futbol has put together an impressive team of local subcontractors. With their combined years of expertise in the Fort Lauderdale market, we believe we have the perfect team to lean upon to execute our ambitious vision.



Chen Moore

Chen Moore and Associates (CMA) is a multi-discipline consulting firm with offices in Broward, Miami-Dade, Palm Beach, Orange and Alachua Counties. Founded in 1986, CMA specializes in civil and environmental engineering, landscape architecture, planning, GIS analysis and mapping, and construction engineering inspection.

The CMA team has several Florida Registered Landscape Architects on staff who are highly knowledgeable regarding regulations, design technology and building materials. CMA currently works with municipal / state government and private development clients using a variety of cutting edge programs and platforms, allowing them to deliver products quickly and efficiently while also having the ability to present a vision for a site in a style that best suits the project type.

With multiple large scale landscape designs under construction and completed Chen Moore is an expert at designing and managing large scale projects: Orange Bowl Field at Carter Park, Miami Gardens YMCA / FC Barcelona Soccer Field, Miami Springs Aquatic Center and Orange Bowl Field at Harris Field-Homestead.

LEADERSHIP

Dr. Ben H. Chen, P.E., BCEE, Founder & Chairman

Dr. Chen received his Bachelor of Science and Master of Science degrees in Civil and Sanitary Engineering from National Taiwan University before immigrating to the United States to obtain his Doctor of Philosophy Degree in Civil Engineering from the Virginia Polytechnic University. During a career with several traditional large environmental engineering firms, Dr. Chen worked on projects in Hawaii, the Metro DC area and Detroit before moving to Florida. Since founding Chen Moore and Associates, Dr. Chen has worked on a wide variety of projects, including the expansion of the Broward County North Regional Wastewater Treatment Plant, the Broward County Neighborhood Improvement Program and multiple value engineering projects throughout the world. Dr. Chen is a professionally licensed engineer in Florida and Virginia.



**Peter M. Moore, P.E. LEED AP,
President**

Peter received his Bachelor of Science and Master of Engineering degrees in Civil Engineering from the University of Florida. He has worked on a wide variety of projects throughout Florida, including the water and wastewater treatment plants, water distribution and sanitary collection projects, stormwater master planning and collection projects and a full range of municipal engineering duties. Currently managing the day-to-day duties of the firm, Peter also manages projects in the City of Fort Lauderdale and the City of Pompano Beach, serves as the principal-in-charge for a wide variety of projects in Broward County and serves as the outsourced City Engineer for the City of Coral Springs. Peter is a professionally licensed engineer in Florida.

**Cristobal A. Betancourt, RLA,
Director of Landscape Architecture & Planning**

Cristobal received his Bachelor of Science in Landscape Architecture from Cornell University. He has experience providing planning and landscape architecture design solutions for public and private sector clients. Cristobal provides a full range of services starting with due diligence and master planning culminating in detailed site design. Most of Cristobal's current projects involve the design of facilities that are pursuing LEED accreditation through the United States Green Building Council. He is well-versed in the use of low-impact development techniques applied to site planning. Cristobal has provided design services for commercial, corporate, education (K-12, special needs, and university levels), healthcare, research, residential (single and multi-family), retail and entertainment, planned unit developments and transit oriented developments across the U.S. and abroad. He is a registered Landscape Architect in Florida, New York, and New Jersey.





Kimley»Horn

Kimley-Horn

Founded as a transportation firm in 1967, Kimley-Horn is now one of the largest and fastest growing full-service consulting firms in Florida. As a transportation engineering, planning, aviation, ITS, civil engineering, landscape architecture and environmental services firm, Kimley-Horn offers a full range of consulting services. Their permanent staff includes more than 2,800 professional, technical, and support staff nationwide and more than 500 employees in 14 offices throughout Florida. Kimley-Horn has four South Florida offices in Coral Gables, Plantation, Delray Beach, and West Palm Beach with over 200 staff.

Kimley-Horn offers a full range of essential services for water park design and construction including design management, coordination of survey and geotechnical work, facility programming, conceptual design, schematic and full plans, probable cost estimates, construction documents, assistance during the bidding phase, and construction administration. They provide the vital services of communicating with local municipalities, subcontractors, equipment vendors, and project inspectors, and can provide related site development services including expanded parking, utilities, seating decks, shade structures, lighting, landscape and irrigation.

With multiple large scale aquatic designs completed Kimley-Horn is an expert at designing

and constructing water parks: NRH20 Water Park, Bahama Beach, Baytown Municipal Aquatics Masterplan and Sun Valley Aquatic Center are some of their completed projects. These water parks included a flume slide complex, lazy rivers, children's play lagoon with interactive playground, family and teen beach areas, large slide complexes, along with pump and filtration areas.

Recognized for the outstanding work of their consulting staff, the quality of their work environment, and for their stature as a business enterprise. Kimley-Horn has received numerous recognitions, including:

- **Ranked #11 on FORTUNE magazine's "100 Best Companies to Work For" in 2017**
- **Ranked #1 in FORTUNE magazine's "Best workplaces in Consulting & Professional Services" in 2016**
- **Southeast Design Firm of the Year by ENR in 2015**
- **#33 of 500 U.S. design firms in Engineering News-Record (ENR) in 2014**



LEADERSHIP

Christopher W. Heggen, P.E., Transportation Engineer

With more than 20 years of experience as a transportation engineer, Chris serves a wide variety of clients ranging from residential and commercial developers to institutional users such as hospitals and schools. He has managed projects throughout South Florida, including traffic impact studies, comprehensive plan amendment traffic analyses, signal warrant analyses, transportation corridor operational analyses, parking studies, and Applications for Development Approval for Developments of Regional Impact (DRIs). Several of these projects have involved the identification of alternative transportation mitigation strategies, particularly in areas that are constrained by the lack of additional roadway right-of-way. Listed as one of 2014's "Top 20 Engineers Under 40" in Engineering News-Record Southeast, his dedication and technical expertise have earned the respect of clients and colleagues alike.

Thomas F. O'Donnell, P.E., Aviation Civil Engineer

Thomas has more than 17 years of experience providing engineering, planning, design and zoning services for various aviation and civil projects. He is highly experienced at providing planning services for the development of tall structures, performing obstruction evaluation and airspace modeling to determine vertical development limitations over properties on a variety of different sites. Using software similar to the Federal Aviation Administration's (FAA), Thomas has modeled Part 77 surfaces, air traffic patterns, navigational aids (NAVAIDs) and terminal instrument procedures (TERPs) to determine if proposed structures will have impacts on navigable airspace. He has led discussions with developers to determine their desired development elevation, with the FAA to resolve concerns regarding requested heights and filed several 7460-1 Notice of Proposed Construction or Alteration with the FAA to request airspace studies.





GFA International

GFA International, Inc. (GFA) is a full-service Engineering consulting organization providing Environmental Consulting, Geotechnical Engineering, Construction Materials Testing, Inspections, Code Compliance, and Industrial Hygiene and Health & Safety services for a wide array of markets, clients and projects.

Founded in 1988, GFA is a privately held Florida S Corporation that has grown from 6 employees in 1988 to over 200 employees today. Our dynamic and experienced team is comprised of registered professional engineers and geologists', project engineers', certified industrial hygienists', environmental scientists; multi-discipline building code inspectors and plans examiners; as well as certified field and laboratory engineering technicians and support staff. Our senior staff has 200+ years of combined geotechnical engineering, materials testing and inspection experience.

GFA operates from 6 offices strategically located to service our clients throughout the State of Florida. With state-of-the-art, calibrated and certified lab and field equipment, GFA maintains complete in-house laboratory facilities and equipment for the comprehensive field and laboratory testing and inspection of soils, rocks, aggregate, concrete, asphalt, steel and other specialty items. Our materials laboratories are accredited by the Construction Materials Engineering Council (CMEC), the FDOT and the U.S. Army Corps of Engineers (USACE), and undergo annual in-depth, third-party inspections/audits.

GFA owns and operates one of the largest and

most diverse fleets of drilling equipment in the state. Our equipment resources for drilling and tooling exceed that of many of our competitors. By owning, operating and maintaining our own equipment, GFA can deliver the highest quality product in a more cost-effective and timely manner by eliminating unnecessary subcontractor costs and delays.

Our fleet includes track and truck-mounted equipment and limited access rigs for tight spaces, low overhead conditions, and over-water work allowing us to access almost any drill site. In addition to direct push and conventional drilling, GFA also offers Sonic drilling services. Our Geoprobe® 8150LS Sonic Drill Rig can be used for many purposes including sampling difficult formations 2 to 3 times faster than conventional systems.

Since the firm's inception, our emphasis has been to aggressively pursue the interests of our clients. GFA has established a reputation as a trusted partner in delivering solutions our clients can trust, added value through our innovative abilities, and exceptional service. Our success can be exhibited by our tenure with our clients, many of whom we have served for over 20 years.

GFA works diligently to ensure unparalleled customer service by understanding client objectives, remaining responsive and communicative, and recognizing the importance of deadlines. We deliver projects on time and within budget, and to the most stringent standards. We are the company to choose for performance, efficiency, reliability, cost effectiveness, and superior service.



LEADERSHIP

Frank Frione, Chief Executive Officer

Frank Frione is the Chief Executive Officer of GFA International Inc., a full-service engineering consulting firm, providing Environmental, Geotechnical, Construction Materials Testing, Inspections, Code Compliance and Environmental Health and Safety services.

Frank began his career in 1985 while working under the tutorage of Mr. Sam Gillotti PE, owner of Gillotti and Associates Inc., an engineering inspections company. He apprenticed with Mr. Gillotti until his retirement when he was given the opportunity to assume responsibility for the company. At that time, the company operated primarily as an engineering inspections company. Realizing the potential to expand into other service lines, he initiated the development of a full-service construction materials laboratory. In 1988, he became partners with Frederick G. Kaub, P.G., a Florida Registered Professional Geologist to further expand into environmental and geotechnical services.

Frank's guidance and leadership, led to the quick expansion to 6 service divisions, 180 employees and 5 offices throughout Florida. Throughout his 30 plus years in business, Frione has consistently found creative and innovative ways to expand and improve the business through creating a culture by team building, continuing education, investment of resources and business networking.

In 1998 GFA was named South Florida Business Journal Small Business of the Year and in 2010, the Business Journal awarded Frione the CEO of the Year award. Today, Frione is responsible for all operations, business development and fiscal responsibilities.

With his active involvement with Vistage Florida, Frank has further enhanced the corporate environment with strategic planning, management workshops and leadership training.

Frank has always been a proactive leader by successfully positioning the firm with financial and business plans for the next 5, 10 and 15 years.

Frank is also very dedicated to helping those less fortunate. In 2004 Frank started mentoring young men at The Haven which is now The Place of Hope and never looked back. In 2011, the Frione's established The Frione Family Scholarship through Everglades University, which provides four-year scholarships for qualifying under privilege students who wish to pursue higher education and the many opportunities it affords for a successful, productive life.

Frank and his wife Laura believe that all children should be loved, respected and given an opportunity to a full and meaningful life. They devote a great deal of time and energy to several different organizations. Two places that are near and dear to their hearts are The Crockett Foundation and The Place of Hope, an organization that provides hope and healing opportunities for children and families who have been traumatized by abuse and neglect throughout our region. In honor of their tremendous support of children in need, on October 28, 2016, Laura and Frank were awarded the Place of Hope, Jay Dipietro "Hero of Hope" Award.

Frank's professional and community involvement includes:

Vistage Florida Executive Group Member, Construction Executive's Association - Past President, Current Board Member, Everglades University / Keiser University - Board of Trustees, South Florida Regional Transportation Authority - Governor Rick Scott Appointee Palm Beach County Board Member, Downtown Development Authority of Delray Beach Current Board member, Construction Association of South Florida (CASF) - Current Board Member, President (2015), Vice President (2014), Treasure (2013), Secretary (2012), Boca Raton Improvement District Steering Committee Past Member, Downtown Boca Raton Advisory Committee - Past member, Boca Raton Rotary Member.



