

KSC – KENNEDY SPACE CENTER NOMINATION SUMMARY

Participants and Collaborators

- State of Florida
- Metro Orlando Economic Development Commission
- Orange County Research & Development Authority/Central Florida Research Park
- Taurus Investment Holdings, LLC
- University of Central Florida (UCF)
- Valencia Community College
- Orange County Government
- Progress Energy

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Site Information

The property is located at the northeast quadrant of the intersection of Technology Parkway and Science Drive in the Central Florida Research Park in Orlando, Florida.



Central Florida Research Park

The Central Florida Research Park (CFRP), located in East Orlando, abutting the main University of Central Florida campus, is a university related research park established as a result of legislation passed by the Florida Legislature in 1978. The CFRP is a cooperative effort between the University of Central Florida, the Orange County Research and Development Authority, and the Orange County Board of County Commissioners (who appoint the members of the Authority). The governing body of the CFRP is the Orange County Research and Development Authority.

The ultimate goal of university-related research parks is to establish an academic/industry community resulting in a



unique approach to the creation of a more effective cooperative academic/industrial endeavor. The university and officials of the Central Florida Research Park believe that the potential for the establishment of close ties between the university and industry will create an attractive environment conducive to the location of research-oriented industry in the Park. This activity will enrich and support the academic, teaching, and research programs of the university. The university, in turn, as a community of scholars, reservoir of knowledge past and present, and creator of new knowledge and discovery, can provide the necessary expertise and human resources to enhance the research and development activities required and planned by CFRP residents.

University organizations, including the Institute for Simulation and Training, are located in the Central Florida Research Park. The Naval Air Warfare Center Training Systems Division, and the Army Simulation, Training, and Instrumentation Command (STRICOM), the focal point of the nation's simulation and training industry, have their headquarters in the Research Park. Over \$700 million in federal contracts is granted by the Army and Navy each year.

Currently over 80 companies are located in the Central Florida Research Park pursuing activities in simulation and training, lasers, optical filters, behavioral sciences, diagnostic test equipment, and oceanographic equipment. A sampling of these companies includes: Adaptec, AISG, Alcon Laboratories, AT&T, Boeing Corporation, EER Systems, Hewitt Associates, Hewlett-Packard, Northrop Grumman, Saab Training, SAIC and the University of Central Florida. Approximately 8,000 employees currently work in the Central Florida Research Park including many students and faculty.

Building Information



Schematic Elevation- FLORIDA RESEARCH PARK
Taurus Investment Holdings



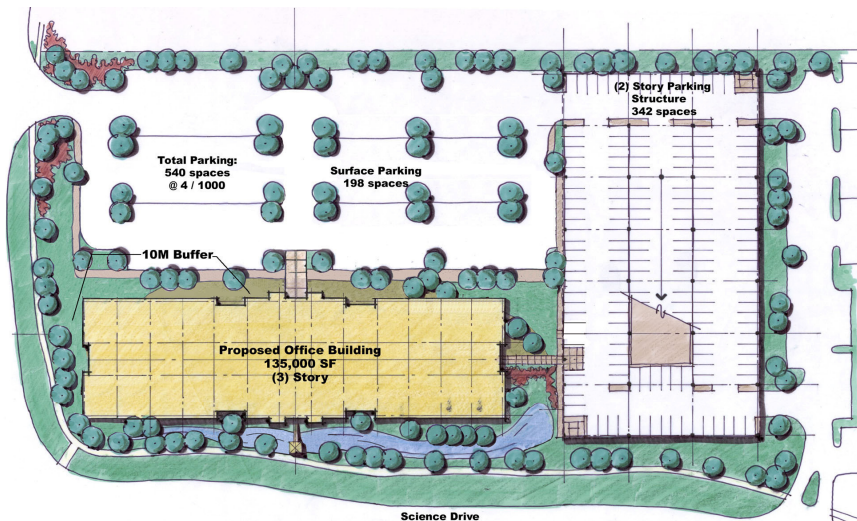
Size: 135,000 Gross Square Feet
Floorplate: 45,000 Square Feet

LEED Description

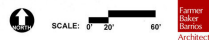
Silver LEED Certification

Site Nomination and Building Description

The proposed NASA Shared Services Center site is located on a 6.43 acre site in the heart of the CFRP. As the second of a two-phased development, the property shares a common



