

**Redevelopment, Brownfields, Infrastructure,  
and Waterways —  
What a lovely combination for public-  
private partnerships**

**Ohio Transportation Engineering Conference  
October 29, 2008  
Columbus, Ohio**



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Leading national consulting, engineering, and environmental services firm.

**TETRA TECH**  
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**ENR**  
Engineering News-Record

**THE CONSULTING FIRM RANKING**

**8th** in the Top 500 Design Firms

**1st** in Water

**3rd** in Telecommunications

**6th** in Hazardous Waste

**6th** in Manufacturing

**8th** in General Building

**The Top 500 Design Firms**  
Designers ponder problems for prosperity horizon

**Tt TETRA TECH, INC.**

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TetraTech is a leading provider of consulting, engineering, and total risk services. With nearly 7,500 associates located in the United States and internationally, TetraTech supports commercial and government clients in the areas of water, infrastructure, and transportation. For more information, go to [www.tetra-tech.com](http://www.tetra-tech.com) or send an e-mail to [info@tetra-tech.com](mailto:info@tetra-tech.com).

- #1 Water/Water Treatment/Desalination
- #1 Environmental Science
- #1 Environmental Management
- #2 Dams/Reservoirs
- #2 Site Assessment/Compliance
- #5 Auto Plants
- #5 Sanitary/Storm Sewers
- #6 Manufacturing
- #6 Hazardous Waste
- #7 Marine and Port Facilities
- #7 Top 200 Environmental Firms
- #8 Top 500 Design Firms