**Frederick G. Kaub, P.G.,
President**

Fred Kaub assumes overall responsibility for the leadership of professional Geotechnical and Engineering services for all GFA contracts as President and Principal-in-Charge. Fred serves in the capacity of Executive Liaison to company clients. He is a graduate of Indiana University (White Star Endowment Scholarship Recipient) with a B.S. in Geology; is a licensed Florida Professional Geologist; and is co-founder of GFA International, Inc.

Fred directs the services of GFA International including environmental, geotechnical, materials testing and inspection. He has a 30 year track record of successfully managing continuing contracts for educational, municipal, governmental and private concerns in the areas of geotechnical, materials testing, inspection, and code compliance services throughout the state of Florida.

As a Florida Registered Professional Geologist, Fred provides the services of soil exploration and report preparation; structural foundation analysis and design; offshore geotechnical studies; land surveying; hydrographic surveying; seismic and side scan sonar studies; aquifer studies; magnetometer surveys; environmental monitoring; jet probe investigations; marine geophysics; vibrocore investigations; marine hydrology; water quality analysis; coastal inlet studies; environmental impact mitigation; impact assessment and devaluation; sub-bottom profiling; beach restoration and erosion control design for the company. His work has involved solving foundation and earth structure problems, conducting subsurface and subaqueous soil investigations, conducting hydrogeological studies and investigations and other earth science problems through the application of sound theoretical concepts and a practical knowledge of earth materials and hydrogeological systems.

Fred has served in the capacity of Expert Professional for the South Florida Water Management District and is professionally involved and active in the following associations:

Professional Member of: Geotechnical Society of America, Association of Engineering Geologists, American Institute of Hydrology, National Association of Environmental Professionals, Florida Association of Environmental Professionals, and Florida Groundwater Association.

Licenses & Certifications:

- **Licensed Florida Professional Geologist #1344**
- **Licensed Florida Asbestos Consultant #AX 71**
- **Licensed Florida Well Water Contractor #11236**





Keith Engineering

The year was 1998. William “Bill” KEITH had already founded two engineering/surveying firms in the past, after a brief retirement, he launched the firm we know today — KEITH. His idea was simple, be a “boutique” firm offering civil engineering and surveying services with a personal approach, getting to know each client individually. The idea, and the firm, took off. Bill made a large impact to many in Broward County – to acknowledge his philanthropic efforts, officials at the City of Fort Lauderdale and City of Pompano Beach have dedicated a park and a preserve in his name. His legacy is our challenge to find the essential balance between growth and preservation.

Today, Bill's daughter Dodie Keith-Lazowick leads the firm holding fast to the ideals her father put forward. With multiple offices and 100+ employees we have long since shed our boutique label, however, our client approach will never change. We embrace the opportunity to work closely with clients, building relationships and community.

As we look to the future, Dodie's son Alex Lazowick serves as the third generation professional at KEITH. Committed to the values his grandfather and mother have installed in the firm, Alex will lead KEITH in consistent hands from growth to evolution advancing and anticipating the needs for the next generation of development.

LEADERSHIP

Dodie Keith-Lazowick, PLS, President

Dodie follows in her father Bill Keith's footsteps of being a difference-maker in the South Florida community by leading the KEITH Team with Tradition, Integrity and Excellence. In addition to her key contributions to the profession, Dodie serves as Chair of the Board for the Broward Partnership for the Homeless.





Cartaya & Associates

At Cartaya and Associates Architects, we provide a comprehensive array of professional design-related services to governmental, institutional, and private clients.

Since our inception in 1979, our experienced professionals have been involved in numerous projects including city halls, performing arts centers, municipal libraries, higher education and K-12 facilities, parking structures, parks, transportation hubs, warehouses, fire stations, water treatment facilities, hotels, commercial buildings, and private residences.

You Know our Work! We have been the architects for hundreds of projects in South Florida including many high profiled buildings such as the Fort Lauderdale/Hollywood International Airport's Terminal 1 and Car Rental Return Facility, the City of Fort Lauderdale's Building Services Center (Building, Planning and Zoning Department), Broward College's New Fine Arts Building, the City of Miramar's Town Center, Cultural Arts Facility and City Hall, the Weston Library/ Broward Community College Facility and the Miramar Educational Center including Nova Southeastern University and Broward College. We are presently the architects for the Broward County Civil/Family Courthouse, the Miramar Police Headquarters and the Pembroke Pines Civic Center.

We are committed to support effective communication with our Clients, Consultants,

and General Contractors from the Pre-Design Analysis Phase until the completion of Construction, in order to ensure prompt project delivery based on the Owner's expectations and within budget. As a result of our commitment to superior quality, we have been recognized with various awards and proclamations.

CartayaandAssociatesArchitectshasdiversified experience and exposure to different professional perspectives that greatly enhances our ability to provide our clients with innovative ideas, quality solutions and technical strength in our roles as designers, reviewers and agency liaisons. We strive to provide the best service to our clients, while delivering projects under budget and on time.

Our Construction Administration experience is enhanced with a constant interaction and comprehensive coordination with consultants and our internal senior personnel for quality control. Our past performance with over twenty Governmental Agencies, bring significant depth, diversity, and experience to the table without the costly learning curve of working with the City and County Agencies.

Our proven track record assisting City Staff, providing quality service and remarkable Architecture and Engineering, with the highest degree of skill and professionalism has resulted in the successful completion of hundreds of governmental projects within South Florida.



LEADERSHIP

Mario Cartaya, AIA, CEO / Principal Architect

Mario Cartaya is the Founder and Principal Owner of Cartaya and Associates Architects. He has built one of the area's most stable and successful Architectural Firms. His work has been recognized in several magazine and newspaper articles and covers. He has received numerous local and national awards including five (5) Broward County Proclamations and national AIA awards.

Mario has also dedicated himself to giving back to the community. He served eight years as a member and chair of the Broward College Board of Trustees, sixteen years on Senator Bob Graham's Air Force and Naval Academy Selection Committees, and four years on the Broward County Cultural Arts Council. Mr. Cartaya was, furthermore, an Adjunct Professor at the School of Architecture, Florida Atlantic University from 1995 to 2007.

His life has been dedicated to the pursuit of excellence in his professional career and the improvement of the community in which he lives.

Bachelor of Architecture - Magna Cum Laude
University of Florida - 1974

Masters in Building Construction - High Honors



Juan Justiniano, AIA, AICP, LEED AP, BD&C, Vice President

Juan Justiniano has been with Cartaya and Associates since 1999. He has been practicing Architecture and Planning for over 30 years, and thus brings significant experience in private and public projects to our company.

His private endeavors entail a notable amount of architectural work in single family and multifamily residential developments.

Juan's managerial experience with planning public entities and participation in the development of master and comprehensive plans also bring critical expertise to our firm. He has complemented his professional practice with an active involvement in teaching architecture and urban planning.

Bachelor of Architecture - Specialization in
Structures Texas Tech University - 1986
Masters in City Planning - Fulbright Scholar
Georgia Institute of Technology - 1992



Louis Berger

Louis Berger

Founded in 1953, Louis Berger established an engineering practice with a dozen employees in a single office. Today, Louis Berger is an industry leader serving clients with a comprehensive suite of planning, environmental, economic, engineering, architectural, program / construction management and O&M services in 40 offices with more than 1,600 U.S. based employees.

Louis Berger has a team of professionals that include civil, structural, traffic, geotechnical, hydraulic, mechanical and electrical engineers, environmental scientists, archaeological / historic specialists, architect and landscape architects with experience in design-bid-build and design-build projects around the globe.

Louis Berger received more than 250 awards in the last 20 years for engineering and design excellence. The firm is recognized for technical innovation and achievement, civil and structural engineering, aquatic design, construction management and inspection services.

The company has performed a full range of engineering assessments and design services for numerous regional parks and recreation facilities in Broward County and other south Florida locations. Many of these projects also include aquatic facilities: Topeekeegee Yugnee Park and Aquatic Facility, Riverwalk Linear Park, Central Broward Regional Park, Lauderdale Lakes Aquatic Center, Arts Park at Young Circle Park, Lauderdale Lakes Aquatic Center and Everglades National Park Design Concepts.

LEADERSHIP

**Larry DeRose, PE,
Project Manager**

Working in South Florida since 1979, Larry oversees all aspects of design and engineering services, ensuring the highest quality control standards and a fluid continuity between disciplines. He has an impressive portfolio of work developing entertainment and recreation areas throughout south Florida. Under his leadership Louis Berger is involved in efforts to raise industry standards and improve safety regulations throughout the region, working diligently to share their expertise with the community.





ICOR International

For over 20 years, the ICOR name has become synonymous with customer service and high-quality products that are built to last. From marquee signs and message centers to electronic scoreboards and video displays, ICOR's innovative products are manufactured with superior quality and designed for flexibility and integration among our entire product line. That means we can be your trusted partner for all your scoring, display, and audio needs. We are proud to be such an integral part of the South Florida community. No matter the message, no matter the sport, no matter the campus, customer or congregation, our consultants are experienced, knowledgeable, and customer-centric and want to maximize your impact. All products are designed after years of servicing branded solutions for professional sports: NFL, MLB, NBA, NHL, USL, and more.

ICOR products are certified in ISO9001/14001/18001, thus ensuring only the highest quality LED display products are produced. All of our products are cULus, EMC, FCC, LVD, ETL, and industry-certified which enables users to pass any safety inspection prior to integration. Our in-house engineers allow us to produce custom products for any client request within half the time and cost. More importantly, all of our products are designed and developed in-house with proprietary rights allowing us to have complete control of every major component of any LED display project. We are one of the few manufacturers who utilize the international HD NTSC REC-709 & REC-2020 calibration. This makes it possible for us to provide our clients with the exact same LEDs to match their display using a special camera calibration technology.

LEADERSHIP

William Craig, President

Bill is a pioneer in the LED business. Prior to LED there was the Sony Jumbotron, a CRT display solution, that was very popular among the sports industry. When Sony discontinued the technology, the part availability began to quickly disappear. Bill was able to find a way to board level service these CRT modules keeping this old technology running and saving the owner from having to purchase a new board. Thanks to this, ICOR was supporting the facility that would eventually become the first to have an HD videoboard in the NFL.

Eventually, over a 10-year period, ICOR had become one of the most experienced LED service companies. Bill and ICOR continued to innovate, making several business trips to Asia to look for an alternative solution to challenges he was continually facing. Bill made a breakthrough, developing a waterproof, No-Fan LED design that that would change the industry. Three generations later, what was planned to complement the systems design business, has now the most innovative design in the LED business offering industry-leading reliable display solutions.





Atlantic Southern Paving & Sealcoating

Atlantic Southern Paving and Sealcoating provide pavement maintenance & construction services in Florida and nationally for over 25 years.

The solid foundation that Michael "Mickey" Curry started in 1992 employing the best people, using the best products and providing what the customer needs with a competitive pricing has enabled Atlantic Southern to continue to thrive.

Mickey, along with his sons Michael & Dan have built loyal clients because the Curry family has learned that in order to be successful, you must be there to solve your customer's problems, no matter what the issue.

The Curry Family built a strong team and process to serve our clients over the past 25 years. Atlantic Southern, at the request of many of their clients, has evolved a team to service the National Properties of many of their existing clients. Today, Atlantic Southern is a key provider of pavement management plans, maintenance & construction services to National Retailers, Hotels, Restaurants and REITS throughout the United States.

LEADERSHIP

Mickey Curry, Founder

Mickey Curry, Founder of Atlantic Southern Paving and Sealcoating, started the business more than 22 years ago and still plays a very active role in business development and quality control.

Michael Curry, Jr., President

Michael Curry, Jr. has over 17 years of experience within Atlantic Southern Paving and held various positions including Crew, Account Sales, Account Management, and Vice President before becoming current President.

