

APPENDIX

Phase 1: 2004 Community Maritime Park Plan



Original Plan included these elements for UWF:

1. UWF Research & Marine Services Center
2. Maritime Museum
3. Classroom space in a conference center

All of UWF's facilities were connected in a campus-like setting. There was very little commercial development and mostly green space. This is the concept under which UWF entered into the project.

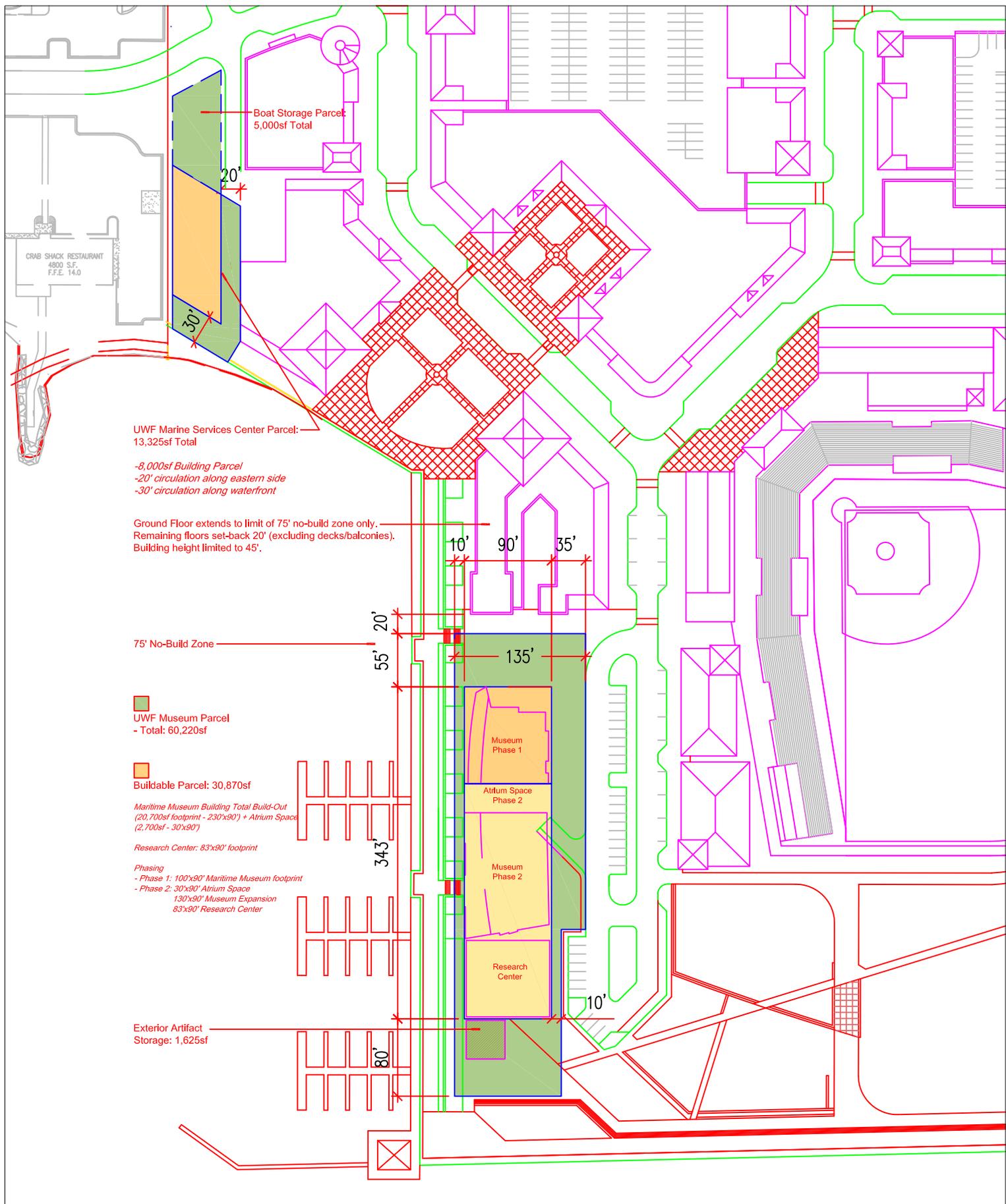
Phase 2: 2006 CMP Gindroz design approved by voter referendum