# Where We Are



# Recipient of Four Phoenix Awards™ for Brownfields Redevelopment Projects

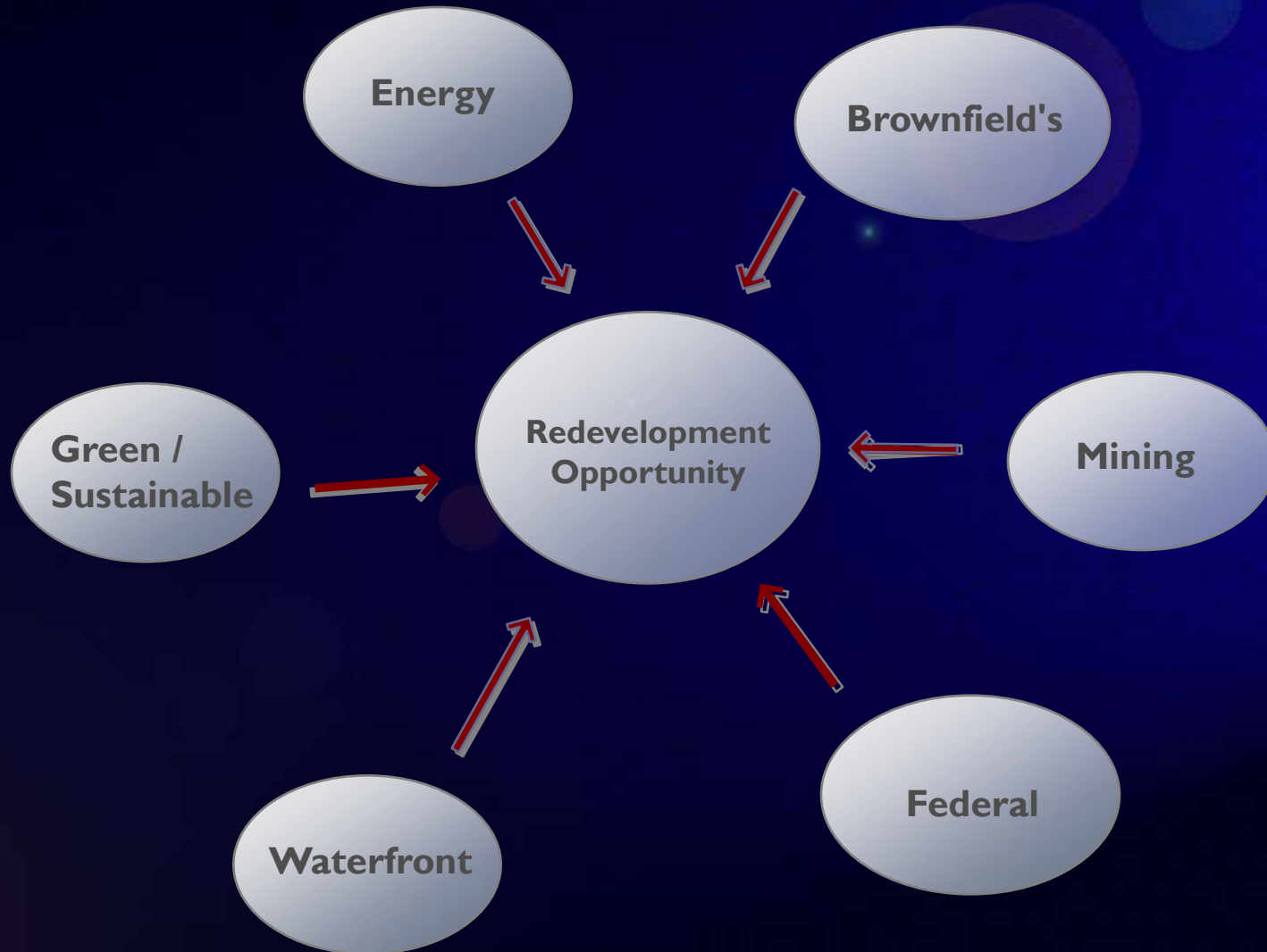


- 2003 Region 4 Award
  - East Tennessee Technology Park Reindustrialization Program, Oak Ridge, Tennessee
- 2006 Region 4 Award
  - Baldwin Park Redevelopment Project, Orlando, Florida
- 2006 Region 8 Award
  - Murray Smelter Site, Murray City, Utah
- 2006 Region 10 Award
  - Trail of the Coeur d'Alene, Silver Valley Mining District, Idaho



*The annual Phoenix Awards™ recognize outstanding restoration and reuse of blighted industrial properties from each of the 10 U.S. Environmental Protection Agency Regions.*

# Public/Private Partnership Opportunities



# Land Development Components

- Site surveying
- Geotechnical engineering
- Site master planning
- Civil design
- Utility design
- Street and parking lot design
- Traffic Engineering Permitting and zoning
- Construction documents
- Grant application and administration
- Constructability and bid reviews
- Resident representation
- Contract administration
- Construction inspection and testing



# Waterfront Development Components



- Intermodal transportation
- Marine structures
- Planning, programming, and permitting
- Bank stability
- Environmental assessments, restoration, and remediation
- River, lake, and coastal water infrastructure
- Urban development and redevelopment
- Building and landscape architecture
- Transportation (planning and design)
- Recreation facilities (planning and design)
- Economic and financial analysis
- Public and political involvement
- Construction management
- Geotechnical engineering
- Construction inspection and testing