Dan Curry, Vice President

Dan Curry began working at Atlantic Southern Paving and Sealcoating as a child assisting the paving crews over holiday breaks and during the summers when school was not in session.





PROJECT APPROVAL REQUIREMENTS

FXE Fútbol is pleased to submit this unsolicited proposal, pursuant to Section 255.065, Florida Statutes, for the long-term lease and development of a world-class sports, entertainment, and recreation venue on Parcel 19B, 25, 26, and 27 combined located at the Fort Lauderdale Executive Airport in the Uptown neighborhood.

An unsolicited proposal from a private entity for approval of a qualifying project must be accompanied by the following material and information, unless waived by the responsible public entity:

(a) A description of the qualifying project, including the conceptual design of the facilities or a conceptual plan for the provision of services, and a schedule for the initiation and completion of the qualifying project.

See PROJECT DESCRIPTION of this Proposal, and conceptual plan contained within.

(b) A description of the method by which the private entity proposes to secure the necessary property interests that are required for the qualifying project.

The City is the owner of the real property subject of this Proposal. This Proposal contemplates a long term 50-year lease of the property as part of an overall comprehensive agreement in accordance with Florida Statutes, Section 255.065.

(c) A description of the private entity's general plans for financing the qualifying project, including the sources of the private entity's funds and the identity of any dedicated revenue source or proposed debt or equity investment on behalf of the private entity.

FXE Futbol has received committed financing of \$85 million provided by Longpoint Realty Partners and Compendium Partners, subject to negotiation with the City.

(d) The name and address of a person who may be contacted for additional information concerning the proposal.

John P. Reynal

**FXE Futbol, LLC
200 S ANDREWS AVENUE, STE 600
FORT LAUDERDALE, FL 33301**

**T: 786-223-0152
jp@fxefutbol.com**

(e) FXE Futbol would pay for the design, construction and maintenance of the soccer fields, Topgolf and additional commercial development. FXE would also pay for the renovation of Lockhart Stadium.

Furthermore, FXE Futbol will pay \$500,000 towards a city park. (Architectural plans included.) Additional park funds will be pledged in \$500,000 increments for every 100,000 square feet of commercial development permitted. Commercial development shall preserve at least 30 acres of undeveloped community land (includes parks and playing fields). 12 acres in the south and 18 acres in the north.

The four (4) youth fields to the south of Lockhart Stadium will be managed by the City and any user fees charged will be done at the discretion of the City. FXE Futbol reserves the right to charge user fees for all other non-park facilities on site.



There is no expiration date as to any of the terms and conditions associated with this proposal including any pricing or financial terms.

(f) Additional material or information that the responsible public entity reasonably requests.



TERM SHEET

Initial Lease Term

Fifty (50) Years.

Additional Term

Plus such additional time to the extent permitted by law, and as may be required for construction of improvements, for example.

Base Rent/Revenue Share

Developer and City shall negotiate on equitable and commercially reasonable terms.

Contingencies

Proposal is subject to negotiation and execution of a lease and comprehensive agreement on terms mutually agreeable to Proposer, its lender and the City and subject to customary environmental audits and other due diligence to ensure constructability of the Project.

Sublease & Assignment

To be negotiated on commercially reasonable terms with City's consent to sublease and assignment not to be unreasonably withheld.



ADDENDUM

**Letters of Support
Corporate Profiles of Project Team**



Alex Stancioff
John P Reynal
FXE Futbol, LLC
PBYA Corporate Services, LLC.
200 S. Andrews Avenue, Ste 600
Ft. Lauderdale, FL 33301

February 14, 2019

Dear Alex and JP,

We are excited about the potential opportunity to be part of your development.

Topgolf is the premier, patent-protected golf entertainment concept. Played with real balls and clubs, Topgolf uses patented technology to transform the traditional driving range into a fun, unique entertainment experience that has universal appeal. Serious golfers are drawn into the real-time feedback on the accuracy and distance of their golf shots while casual players, even people who have never played golf, are enticed by the uniquely competitive and social elements of the Topgolf experience. Corporate and social groups are drawn by the opportunity to have a dynamic group experience in an exciting, contained venue that includes restaurant, bar and event facilities.

Below is a snapshot of our company and our impact on local communities:

Topgolf Company Statistics

- Concept protected by 5 patents filed internationally in over 60 countries
- U.S. based company with 19-year operating history and over 15,000 employees
- 52 venues operating world-wide (48 U.S., 3 U.K., & 1 International)
- 8-10 venues planned to break ground each year
- All venues are company owned and operated
- 10.5 million guest visits in 2016; 13 million guest visits in 2017
- Callaway Golf Company – largest institutional investor
- Strategic relationships with the PGA and the First Tee Organization

Topgolf Economic Impact (based upon averages of open venues)

- \$30MM+ construction project
- +/-270 jobs created during construction
- +/-400 jobs created at each new venue once operational
- \$31.6MM in direct fiscal impact over 10 years (taxes, etc.)
- \$264.5MM in local economic impact over 10 years
- 450,000 visitors per year to new prototype facilities
- Premier practice venue for area golf teams and youth organizations
- Premier destination for corporate, charity and group entertainment

Warm Regards,

Matt Smith
Director of Real Estate



Compendium Partners, LLC.

21 The Prado, NE
Atlanta, GA 30309
Phone: 404-432-7432
E-Mail: sbennett@c-p-llc

February 21, 2019

Mayor Dean J. Trantalis
Vice Mayor Ben Sorensen
Commissioner Steven Glassman
Commissioner Robert L. McKinzie
Commissioner Heather Moraitis
City Manager Chris Lagerbloom
City Attorney Alan Boileau

City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

To Whom It May Concern::

I am furnishing this letter in conjunction with the FXE Futbol, LLC Lockhart proposal. Compendium Partners is excited to be working with FXE Futbol on this multi-use sports and entertainment complex, and has given FXE Futbol, LLC conditional terms of a potential financing structure under which our investors would be prepared to fund \$35 million (which could be further increased) towards the Top Golf project at the Fort Lauderdale executive airport in the industrial park in the city of Fort Lauderdale. As evidenced below, Compendium Partners has the wherewithal and experience to work with the FXE Futbol team to finance this transformational City project.

In the fourth quarter of 2018, Compendium Partners was successful in raising capital for the construction of three Top Golf projects located in Richmond, Cleveland and Chicago. These projects have all broken ground and will be completed in the next twelve months. In addition, our group is currently in the process of raising capital for two more Top Golf locations. As you are aware, the Top Golf brand has been highly successful and has resulted in additional economic development surrounding all of their 80 plus locations. We look forward to working with FXE Futbol, LLC on this exciting project.

Sincerely,

Steve Bennett

Steve Bennett
Managing Director



RE: FXE Futbol, LLC

February 20, 2019

Dear Mayor Dean J. Trantalis

Vice Mayor Ben Sorensen

Commissioner Steven Glassman

Commissioner Robert L. McKinzie

Commissioner Heather Moraitis

City Manager Chris Lagerbloom

City Attorney Alan Boileau

City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

I am furnishing this letter in conjunction with the FXE Futbol, LLC submittal for the above noted proposal. Longpoint Realty Partners is excited to be working with FXE Futbol on this multi-use sports and entertainment complex, and has given FXE Futbol, LLC conditional terms of a financing commitment under which it would be prepared to fund \$50 million (which could be further increased) towards the project at the Fort Lauderdale executive airport in the industrial park in the city of Fort Lauderdale. As evidenced below, Longpoint has the wherewithal and experience to work with the FXE Futbol team to finance this transformational City project.

Longpoint is currently acquiring assets of this type to populate our fully discretionary investment vehicle, Longpoint Realty Partners Fund I. To date, we have acquired twelve assets totaling \$153 million. We have full discretion over the funds.

Respectfully,

Peter Gardner
Partner



ADEPT

Strategy & Public Relations

(954)769-1533 · info@adept.co · www.adept.co

February 28, 2019

VIA EMAIL: dtrantalis@fortlauderdale.gov

Mayor Dean J. Trantalis
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

I write on behalf of FXE Futbol, LLC in support of their proposal to save Lockhart Stadium and revive the property with a multi-use community sports and entertainment complex. We strongly support their proposal and their focus on bringing an open and accessible destination park with a USL Championship (USLC) franchise to Fort Lauderdale.

ADEPT Public Relations has operated in the Uptown Area of Fort Lauderdale for 5 years and we collectively spend thousands of hours per year in Uptown Fort Lauderdale. We are only blocks from Lockhart and we believe that activating the Lockhart property and making it 100% accessible to the community, and bringing a Championship USL team aligns with our company's vision of creating an area for employees to live, work and play.

Sincerely,

ADEPT Public Relations, LLC

Julie Ruffolo
Managing Partner

With copy to:

Vice Mayor Ben Sorensen BSorensen@fortlauderdale.gov
Commissioner Steven Glassman sglassman@fortlauderdale.gov
Commissioner Robert L. McKinzie rmckinzie@fortlauderdale.gov
Commissioner Heather Moraitis hmoraitis@fortlauderdale.gov
City Manager Chris Lagerbloom clagerbloom@fortlauderdale.gov

ADEPT Public Relations, LLC
5300 Powerline Road, Suite 207
Fort Lauderdale, FL 33309



ENVISION UPTOWN, INC.

6300 NE 1 Ave, Suite 100 Fort Lauderdale, FL 33334

Board of Directors
2018-2019

Cary Goldberg
Diversified Cos.
President

Guy Desautels
Citrix
Vice President

Dana Pollitt
Adept Strategy & PR
Secretary

Mario Benedetti
Trividia Health
Treasurer

Greg Stuart
Broward MPO

Alan Goldberg
Diversified Cos.

John Neff
HDR Engineering

Damian Polgar
Auto Nation

Sam Poole, Esq.
Legal Advisor

February 28, 2019

VIA EMAIL: dtrantalis@fortlauderdale.gov

Mayor Dean J. Trantalis
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Dear Mayor Trantalis:

Envision Uptown, Inc. was formed 6 years ago with the vision to create an Urban Village within the Uptown Area of Fort Lauderdale. The Urban Land Institute performed a Technical Assistance Panel (TAP) that created the Uptown Urban Village TAP Report. This report was unanimously adopted by the City of Fort Lauderdale City Commission. The following link is the ULI TAP Report.

"The Uptown of the future has been transformed from its present workplace-based and car-dependent form of development into a walkable, bikeable, transit-oriented urban neighborhood composed of offices, residences, retail, hospitality, civic, and educational buildings, and both large and small well-defined public gathering spaces and parks."

Our member list is 300 companies strong. Recently we took a sample of only 10 companies in Uptown and asked those companies how many employees are City of Fort Lauderdale "Residents". With only 10 companies sampled we have over 1,700 City of Fort Lauderdale "Residents". We can only expect that the other over 300 companies that we communicate with regularly, along with the hundreds of other companies located in Uptown corridor have thousands more City of Fort Lauderdale "Residents".

On February 26th, we met with representative from FXE Futbol, LLC in a meeting held at Trividia Health. They presented their concept to save Lockhart Stadium and revive the property with a multi-use community sports and entertainment complex. We strongly support their proposal and their focus on bringing an open and accessible destination park with a USL Championship (USLC) franchise to Fort Lauderdale. Their programming will help to stimulate the development and redevelopment of Uptown Fort Lauderdale.

We collectively spend hundreds of thousands of hours per year in Uptown Fort Lauderdale. Many of our members are across the street or are only blocks from Lockhart and we believe that activating the Lockhart property and making it 100% accessible to the community, and bringing a Championship USL team aligns with our company's vision of creating an area for employees to live, work and play.

Sincerely,

Envision Uptown, Inc.

Cary Goldberg
President
Envision Uptown, Inc.