Schematic Site Plan - FLORIDA RESEARCH PARK
Taurus Investment Holdings

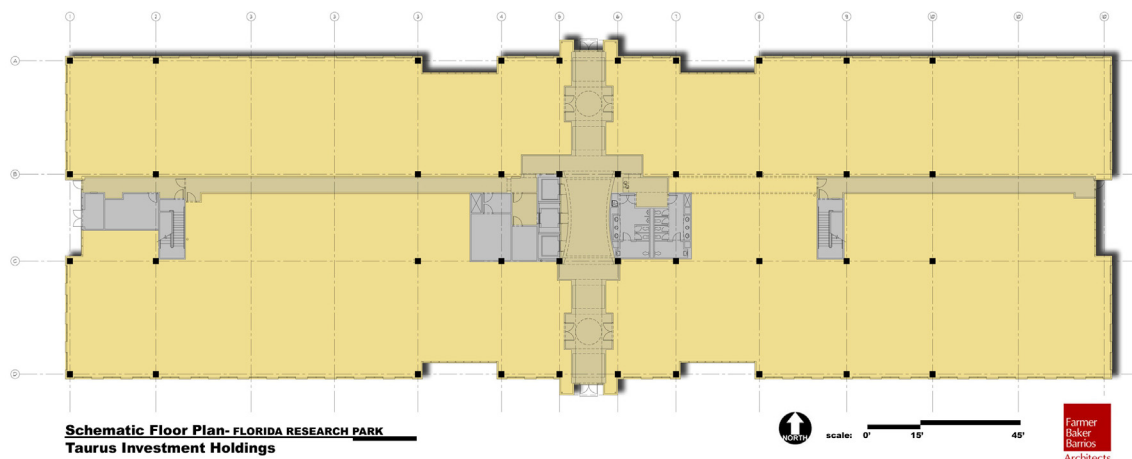


access drive with another 135,000 square foot office building, controlled by the same property owner and potentially available to NSSC for expansion purposes. Directly to the south is undeveloped land controlled by the same property owner which could similarly be utilized as a future

expansion resource. Depicted in the illustration labeled “Schematic Site Plan” is the layout of the site which includes the building footprint, a 10-meter security setback, surface parking for 198 vehicles, and a two-story parking structure for another 342

vehicles to provide the building with a 4:1,000 parking ratio. Stormwater retention facilities have been designed off-site as part of a master retention plan. This infrastructure was designed and is maintained to protect the local aquifer and to protect sensitive wetland habitat in the area.

The proposed 135,000 square foot “Class A” building provides users with distinctive exterior architecture. Constructed with pre-cast or tilt wall panels and reflective glass, the building has been designed to meet the stringent design guidelines set forth by the CFRP and to compliment the adjacent high tech facilities. The building design provides tenants with a distinctive image while fostering a positive workplace environment and facilitating a collaborative workplace environment. The three-story building is engineered to maximize floor plate efficiency and building utility systems. Upon completion, the building will feature state of the art security, telecommunication, HVAC, and fire/life safety systems to maximize comfort and security of the space user as well as provide a technologically capable facility for years to come. The flexible 45,000 square foot floor plates can accommodate a wide range of space needs for specific departments from 500 square feet to 45,000 square feet in size. The floor plate has been configured to minimize the gross-to-net ratio while accounting for standard modular furniture configurations, hard-walled office space, and shared areas including conference, break, and storage areas. Special consideration has been put into the design to provide the project with ability to, at a minimum, meet the requirements of the Silver Standard of the LEED Green Building Rating System. The “Schematic Floor Plan” has been included below to illustrate the typical floor plate.



The site and facility can be provided to NSSC twelve (12) to fourteen (14) months after lease execution. A detailed development schedule was provided in the original site nomination package. While the dates will change, timing of this schedule will not.

Taurus Investment Holdings is very experienced in developing flex-tech and office buildings and also has the ability to provide temporary facilities to house the NSSC initial 75,000 square foot space requirement by July 2005 in a new building within the CFRP, just south of the proposed NSSC facility. The temporary space will be provided finished with an open floorplate and restroom facilities. This will enable the NSSC departments to configure modular furniture to best suite their needs until the permanent facility is complete and ready for occupancy.