# Environmental Components



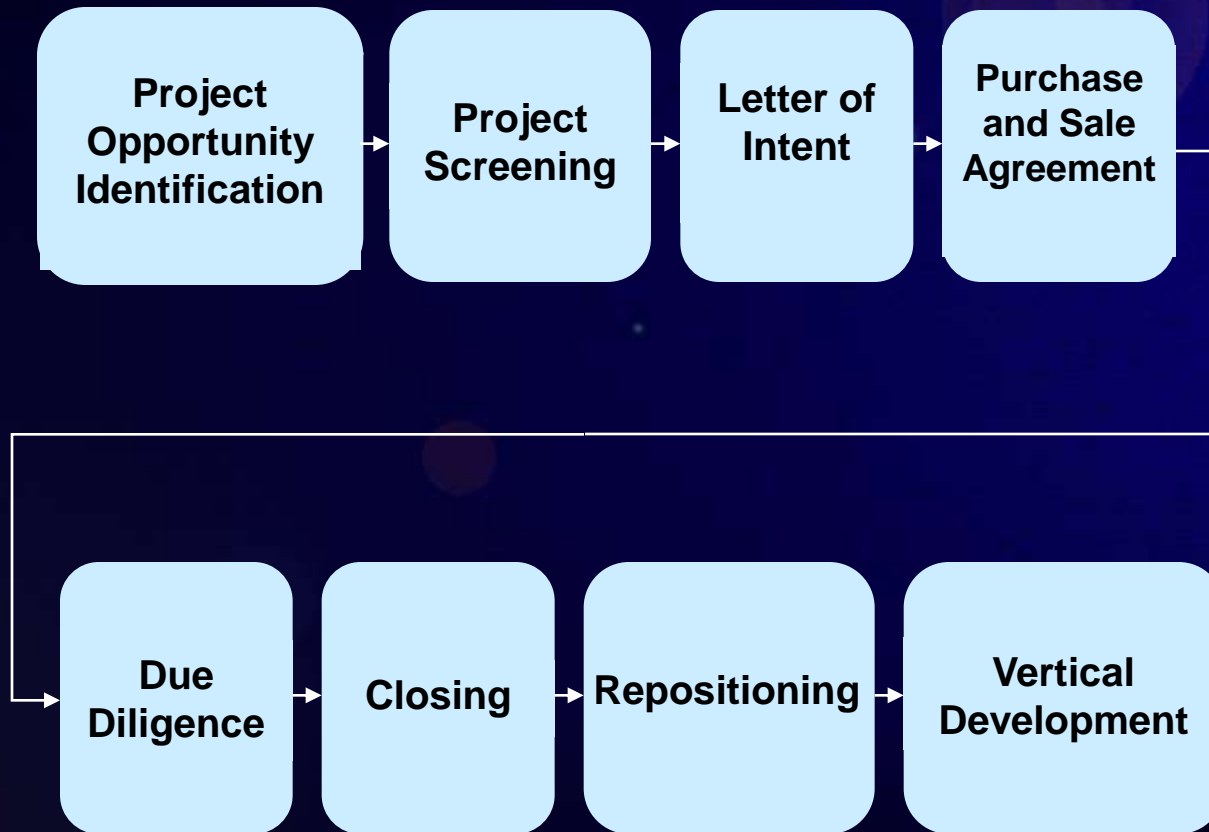
- Site investigation and characterization
- Risk assessments
- Feasibility studies
- Remedial design and construction
- Remedial system implementation
- Operation and maintenance
- Regulatory negotiations
- Site closures

# Green & Sustainability Components

- Green designs, green building
- Renewable energy/efficiency
- Green finance
- Water efficiency — reduce consumption
- Indoor environmental quality
- Renewable energy
- Project integration
- Carbon Credits