ESQUIRE

REAL ESTATE

February 28, 2019

VIA EMAIL: dtrantalis@fortlauderdale.gov

Mayor Dean J. Trantalis
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

My name is Dana Pollitt and I represent Esquire Real Estate Brokerage, LLC. I actively list and sell commercial property in the Uptown area of Fort Lauderdale including the following:

- Commercial property off market, Powerline Rd. Fort Lauderdale, FL 33309, sold for \$3,600,000
- Commercial property off market, NW 65 ST Fort Lauderdale, FL 33309, sold for \$4,510,000
- Commercial property off market, Powerline Rd. Fort Lauderdale, FL 33309, sold for \$6,000,000
- Commercial property off market, NW 9th Ave. Fort Lauderdale, FL 33309, sold for \$6,000,000
- Commercial property off market, Powerline Rd. Fort Lauderdale, FL 33309, sold for \$9,500,000

I write on behalf of FXE Futbol, LLC in support of their proposal to save Lockhart Stadium and revive the property with a multi-use community sports and entertainment complex. I strongly support their proposal and their focus on bringing an open and accessible destination park with a USL Championship (USLC) franchise to Fort Lauderdale.

We are only blocks from Lockhart and we believe that activating the Lockhart property and making it 100% accessible to the community, and bringing a Championship USL team aligns with our company's vision of creating an area for employees to live, work and play.

Sincerely,

Dana Pollitt

Florida License #3352396
Dana Pollitt, P.A.
Esquire Real Estate Brokerage, LLC
5300 Powerline Road, Suite 207
Fort Lauderdale, FL 33309
danapollitt@gmail.com | 954-937-9403





March 1, 2019

VIA EMAIL: dtrantalis@fortlauderdale.gov

Mayor Dean J. Trantalis
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

As the Managing Director of Xtreme Action Park, I write to urge approval of the FXE Futbol, LLC proposal to improve the area known as Lockhart Stadium and the adjacent areas. The vision of FXE Futbol is in line with the residents of both Fort Lauderdale and Broward County as FXE Futbol proposes to save the stadium, revive the entire property, offer public use areas, and create lasting jobs for the local population.

Xtreme Action Park has over 160 employees, of **which 80 are residents of Fort Lauderdale**. Many parties and owners will write you about the positive economic impact for the area and the tax revenue produced. What I urge you to consider is not only those clear benefits, but more importantly, the residents that will now have more opportunity and will benefit directly and indirectly because of FXE Futbol.

- Xtreme Action Park in full season employs over 200; FXE Futbol must represent >1000 jobs.
- >30% of Xtreme Action Park employees bike or skateboard to work meaning our employees **LIVE AND WORK** in this community.
- Xtreme Action Park increases revenue at local restaurants and gas stations as the owners inform us that when we close, their businesses surge; FXE Futbol will contribute even more.

The choice to support FXE Futbol is obvious. Any other choice would not represent the constituents and the businesses the aspire to positively develop and impact this area of Fort Lauderdale. Thank you for your consideration of the proposal put before you and your support.

Sincerely,

Nate Howard
Xtreme Action Park

CC:

Vice Mayor Ben Sorensen, BSorensen@fortlauderdale.gov



February 14, 2019

**Re: Lockhart Stadium
Letter of Support**

On behalf of ODELL, we are pleased to express our support for Lockhart Stadium Community Entertainment Center. We believe this is an amazing opportunity to shape the neighborhood and improve the lives of families in the community. In addition to the past several years assisting development teams on concepts that revision this very site, ODELL specializes in creating transformative projects that focus on improving the quality of life experience through Community Parks, Sports, Entertainment and Creative Retail.

As a team, our philosophy and vision goals for Lockhart Stadium Community Entertainment Center are:

Revision existing site and context to Attract Families and Community

- Provide various "neighborhoods" within the facility that attract families of all ages
- Create a unique experience that is rooted in the community and place
- Create open air restaurants with seating that allow parents to relax while watching their kids play nearby

Enhance the Natural Environment with parks, creative retail, amenities and outdoor gathering areas

- Embrace outdoor spaces as true potentials to enhance a family-friendly experience
- Provide various park areas, walking/jogging trails, obstacle courses and creative retail amenities
- Embrace outdoor spaces and incorporate things like splash pads, dog parks, educational playgrounds and picnic pavilions

Accentuate your Stadium with site/building/interior features

- Energize the campus with redesigned interior spaces that cater to families
- Design an iconic and welcoming front door entrance to the stadium
- Implement a clear and well-defined wayfinding strategy

Leverage your existing facilities, Provide Flexible and Efficient Solutions that save you money

- Review existing buildings on the campus and find ways to implement into the design
- Identify growth needed to attract more members of the community

Create a vibrant Destination 365 days a year

- Provide more amenities on campus to make this "the place to be" every day of the year
- Incorporate a variety of family-friendly dining and refreshment choices
- Integrate a mixed use adult and children's entertainment center into/around the stadium

Maximize the Value of your investment

- Focus much of the development on creating community parks with creative retail
- Multipurpose stadium designed within your budget
- Flexible chassis that can be reconfigured efficiently and accommodate many types of events.

We look forward to this opportunity and are excited to help shape the greater Fort Lauderdale community.

Best regards,

Bradley Bartholomew, AIA, LEED BD+C
CEO, Director of Design
ODELL
bartholomewb@odell.com



500 West Cypress Creek Road
Suite 630
Fort Lauderdale, FL 33309
Phone: +1 954.730.0707
Fax: +1 954.730.2030
www.chenmoore.com

Mayor Dean J. Trantalis
Vice Mayor Ben Sorensen
Commissioner Steven Glassman
Commissioner Robert L. McKinzie
Commissioner Heather Moraitis
City Manager Chris Lagerbloom
City Attorney Alan Boileau

City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

I write on behalf of FXE Futbol, LLC in support of their proposal to save Lockhart Stadium and revive the property with a multi-use community sports and entertainment complex. We strongly support their proposal and their focus on bringing an open and accessible destination park with a USL Championship (USLC) franchise to Fort Lauderdale.

As you know, Chen Moore and Associates is now the largest multi-disciplinary engineering firm headquartered in the City of Fort Lauderdale, with 70 employees in seven offices statewide. In our corporate office in Uptown Fort Lauderdale, we have 30 employees, including four that live within the City boundaries. I was born at Holy Cross Hospital in the City and have proudly lived in the City for 15 years.

As design professionals, we know the importance of great leadership and vision by the owners that we work for to make truly great projects. As locals, we know the potential that the project site holds. The employees at Chen Moore give back to the community every single day. It would truly be great to see our community give back a great facility only minutes from our door.

Please let me know if you have any questions. I can be reached at (954) 730-0707 x1002 or pmoore@chenmoore.com if you have further questions.

Sincerely,

CHEN MOORE AND ASSOCIATES
Peter M. Moore, P.E., F. ASCE, ENV SP, LEED AP
President and CEO



GFA International, Inc.

Florida's Leading Engineering Source

Environmental * Geotechnical * Construction Materials Testing * Inspections * Code Compliance * Environmental Health & Safety

DELRAY BEACH
CORPORATE HEADQUARTERS

1215 Wallace Drive
Delray Beach, Florida 33444

Phone: (561) 347-0070 Fax: (561) 395-5805
teamgfa.com

February 15, 2019

Mayor Dean J. Trantalis
Vice Mayor Ben Sorensen
Commissioner Steven Glassman
Commissioner Robert L. McKinzie
Commissioner Heather Moraitis
City Manager Chris Lagerbloom
City Attorney Alan Boileau

City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

I write on behalf of FXE Futbol, LLC in support of their proposal to save Lockhart Stadium and revive the property with a multi-use community sports and entertainment complex. We strongly support their proposal and their focus on bringing an open and accessible destination park with a USL Championship (USLC) franchise to Fort Lauderdale.

GFA International, Inc. (GFA) is a full-service Engineering consulting organization providing Environmental Consulting, Geotechnical Engineering, Construction Materials Testing, Inspections, Code Compliance, and Industrial Hygiene and Health & Safety services for a wide array of markets, clients and projects. Founded in 1988, GFA is a privately held Florida S Corporation that has grown from 6 employees in 1988 to over 200 employees today. GFA has established a reputation as a trusted partner in delivering solutions our clients can trust, added value through our innovative abilities, and exceptional service. Our success can be exhibited by our tenure with our clients, many of whom we have served for over 20 years.

Please call me with any questions.

Sincerely,

Frank Frione
Chief Executive Officer
GFA International, Inc.
frank@teamgfa.com



KEITH

February 20, 2019

City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Mayor Dean J. Trantalis
Vice Mayor Ben Sorensen
Commissioner Steven Glassman
Commissioner Robert L. McKinzie
Commissioner Heather Moraitis
City Manager Chris Lagerbloom
City Attorney Alan Boileau

I write on behalf of FXE Futbol, LLC in support of their proposal to save Lockhart Stadium and revive the property with a multi-use community sports and entertainment complex. As a Fort Lauderdale business and partner, we support the proposals focus on bringing an open and accessible destination park with a USL Championship (USLC) franchise to Fort Lauderdale.

The KEITH Team has provided innovative, sustainable and holistic land development solutions for over twenty (20) years. Our team of professionals believes in connecting the physical landscape of a site with its unique social, ecological and economic qualities. Our collective purpose is excellence in design and placemaking, while orchestrating memorable and unique user experiences all over South Florida.

KEITH provides planning, landscape architecture, urban design, civil engineering, transportation engineering, survey/subsurface utility engineering (SUE) and program/construction management services for a variety of both private and public sector projects. Our team of more than 130 professionals, of which more than ten percent reside in Fort Lauderdale, has long been recognized as a veteran firm in South Florida and recently named among the Top 20 woman-owned firms in the state.

Should you need any additional information, please do not hesitate to contact me.

Regards,

Paul Weinberg
Vice President of Planning and Landscape Architecture
KEITH



February 27, 2019

Mayor Dean J. Trantalis
Vice Mayor Ben Sorensen
Commissioner Steven Glassman
Commissioner Robert L. McKinzie
Commissioner Heather Moraitis
City Manager Chris Lagerbloom
City Attorney Alan Boileau

City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

I write on behalf of FXE Futbol, LLC in support of their proposal to save Lockhart Stadium and revive the property with a multi-use community sports and entertainment complex. We strongly support their proposal and their focus on bringing an open and accessible destination park with a USL Championship (USLC) franchise to Fort Lauderdale.

Cartaya and Associates Architects is a Fort Lauderdale Corporation that has been in business for 40 years. We have been the architects for hundreds of diverse projects throughout South Florida including many projects in Fort Lauderdale. Our current staff of thirty-two (32) includes five (5) Fort Lauderdale residents. Our firm is devoted to the practice of high-quality private and governmental architecture and our work expresses aesthetic sensitivity and harmony with the environment.

Sincerely,

Mario Cartaya, CEO
Cartaya and Associates Architects
(954)771-2721 Ext. 3
mcartaya@cartayaandassociates.com

AAC001388
QUALITY
ARCHITECTURE
AND SERVICE
SINCE 1979

2400 E COMMERCIAL BOULEVARD | SUITE 201
FORT LAUDERDALE | FLORIDA | 33308

PH. (954) 771-2722
WWW.CARTAYAANDASSOCIATES.COM



Tuesday, February 12, 2019

Attention: Mayor Dean J. Trantalis

Vice Mayor Ben Sorensen

Commissioner Steven Glassman

Commissioner Robert L. McKinzie

Commissioner Heather Moraitis

City Manager Chris Lagerbloom

City Attorney Alan Boileau

City of Fort Lauderdale

100 North Andrews Avenue

Fort Lauderdale, FL 33301

RE: Lockhart Stadium Revival

I write on behalf of FXE Futbol, LLC in support of their proposal to save Lockhart Stadium and revive the property with a multi-use community sports and entertainment complex. We strongly support their proposal and their focus on bringing an open and accessible destination park with a USL Championship (USLC) franchise to Fort Lauderdale.