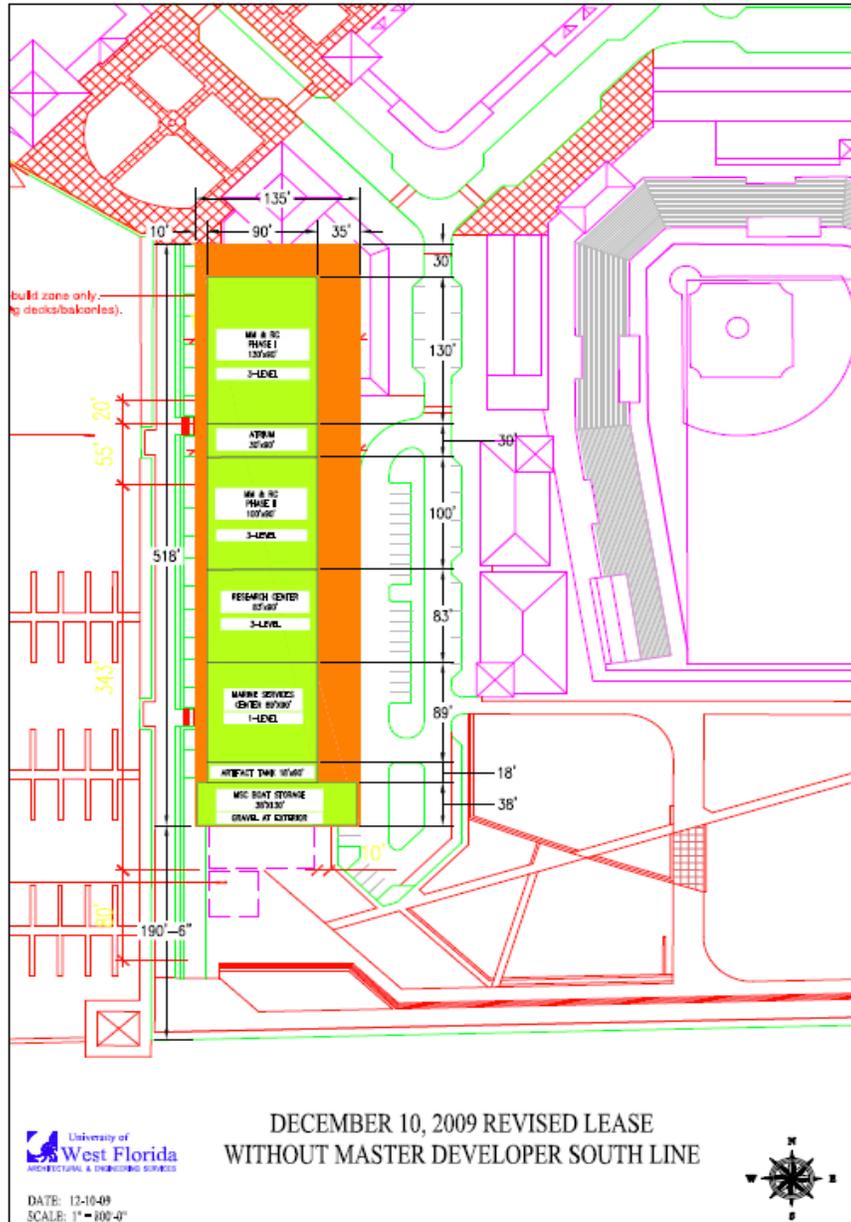
Whibbs Community Maritime Park | Pensacola, Florida

UWF agreed to separate research and marine services center from museum and build the museum prior to establishment of any academic program enhancement, research center, or marine services center.