# Redevelopment Process

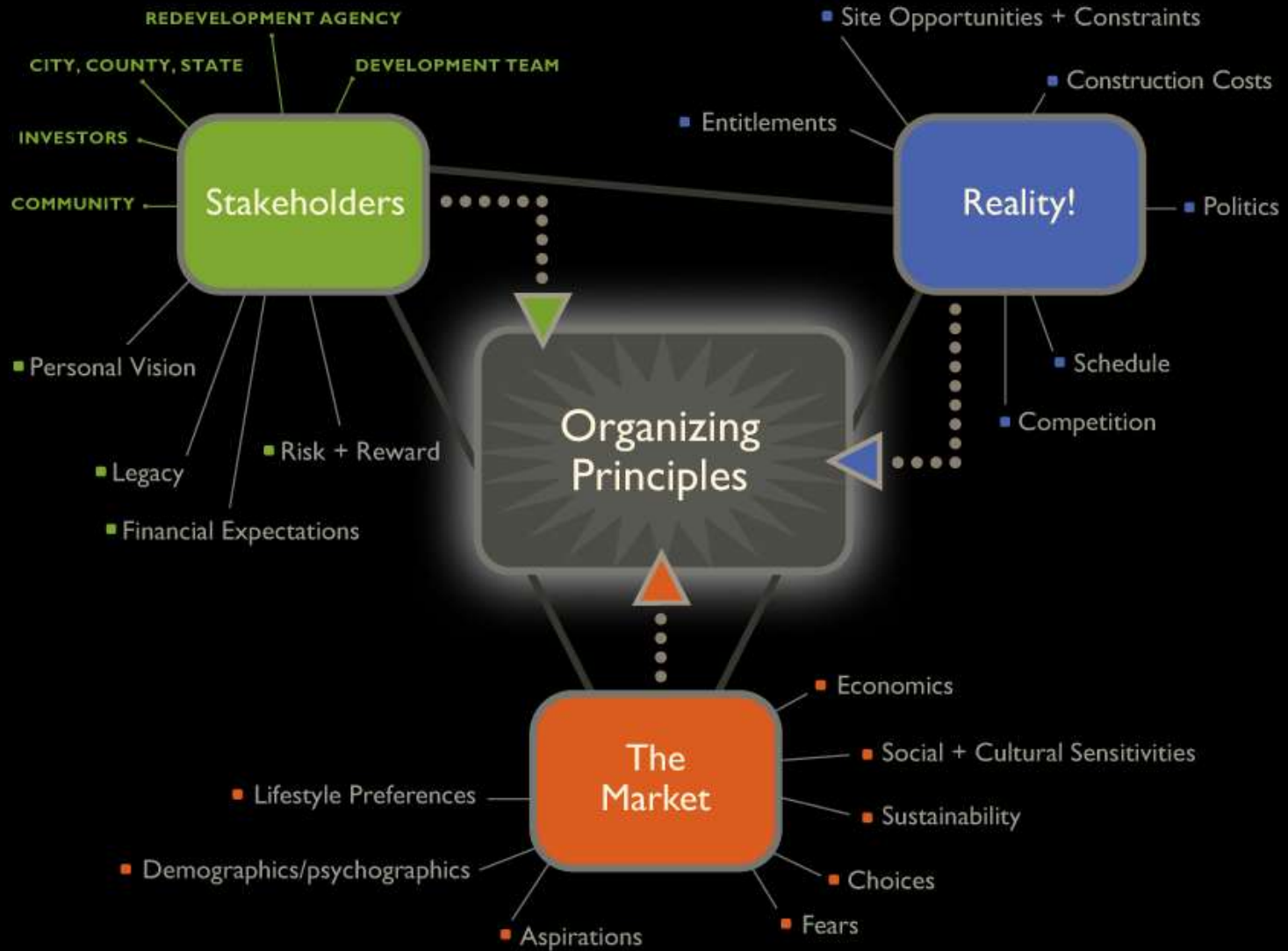


# Process Management Considerations

- Propriety
  - Confidentiality Agreement
- Deal Structure
  - Developer Agreement
- Engagement Terms
  - Letter of Intent
- Transaction Terms
  - Purchase and Sale Agreement
- Financial Structure
  - Pro Forma
- Risk Management
  - Liability Transfer

# Assembling the Team

- Municipalities (City, County, Port Authorities)
- State (Regulatory Interests, Economic Development)
- Federal (Regulatory Interests)
- Property Owner
- Investors (Equity, Banks, Developers)
- Stakeholders (Neighborhood Groups, Business Owners)
- Legal
- Real Estate / Market