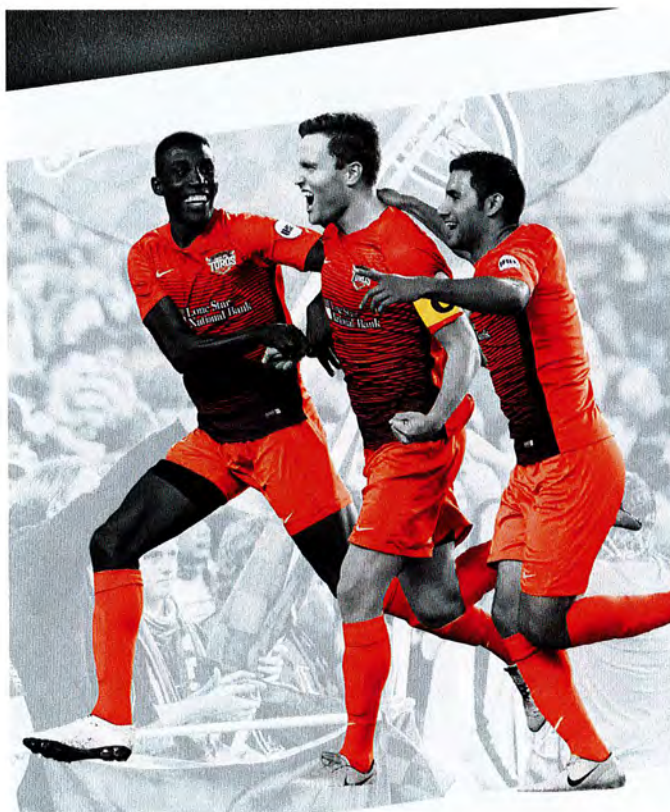
Icor International is your manufacturer of LED Displays located in South Florida often referred to as a Jumbotron. FXE Futbol, LLC is assigned as the Soccer representatives in the State of Florida having access to the worlds first LED Soccer Sports Scoreboard and UEFA Certified Sports perimeters with proprietary patented WDLED protection.

Thank you for your consideration.

William Craig

President/North American Sports Channel





The USL is one of the most prominent **Division II** professional soccer leagues in the world, reaching a population of more than **84 million**, fueling the growth of professional soccer in North America.

Featuring **33 clubs** competing in 2018 with four expansion clubs to join in 2019, the USL is the **fastest-growing professional soccer league** in North America.

The USL's proven and sustainable business model continues to build **fan engagement**, drive **revenue growth** and increase **franchise valuations**.

USL



LEAGUE FOOTPRINT



14 of Top 30 US DMAs Represented

New York	Seattle	Pittsburgh
Los Angeles	Sacramento	Portland
Tampa	St. Louis	Nashville
Phoenix	Charlotte	Chicago
Atlanta	Raleigh	

*Austin, Birmingham, El Paso and Memphis to begin competition in 2019

USL



OWNERSHIP



USL features dedicated, experienced club ownership with financial stability. A growing number of these groups have owned or currently own clubs in a wide variety of sports leagues including the MLS, NBA, NBA G-League, MLB, NHL, MLL, WNBA, ECHL, and NWSL.



USL



FRANCHISE VALUATIONS



Increasing franchise valuations for each owner is the goal of USL. Through stable operations and support services, the league provides a platform for each franchise to continue to grow within its market.





LOCAL MARKET ECONOMIC IMPACT

Driving sustainability through developing the next generation of fans, building fan affinity and corporate exposure. The club also generates sports tourism revenues and boosts employment.

MERCHANDISE SALES

Club merchandise sales provide opportunities for fans to display their community loyalty while providing opportunities to generate local economic impact through community vendors and suppliers.

CORPORATE PARTNERSHIPS

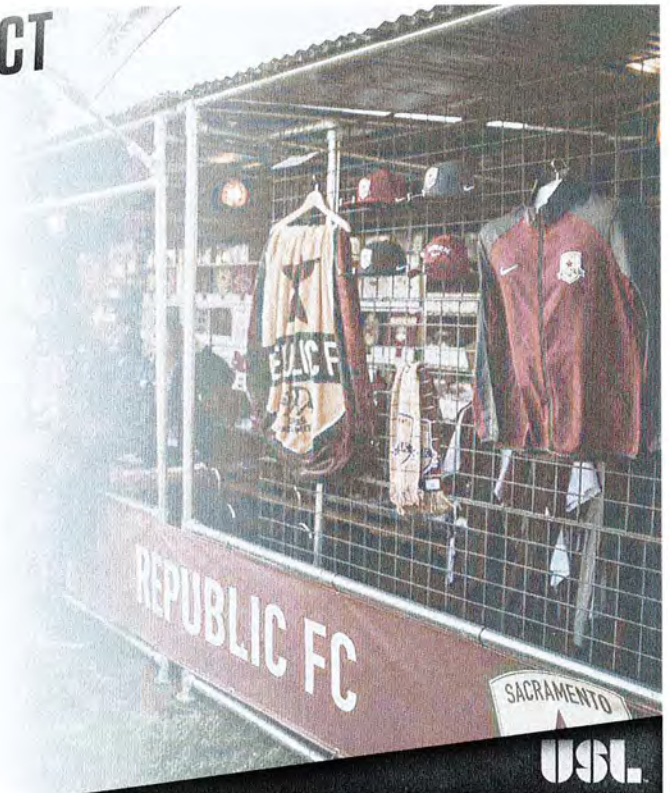
Grassroot initiatives provide tremendous opportunities for corporate partners to generate a positive impact on the local community through on-site and community-based activations.

TICKET SALES

Ticket sales provides an immediate impact on the local economy in a direct and indirect manner as most tickets are subject to taxation by the municipality in addition to the direct spend.

HOSPITALITY EXPERIENCES

Hospitality within and outside of the stadium elevates the fan's event experience while providing premium atmospheric opportunities and continued spending.





LEAGUE OPERATIONS

The USL operates an expansive league office comprised of more than 17 departments, featuring more than 55 talented sports industry professionals dedicated to providing exceptional service to club owners, team personnel, players and fans.

League Departments

Analytics & Strategy	Competition	Human Resources
Broadcast & Video	Compliance	League Expansion
Business Development	Digital Media	Legal
Club Services	Events	Marketing
Commercial Ventures	Finance	Player Development
Communication & Public Relations	Governance	





USL BY THE NUMBERS



561 REGULAR SEASON
MATCHES



2.8 MILLION +
PASSIONATE FANS



1.5 MILLION +
ONLINE FANS OF USL TEAMS



32 MILLION
2017 IMPRESSIONS



28.8 MILLION
2017 MINUTES WATCHED

USL.



VALUES & ATTRIBUTES



UNITED ACROSS NORTH AMERICA

Valuable, sustainable league, spanning grassroots to top tier

UNITED AS FANS

Passionate fans committed to their clubs

UNITED AS TALENT

Providing opportunities to growing mass of players, referees, & executives in the United States

USL



PRODUCTIONS



The USL invested \$10 million to establish the USL Broadcast Center, housed in Ft. Lauderdale, Florida. The broadcast center provides a single-location for all USL content curation while providing the infrastructure for state-of-the-art broadcast production.

ROBUST LIVE MATCH & ON DEMAND CONTENT DELIVERY

LIVE ACTION DELIVERY

In 2018, all 561 matches were (more than 1,000 hours) broadcast via USL national linear platform and digital streaming platform providing national and international exposure

CONTENT DISTRIBUTION PLATFORM

Available for delivery anywhere in the world, including digital, local tv and national broadcast.

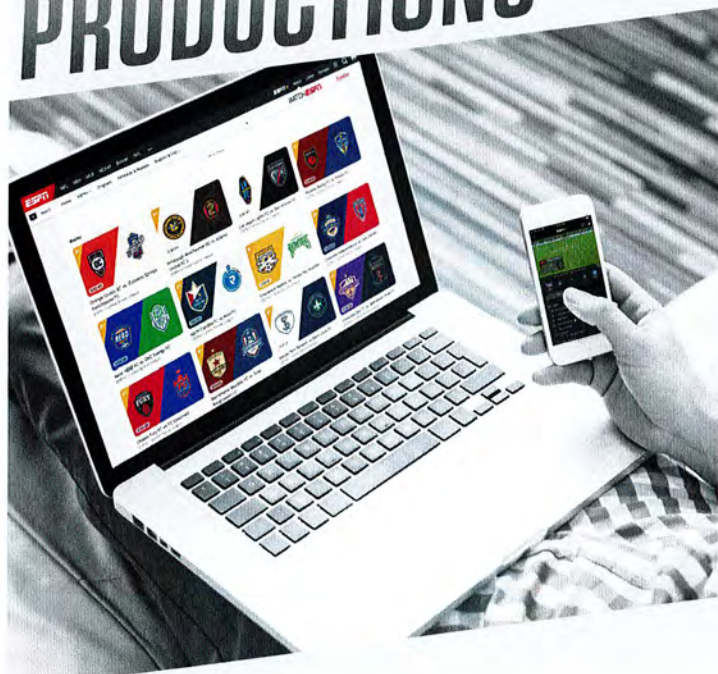
CONTENT DISTRIBUTION PLATFORM

For social media flash-access consumption (web shows and exclusive feature-driven content) with access to the state-of-the-art video archive of integrated and searchable footage.





PRODUCTIONS



ESPN PARTNERSHIP

The 2018 season marks the league's launch on the new ESPN+ OTT direct-to-consumer subscription streaming service. All USL matches are available on the new platform, placing the USL alongside Major League Soccer, the English Football League and UEFA National League among other globally recognized soccer properties.

Through the partnership with ESPN the league continues to increase its exposure through linear and digital broadcasts. Programming includes the USL Game of the Week Series on the ESPN system of networks, as well as increased coverage on ESPNFC.us.



USL.



DIGITAL NETWORK



A comprehensive digital-first network providing unparalleled access for fans, partners and clubs league-wide.

INTEGRATED SEASON, MATCH AND PLAYER STATS

All USL matches are powered by OPTA Sports Analytics. The in-depth detail provides dynamic insights to enhance engagement across broadcast, technical and fan channels.

DESIGNED FOR MOBILE CONSUMPTION

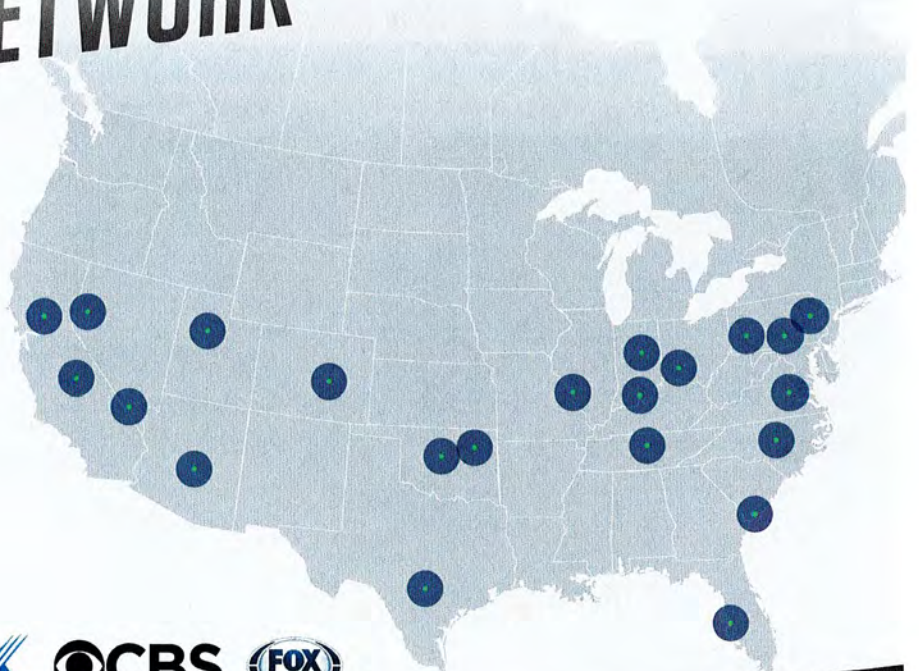
Placing the fans first, the USL Digital Network boasts a mobile-ready design that allows fans to watch matches, obtain short-form content and “be in the know” about all things USL from any digital platform.