This is a **significant risk** to UWF as a world-class museum is critically dependent upon world-class programs and research

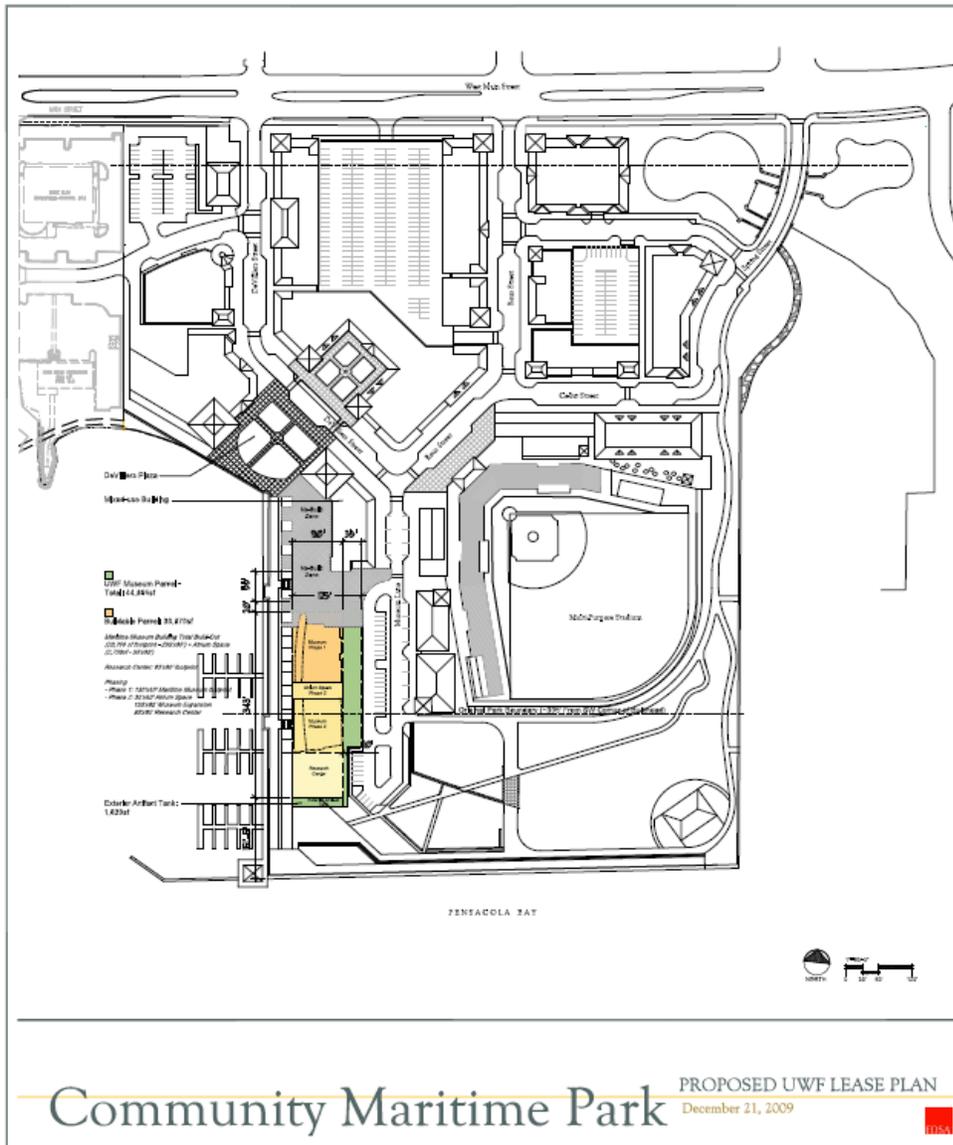


UWF Lease Diagram - Suggested Lease Parcel
by EDSA
Date: December 8, 2009
Scale: 1" = 130'-0"



UWF Compromise: December 11, 2009

1. UWF offered to give up Site B in exchange for reconnecting all facilities back together on Site A to accommodate commercial development. This continued to require UWF's space to encroach upon the park green space, which UWF was reluctant to do.
2. UWF gave up 28% gsf of waterfront space.
3. UWF agreed to limit the ultimate expansion potential of the museum from 90k gsf to 65k gsf.
4. UWF continues commitment to accept risk associated with building the museum prior to the Research Center and all the related academic and scientific programs.



CMPA Master Developer Offer December 23, 2009

UWF Concerns:

1. Continued moving Museum into the park green space.
2. Height of the facility north of the museum is increased to 60ft, dwarfing the museum which is to be 48ft high.
3. The Maritime Services Center is completely eliminated.
4. Required UWF to build parking under the museum. An estimated cost is at least \$800-900k.
5. Dredging west of site A and south of Site B was delayed, eliminating maneuver area for UWF research boats.
6. UWF told to build its facilities in a north to south sequential manner.
7. Inadequate circulation space.