TELEVISION NETWORK

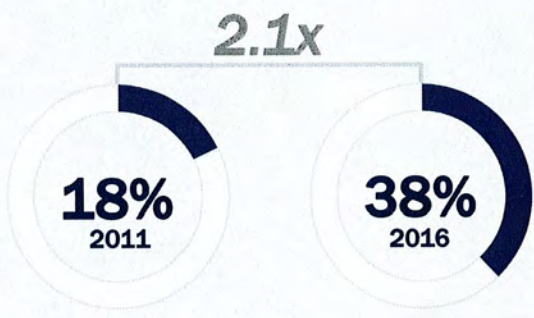
The USL Television Network features local broadcast agreements in 22 markets with a reach of more than 33 million households.



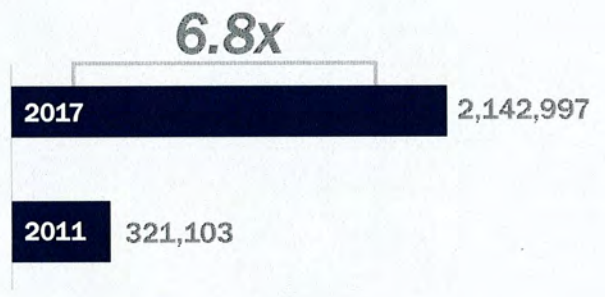
USL



GROWING INTEREST IN SOCCER & ATTENDANCE AT USL MATCHES



INCREASE IN INTEREST IN SOCCER IN US



INCREASE IN TOTAL ATTENDANCE

SOURCE: NIELSEN/REPUKOM SDNA 2016





GROWING INTEREST IN SOCCER

1.3x

HIGHER LIKELIHOOD TO BE
MILLENNIALS

4.2x

HIGHER LIKELIHOOD TO BE
AFFLUENT

1.3x

HIGHER LIKELIHOOD TO BE
EDUCATED

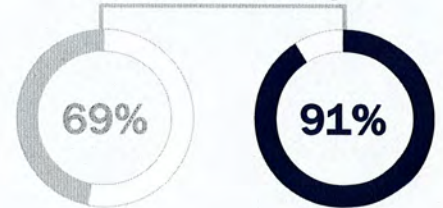
Aged 44 & Under



HH Income > \$100K



Attended Some College



GENERAL POPULATION USL FANS

SOURCE: NIELSEN, REPLICOM SDNA 2016

USL



DIVERSE HISPANIC MARKETPLACE



45 MILLION

Hispanics make up the nations youngest and fastest-growing demographic.

40%

Of overall MLS attendance comes from Hispanic fans.

16.5 MILLION

Total number of Hispanics living in USL Markets.

\$12 TRILLION

Buying power of the Hispanic community



USL



MLS PARTNERSHIP

9 MLS CLUBS OWN AND OPERATE USL CLUBS IN 2018

EXTENDING THE REACH, OPERATIONAL CAPACITY AND PLAYER PROFILE OF EACH CLUB



10 USL – MLS FORMAL CLUB AFFILIATIONS

PROVIDED PLAYER MOVEMENT AND CLUB SYNERGISTIC OPPORTUNITIES



USL



SOCCER-SPECIFIC STADIUMS



Rio Grande Valley FC



San Antonio FC



Phoenix Rising FC



Louisville City FC

By the end of the decade, the goal remains for all USL clubs to compete within soccer specific stadiums in which the clubs have greater, if not total control of all stadium assets and inventory.

15 SOCCER-SPECIFIC STADIUMS

- Provides unparalleled match experience for players and fans
- Projected to surpass \$500M stadium investment over next 4 years
- On-pace to add another 10 stadium builds by 2020

INCREASING STADIUM CAPACITY TO 10,000

- Clubs creating phasing plans to increase facility capacity

USL-Odell Partnership

- Provide state-of-the-art stadium design consultation and venue expertise

Maximize Revenue Generation

- Establishing the stadium as a community focal point to host events on non-match days to create a new revenue stream

USL



DEVELOPMENT PLATFORMS

The league creates specific opportunities for clubs to gather and share best practices. The meetings occur at strategic times of the year that allow the clubs to prepare and implement new initiatives

WINTER SUMMIT

End-of-the-year business meetings that celebrate the past season while preparing for the next.

MID-YEAR BOARD OF GOVERNORS

The mid-season gathering of owners and executives designed to streamline communication between the teams and the league.

BROADCAST PRODUCTION SEMINAR

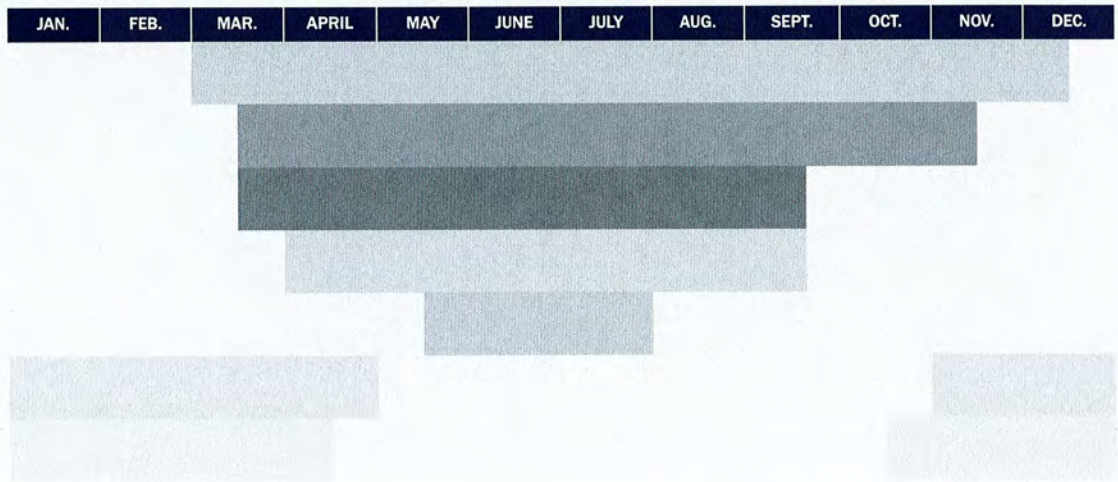
A pre-season seminar focused on preparing club personnel on live soccer broadcasting techniques, best practices and new technology.





CALENDAR

USL's operational calendar provides tremendous opportunities to generate direct and indirect revenue while sharing economies of scale with parallel sports entertainment options.









TOPGOLF

Topgolf is the premier, patent-protected golf entertainment concept where the competition of sport meets your favorite local hangout.

The Topgolf concept was invented in 1999 outside of London, England with the mission of developing a better way to practice the game of golf through technology implementation. A game was created whereby players hit microchipped golf balls into targets and receive points based upon accuracy and distance.

Nineteen years, 2.5 billion balls, and 4.4 million members later, Topgolf has evolved into a best-in-class hospitality entertainment venue centered on a game that is accessible and appealing to all, regardless of skill or ability. The dynamic atmosphere, engaging staff, and innovative game combine to provide a truly unique experience.

CONFIDENTIAL - All Information is the Property of Topgolf International, Inc. And May Be Used Only With Consent.

























TOPGOLF

THANK YOU

We'd love to hear from you

CONTACT US

TOPGOLF

Matt Smith
Director of Real Estate
Matt.Smith@topgolf.com

MASTER BROKER

Luke Wilson
SVP, The Retail Connection
lwilson@theretailconnection.net

Page: 14

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CMA CORPORATE HISTORY

Chen Moore and Associates (CMA) is a multi-discipline firm with its corporate office in Fort Lauderdale, regional offices in Miami, West Palm Beach and Orlando (Maitland), and project offices in Gainesville, Tampa and Jacksonville

Founded in 1986, Chen Moore and Associates specializes in civil engineering, water resources, water and sewer, transportation, landscape architecture, planning and irrigation, environmental and construction engineering inspection. The firm commits to providing responsive quality services while meeting the schedules and specific project needs of our clients.

CMA actively supports various community organizations including Habitat for Humanity, Toys for Tots, the Cooperative Feeding Program, and Ocean Watch, a non-profit group focused on cleaning and preserving South Florida's Beaches. Firm staff participates in local professional society events including the American Society of Civil Engineers, Florida Engineering Society, American Society of Landscape Architects, Irrigation Association, International Society of Arboriculture, and the United States Green Building Council. We proudly support our industry and the communities in which we live, play, and work.

- Infrastructure Master Planning
- Pump Station Design and Rehabilitation
- Water Supply, Treatment, and Distribution Design
- Stormwater Management System Design and Master Plans
- Environmental Engineering
- Roadway Design and Streetscape
- Government Permitting
- Land Development
- Site Development
- Site Planning
- Landscape Architecture
- Hardscape Design
- Irrigation Design
- Park Design
- GIS Analysis and Mapping
- Project and Program Management
- Sustainable Design and LEED Solutions
- Value Engineering
- Utility Rate and Infrastructure Valuation Studies
- Resident Coordination and Stakeholder Meetings

With 15 licensed professional engineers, four professional landscape architects and highly experienced technical design staff, the Chen Moore team has the capabilities to address the smallest to the most challenging civil and transportation engineering, planning, landscape architecture, environmental and construction administration tasks required for many types of public, semi-public and private sector projects.



CMA Qualifications



Fort Lauderdale Beach Park, Fort Lauderdale, Florida



Estimated Completion Date

2012

Fee

\$198,780

Client

City of Fort Lauderdale
Donald Morris
501 Seabreeze Boulevard, 2nd floor
Ft Lauderdale, FL 33316
(954) 468-1516

The purpose of this project was to provide the restoration and enhancement of the City-owned 6.5-acre "South Beach" parking lot, located along SR A1A, south of Las Olas Boulevard. The scope of work includes bringing the parking lot into ADA compliance per requirements of consent decree, replacing a deteriorating low profile wall and sidewalk approximately 2100 feet in length, replacing existing lighting with turtle-compliant fixtures, and designing additional landscaping. Chen Moore and Associates prepared the required DRC submittal, which included all required public purpose approvals, as well as a conceptual layout of a new entrance at the southern end of the parking lot. This project was a joint effort between various City departments, including the City of Fort Lauderdale Beach Community Redevelopment Agency and Parking Services.

CMA coordinated the pre-construction historical site review. Upon discovery of the artifacts, CMA worked with the contractor to provide on-site supervision for all underground operations.



CMA Qualifications



All Aboard FL - Ft Lauderdale, Ft Lauderdale, Florida



Estimated Completion Date
2016

Fee
\$154,850

Client
All Aboard Florida
Eric Claussen
161 NW 6th Street 9th Floor
Miami, FL 33136
(305) 520-2115



This project involves the design, permitting, and construction administration services for the All Aboard Florida Ft. Lauderdale Station. The project is located in Downtown Ft. Lauderdale, between W. Broward Blvd., NW 4th Street, the Florida East Coast Railroad and NW 4th Avenue. This project is one Inline Station for the overall All Aboard Florida Rail Project, which proposes passenger rail service from Miami to Orlando.

The project consists of a two-level, 5,000 gsf catering facility, a 73 space permanent parking lot, a 144 space temporary parking lot, 660 linear foot of new two-lane roadway with parallel parking and sidewalk, a 860-ft long high level train platform, a three-level, 30,000 gsf station lobby, mezzanine and concourse areas. The total project area is approximately 8.75 acres.

Chen Moore and Associates is providing utility coordination services, site plan coordination, and the design of paving, grading, and drainage, water and sewer mains and services, and pavement markings and signage. The utility systems include exfiltration trenches, drainage wells, water main relocation and sewer main replacement.

In addition CMA is permitting with multiple agencies, including Broward County Environmental Licensing and Building Permitting, Broward County Health Department, the City of Ft. Lauderdale Public Works Department, Florida Department of Environmental Protection, and South Florida Water Management District.



CMA Qualifications



Florida's Leading Engineering Source

2019 STATEMENT OF QUALIFICATIONS

- ◆ Environmental Due Diligence
- ◆ Geotechnical Engineering
- ◆ Construction Materials Testing
- ◆ Threshold & Special Inspections
 - ◆ Code Compliance
- ◆ Industrial Hygiene and Health & Safety

TeamGFA.com



COMPANY OVERVIEW



GFA International, Inc. (GFA) is a full-service Engineering consulting organization providing Environmental Consulting, Geotechnical Engineering, Construction Materials Testing, Inspections, Code Compliance, and Industrial Hygiene and Health & Safety services for a wide array of markets, clients and projects.

Founded in 1988, GFA is a privately held Florida S Corporation that has grown from 6 employees in 1988 to over 200 employees today. Our dynamic and experienced team is comprised of registered professional engineers and geologists', project engineers', certified industrial hygienists', environmental scientists; multi-discipline building code inspectors and plans examiners; as well as certified field and laboratory engineering technicians and support staff. Our senior staff has 200+ years of combined geotechnical engineering, materials testing and inspection experience.

GFA operates from 6 offices strategically located to service our clients throughout the State of Florida. With state-of-the-art, calibrated and certified lab and field equipment, GFA maintains complete in-house laboratory facilities and equipment for the comprehensive field and laboratory testing and inspection of soils, rocks, aggregate, concrete, asphalt, steel and other specialty items. Our materials laboratories are accredited by the Construction Materials Engineering Council (CMEC), the FDOT and the U.S. Army Corps of Engineers (USACE), and undergo annual in-depth, third-party inspections/audits.



GFA owns and operates one of the largest and most diverse fleets of drilling equipment in the state. Our equipment resources for drilling and tooling exceed that of many of our competitors. By owning, operating and maintaining our own equipment, GFA can deliver the highest quality product in a more cost-effective and timely manner by eliminating unnecessary subcontractor costs and delays.

Our fleet includes track and truck-mounted equipment and limited access rigs for tight spaces, low overhead conditions, and over-water work allowing us to access almost any drill site. In addition to direct push and conventional drilling, GFA also offers Sonic drilling services. Our Geoprobe® 8150LS Sonic Drill Rig can be used for many purposes including sampling difficult formations 2 to 3 times faster than conventional systems.

Since the firm's inception, our emphasis has been to aggressively pursue the interests of our clients. GFA has established a reputation as a trusted partner in delivering solutions our clients can trust, added value through our innovative abilities, and exceptional service. Our success can be exhibited by our tenure with our clients, many of whom we have served for over 20 years.

GFA works diligently to ensure unparalleled customer service by understanding client objectives, remaining responsive and communicative, and recognizing the importance of deadlines. We deliver projects on time and within budget, and to the most stringent standards. We are the company to choose for performance, efficiency, reliability, cost effectiveness, and superior service.

TEAM GFA CORE VALUES

Our Team stands apart from others by remaining dedicated to a client-centered philosophy based on our core values, which are:

- TEAMWORK** Team = Together Everyone Achieves More by the sharing of ideas, skills and resources throughout our company.
- ETHICS** Our ethics are simple: Promote honesty, integrity, trustworthiness, and discretion within our organization.
- ACCURACY** We deliver value to our clients by providing timely and accurate products and services.
- METICULOUS** We take pride in being extremely diligent in attending to details.
- GROWTH** We are committed to a culture of growth both as a company and as a team.
- FOCUS** We are determined in our belief and commitment to the mission of our team.
- ASSOCIATES** We are committed to provide our employees a safe, stable work environment with equal opportunity for personal and professional growth.





COMPANY OVERVIEW

By way of introduction to our capabilities and qualifications, we draw your attention to the following advantages which differentiate GFA from many of our competitors:

OUR QUALIFICATIONS

- Licensed Florida Geology Business (GB #118)
- Licensed Florida Engineering Business (CA #4930)
- Licensed Florida Asbestos Consulting Business (ZA404 & PVD107)
- Licensed Florida Radon Measurement Business (Certification No. RB2617)
- US Army Corps of Engineers Validated Testing Laboratories
- Construction Materials Engineering Council Certified Laboratories
- FDOT Qualified Testing Laboratories
 - Work Groups: 9.1, 9.2, 9.3, 9.4, 9.4.1, 9.5, 10.1 and 10.3
- Multiple Special Inspectors for Threshold Buildings
- Lead Special Inspector with over 34 years of experience
- Certified Federal Small Business – NAICS Codes
 - 541330 Engineering Services
 - 541350 Building Inspection Services
 - 541380 Testing Laboratories
 - 541620 Environmental Consulting Services
 - 541990 All Other Professional and Technical Services
 - 562112 Hazardous Waste Collection
 - 562910 Remediation Services
 - 237110 Water/Sewer Line & Related Structures Construction
 - 237990 Other Heavy and Civil Engineering Construction
 - 236220 Commercial & Institutional Building Construction
- Fully owned and maintained fleet of drill rigs

OUR COMPETITIVE ADVANTAGES

- Longevity & trust ~ same ownership & key management since 1988
- Local offices with knowledge of Florida soil conditions
- One of the highest Dun & Bradstreet ratings in the industry
- Investment of over \$1.5M in new geotechnical equipment in last 18 months
- Services completed on over 200 projects with construction costs over \$200M
- Professional services provided on NBA, NFL, NHL and MLB facilities in Florida
- Exemplary record on municipal, public and private projects over last 30 years
- Professional services provided on over 1,000 K-12, college and university projects
- 2010 South Florida Business Journal "CEO of the Year" award; Frank Frione, CEO
- 2012 Business Leader Magazine "Top 50 Entrepreneurs" award; Fred Kaub, President
- 2017 & 2018 Gulfshore Business Magazine "Best Engineering Firm"
- 2018 & 2019 Sun Sentinel "Top Workplace"



BUSINESS INFORMATION

- Business Structure: Corporation
- State of Incorporation: Florida
- Date of Incorporation: 3/1/1988
- Document Number: P98000089761
- Federal Employer I.D.: 65-0874962
- Duns Number: 04-971-6504
- CAGE Code: 36TS1

OFFICERS/DIRECTORS

- Frank Frione, CEO
- Frederick G. Kaub, P.G., L.A.C., President
- Thomas Ortner, Executive Vice President
- Paul Danforth, P.E., Regional Vice President





KEITH

Engineering Inspired Design.



CORE TEAM



Dodie Keith-Lazowick, PLS, President

Ms. Dodie Keith-Lazowick with over 41 years of professional experience, succeeds her father, Bill Keith, as a second-generation professional surveyor, President and Managing Principal of the firm. Ms. Keith-Lazowick handles the daily operations of the firm and serves as the Corporate Officer for all contracts, assuming responsibility for providing sufficient resource allocations and corporate commitment to our diverse client base. Ms. Keith-Lazowick is driven by new challenges and a desire to be successful through a hands-on, team-building management approach. Through her years of professional practice and local involvement, Ms. Keith-Lazowick is well versed in agency practices and requirements. Her extensive experience in South Florida has encompassed many phases of planning, design and construction. Further, she has supervised and provided complete development services of both public and private projects for commercial, industrial, transportation, aviation, marine, mixed-use and residential developments. She has particular expertise in governmental liaison and plays an integral role for the permitting and approvals of our projects due to her professional proactive approach.



Paul Weinberg, PLA, ASLA, Vice President of Planning and Landscape Architecture

Mr. Paul Weinberg is a multi-talented designer and team leader who has been based in South Florida since 2000 with more than two decades of experience. During this time, he has worked with a variety of significant public and private sector projects including urban parks, hotels, campuses, plazas, mixed-use development, entertainment districts, streetscapes, waterfront and residential projects that provide meaning and purpose to the community. He has a unique understanding of how to create immersive, authentic and memorable spaces that create place identity to bring vitality to each district. He is committed to a team-based approach that delivers creative, thought-provoking solutions tailored to the distinct character of each project. This collaboration starts with the multi-disciplinary approach at KEITH and builds to include other partners, consultants, co-collaborators and stakeholders.



Stephen Williams, PE, Vice President of Civil Engineering

Mr. Stephen Williams has been engaged in civil and transportation engineering design and construction in South Florida for over 48 years. Mr. Williams has served as the record engineer for numerous transportation, utility, water management, municipal, aviation, recreation, roadway and land development (governmental, residential, mixed-use and commercial) projects in South Florida. These include projects at Florida's Turnpike, Miami International and Fort Lauderdale-Hollywood International Airports and multiple projects for municipalities, school districts and universities. Projects have included roadway and site engineering design and analysis (paving, grading, drainage, water and sanitary sewer design and construction administration) for both private and governmental clients. He has served as the general municipal civil engineering consultant to cities of Oakland Park, Miramar, Plantation, Fort Lauderdale, Sunrise, Southwest Ranches, Pembroke Park, Pompano Beach, Deerfield Beach and Tamarac.



Mike Vonder Meulen, AICP, Director of Planning

Mr. Michael Vonder Meulen has over 32 years of local, national and international experience in urban planning, zoning and project management systems. Since 1986, Mr. Vonder Meulen's experience has included many phases of public sector and private sector Land Planning, Site Planning and Permitting services. He has directed project services from planning, design and construction management throughout the United States, Caribbean and Brazil. He has drafted numerous zoning text amendments for many cities throughout South Florida including new and revised residential, commercial, educational, mixed-use and transit oriented districts, density monitoring systems (DMS) and transfer of development rights (TDRs). Mr. Vonder Meulen also has extensive comprehensive planning experience preparing many Comprehensive Plans, Evaluation and Appraisal Reports (EARs) and Comprehensive Plan updates and amendments. He also has experience with grant writing in which he was awarded grants for more than \$9 million including Florida Recreation Development Assistance Program (FRDAP), Land and Water Conservation Fund (LWCF), and Intermodal Surface Transportation Efficiency Act (ISTEA).





Huizenga Park and Plaza

Project Location: Fort Lauderdale, FL **Project Size:** 4 Acres
Completion Date: Ongoing **Project Value:** N/A

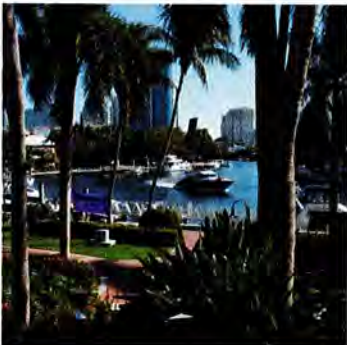
Project Description - Members of the KEITH team were involved in a series of studies ranged from simplistic to more robust in the development scenarios and considered maintaining a passive/open space to a potential P3 development scenario for the future use of Huizenga Park and Plaza. Working with members of the DDA, the team developed creative solutions that would ensure connectivity between the Las Olas Corridor and the Riverwalk would be enhanced and intuitive. The team looked at a series of creative and sustainable solutions for consideration of the DDA and potential stakeholders.



Tunnel Top Park

Project Location: Fort Lauderdale, FL **Project Size:** Less than 1 Acre
Completion Date: Ongoing **Project Value:** \$225,000

Project Description - The Riverwalk and DDA of Fort Lauderdale have been studying a number of visionary projects to connect and active the downtown riverfront district corridor. Members of the KEITH team have been a part of the visioning for several key projects including Tunnel Top Park. The project is set to create a stage within the public realm that links the surrounding context together and will be a mini Klyde Warren Park or High Line for the City and bridge the gap between Laura Ward Plaza, the Riverfront and the Las Olas Corridor.



Riverwalk Corridor Study

Project Location: Fort Lauderdale, FL **Project Size:** 4 miles
Completion Date: Ongoing **Project Value:** N/A

Project Description - Members of the KEITH team were involved in a comprehensive analysis of the Riverwalk Corridor spanning from the Performing Arts Center down to the Riverside Hotel. The study took into account both the streetscape within the districts as well as the Riverwalk. The study identified a series of pilot projects that could be considered to build on the legacy and enhance the brand awareness of the Riverwalk Corridor. Considerations were given for art, signage, landscape and potential respite or gathering areas along the Riverwalk. Along the streetscape corridors the intention was to ensure pedestrian flow was maximized and safety was paramount.



Calvary Christian Academy

Project Location: Fort Lauderdale, FL **Project Size:** 70+ Acres
Completion Date: Ongoing **Project Value:** N/A

Project Description - KEITH assisted CCA to create a master plan vision for the overall campus and site design including ball fields, classrooms, parking and various other campus elements. KEITH created a central clock tower as the organizing element for the site that would give vision and unity to the plan development. The plan is currently under various stages of implementation and KEITH remains involved in the ongoing efforts for planning, landscape architecture and engineering.





FIRM PROFILE



CARTAYA &
ASSOCIATES
ARCHITECTS P.A.

At Cartaya and Associates Architects, we provide a comprehensive array of professional design-related services to governmental, institutional, and private clients.

Since our inception in 1979, our experienced professionals have been involved in numerous projects including city halls, performing arts centers, municipal libraries, higher education and K-12 facilities, parking structures, parks, transportation hubs, warehouses, fire stations, water treatment facilities, hotels, commercial buildings, and private residences.

You Know our Work! We have been the architects for hundreds of projects in South Florida including many high profile buildings such as the Fort Lauderdale/Hollywood International Airport's Terminal 1 and Car Rental Return Facility, the City of Fort Lauderdale's Building Services Center (Building, Planning and Zoning Department), Broward College's New Fine Arts Building, the City of Miramar's Town Center, Cultural Arts Facility and City Hall, the Weston Library/Broward Community College Facility and the Miramar Educational Center including Nova Southeastern University and Broward College. We are presently the architects for the Broward County Civil/Family Courthouse, the Miramar Police Headquarters and the Pembroke Pines Civic Center

We are committed to support effective communication with our Clients, Consultants, and General Contractors from the Pre-Design Analysis Phase until the completion of Construction, in order to ensure prompt project delivery based on the Owner's expectations and within budget. As a result to our commitment to superior quality, we have been recognized with various awards and proclamations.

Cartaya and Associates Architects has diversified experience and exposure to different professional perspectives that greatly enhances our ability to provide our clients with innovative ideas, quality solutions and technical strength in our roles as designers, reviewers and agency liaisons. We strive to provide the best service to our clients, while delivering projects under budget and on time.

Our Construction Administration experience is enhanced with a constant interaction and comprehensive coordination with consultants and our internal senior personnel for quality control. Our past performance with over twenty Governmental Agencies, bring significant depth, diversity, and experience to the table without the costly learning curve of working with the City and County Agencies. Our proven track record assisting City Staff, providing quality service and remarkable Architecture and Engineering, with the highest degree of skill and professionalism has resulted in the successful completion of hundreds of governmental projects within South Florida.



CERTIFIED ARCHITECT
CORPORATION BY THE
STATE OF FLORIDA
#AAC001388

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FORT LAUDERDALE | FLORIDA | 33308

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WWW.CARTAYAANDASSOCIATES.COM



FIRM PROFILE



CARTAYA &
ASSOCIATES
ARCHITECTS P.A.

ARCHITECTURE

We have a profound understanding of the needs that governmental, institutional, and private clients have. Our Firm has been involved in numerous projects including city halls, performing arts centers, municipal libraries, higher education and K-12 facilities, parking structures, parks, transportation hubs, warehouses, fire stations, water treatment facilities, hotels, commercial buildings, and private residences.

SUSTAINABILITY

Our Firm incorporates many sustainable design elements into all our projects. We make a continuous effort to include LED energy-efficient lighting and fixtures, low VOC paints and sealants, and renewable and recycled materials. We work closely with our clients, engineers and our consultants to insure we meet the goals of Green Design, and ensure a hassle-free application process towards LEED certification.

INTERIOR DESIGN

Our Interior Design efforts are focused on delivering livable, inviting and warm spaces that concentrate on the users' well being. By designing volumes, spaces, lighting, materials and colors, we envision our ideas and selections will provide the best comfort and interior experience for our clients and users. It is our experience that every interior space has to be carefully designed to satisfy one person in an office, or a thousand in an auditorium as well as thermal and/or sensorial needs.

PLANNING, REDEVELOPMENT & URBAN DESIGN

We have directly advised numerous municipalities through Transit Oriented Developments (TODs) following Smart Growth and New Urbanism's principles. Our vision of Urban Design, Redevelopment and Planning is a comprehensive team-oriented approach that provides our clients with expertise from a broad range of disciplines, and at the same time provides adequate solutions to specific problems directly affecting our clients. Our solutions provide integrated solutions that respond to the social, economic and physical requirements of the built environment.

CONSTRUCTION ADMINISTRATION

Our team strives to provide the best service to our clients, while delivering projects under budget and on time. Our Construction Administration experience is enhanced with a constant interaction and comprehensive coordination with consultants and our internal senior personnel for quality control.



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ABOUT

For over 20 years, the ICOR name has become synonymous with customer service and high-quality products that are built to last. From marquee signs and message centers to electronic scoreboards, video displays, Icor's innovative products are manufactured with superior quality and designed for flexibility and integration among our entire product line. That means we can be your trusted partner for all of your scoring, display, and you only have one number to call. We're proud to be such an integral part of communities everywhere. No matter the message, no matter the sport, no matter the campus, customer or congregation, our consultants are experienced, knowledgeable, and customer-centric and want to help you maximize your impact. All Products Designed After Years of Servicing Industry Branded Solutions For Professional Sports, NFL, MLB, NBA, NHL, NASL, and more.

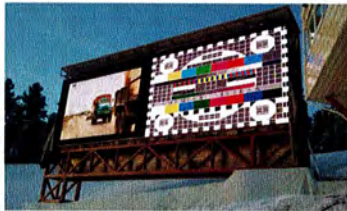
Icor products are certified in ISO9001/14001/ 18001, thus ensuring only the highest quality LED display products are produced. All our products are cULus, EMC, FCC, IVD, ETL, and Industry certified which enables users to pass any safety inspection prior to integration. Our in-house engineers allow us to produce custom projects for any client request within half the time and cost. More importantly, all our products are designed and developed in-house with proprietary rights allowing us to have complete control of every major component of any LED display project. We are one of the few manufacturers who utilize the international HD NTSC REC-709 & REC-2020 calibration. This makes it possible for us to provide our clients the exact same LEDs to match their display by using a special camera calibration technology.

ABOUT CONTENT

OUTDOOR SOLUTION	INDOOR SOLUTION	SPORTS SOLUTION	CREATIVE SOLUTION	CONTROL SYSTEM
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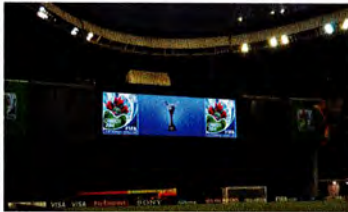


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ADEPT COMPANY BIO

OUR VISION

The ADEPT Team is a public involvement, stakeholder liaison and outreach firm made up of cutting edge professionals with infrastructure sector industry, governmental affairs/ relations experience.

We have a hands-on approach to stakeholder outreach techniques to capture targeted interested parties. We analyze all alternatives and map out the competitive environment by conducting detailed reviews of existing data to help our clients clarify and present their objectives.

If fully applied, Stakeholder Liaison Services, Public Involvement, and Industry Outreach is the sole communication discipline suitable to help bring parties together, build common understanding and make projects like the Lockhart Stadium mixed-use sports and entertainment project happen.

ADEPT will work with FXE Futbol, LLC, the City of Fort Lauderdale staff and leadership and area civic and neighborhood groups to develop comprehensive presentations and project team facilitation support services. Our coordination efforts outline ways to identify and contact the industry/community affected by a project; notify the need for a project through brochures, draft plans, project summaries and involve all stakeholders throughout the decision making process.

Our team also can facilitate the design and construction phase of the project by providing economic, minority and small business compliance monitoring and reporting services. Our team can advise the stakeholders on these matters and achievements by reviewing current contracts with prime, sub-contractors and third-party companies to verify compliance with the economic and small business programs. ADEPT can review contractor and subcontractor's monthly invoices and weekly payroll to confirm compliance with Davis-Bacon wage rates.

Additionally, our team can provide project support services including document control and other office and administrative tasks.

OUR PROFILE

ADEPT is a small, minority and woman-owned company, certified as an Airport Concessions Disadvantaged Business Enterprise (ACDBE) in Florida, under the Unified Certification Program (UCP) in accordance with 49 CFR, PART 26 administered by the Florida Department of Transportation (FDOT).



ADEPT is certified Small Business Enterprise (SBE) for Public Relations services by South Florida Water Management District (SFWMD).



ADEPT is State of Florida certified Small Business Enterprise (SBE) for Public Relations, Marketing and Advertising Consulting Services and Broward County Business Enterprise (CBE) certified in administrative management and general management consulting services, marketing consulting services and customer service management consulting services.



Our team of stakeholder liaisons, project coordinators, strategists and public relations professionals offer expertise in public outreach, community relations, public involvement, governmental affairs and relations, strategic communications, publicity for transportation and infrastructure projects.



DANA POLLITT RESUME

Stakeholder Liasion, ADEPT Strategy & Public Relations
dana@adept.co | Office: (954) 769-1533 | Cell: (954) 937-9403



PROFESSIONAL CREDENTIALS

Master Degree in Management • Polytechnic University
Bachelor of Arts, Environmental Policy & Law • University of Kansas

EXPERIENCED LEADER

Government & Public Relations • 20 years

EXPERTISE

Strategic Partnering with Private and Public Sectors. Excellent understanding of South Florida Transportation (Highway, Rail & Transit) and Infrastructure Programs (Existing & Planned). Well rounded in media and governmental relations. Leader in Developing Economic and Small Business Opportunities. Stakeholder Liaison.

CERTIFICATIONS

ACDBE - DBE - SBE - CBE - MWBE

EXPERIENCE

Mr. Pollitt has nearly 20 years of experience working with the private sector and local, state and federal government. He excels in influence marketing, business development and strategic communications and has participated on some of the nation's largest transportation and infrastructure projects. Mr. Pollitt is actively involved in the community and with philanthropy, having served on numerous boards and committees, including the Broward County Office of Economic and Small Business Development Advisory Board, the Executive Board of the Downtown Fort Lauderdale Transportation Management Association, the Executive Board of Directors for Envision Uptown Inc., Vice-chair of the Fort Lauderdale Transportation & Infrastructure Committee, Fort Lauderdale Chamber of Commerce Government Affairs Committee, the City of Fort Lauderdale Executive Airport Advisory Board and the Sustainability Advisory Board. Mr. Pollitt is a member of the Broward League of Cities, the Riverwalk Trust, the Historic Stranahan House Museum and the Fort Lauderdale Chamber of Commerce. He has chaired the last two Transit Receptions in Broward County and has served multiple years as a Judge for the South Florida Sustainability Awards. Dana is a City of Fort Lauderdale small business owner.

PROFESSIONAL EXPERIENCE

Port Everglades Public Relations and Stakeholder Liaison for Design & Engineering Services Slip 1 Expansion. Subconsultant to HDR. Role: Community Outreach, Stakeholder Liaison and Public Involvement Officer Support Services. Provide support to the Design Team by providing project team facilitation, document control support to the port director's office, port clients and petroleum sector industry located at Port Everglades. Date: 2015-Current.