# Key to Success

## *Integration of Remediation with Redevelopment*

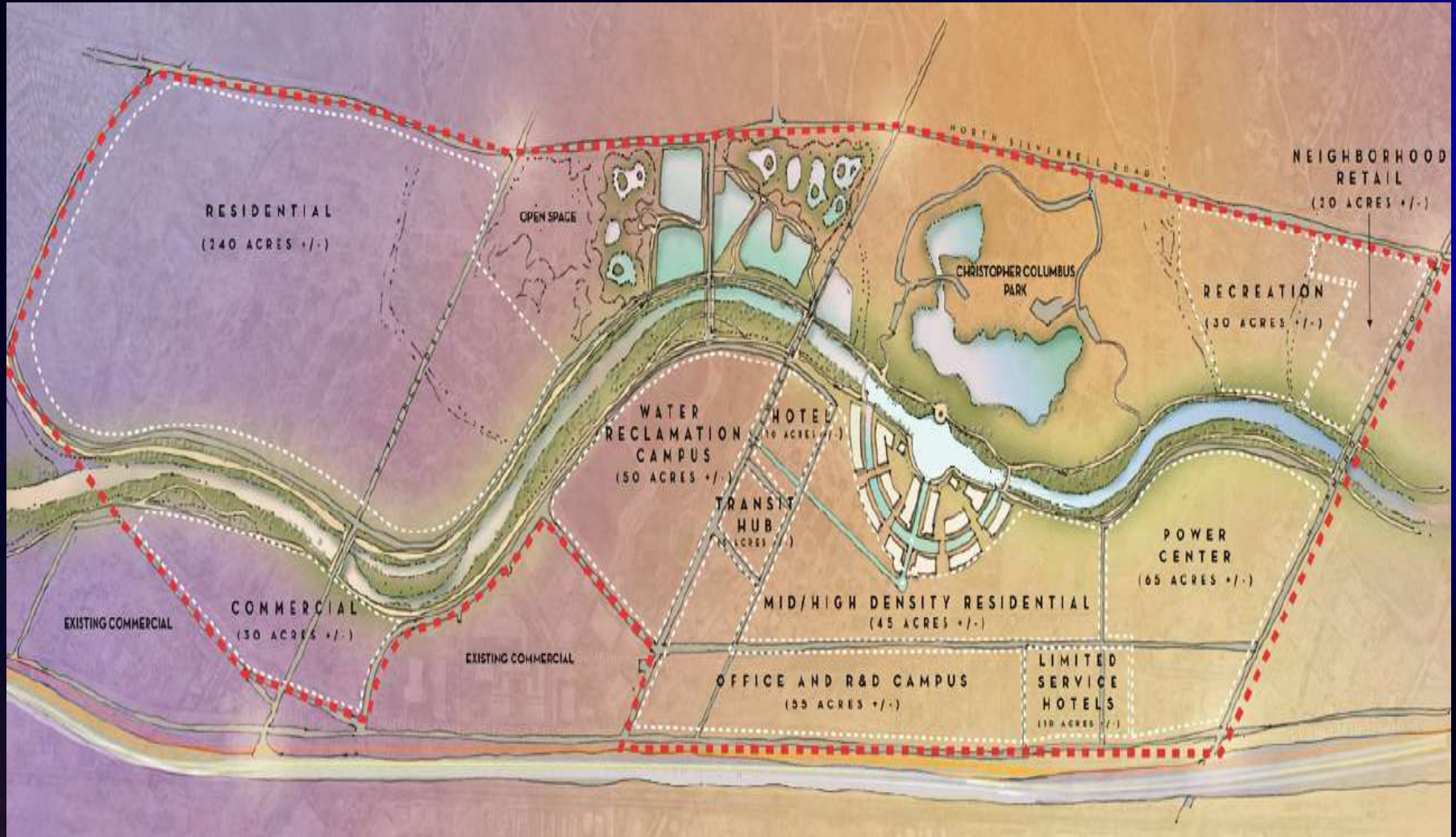
### *Teamwork & Resource Pooling*

Leverage most applicable team member and resources to address specific challenges

### *Challenges the Team Will Face*

- Planning
- Zoning
- Public Relations
- Utility Infrastructure
- Engineering
- Legal
- Permitting
- Environmental
- Financing

# Project Example



# Project Example



# Project Example



Sunflower Redevelopment

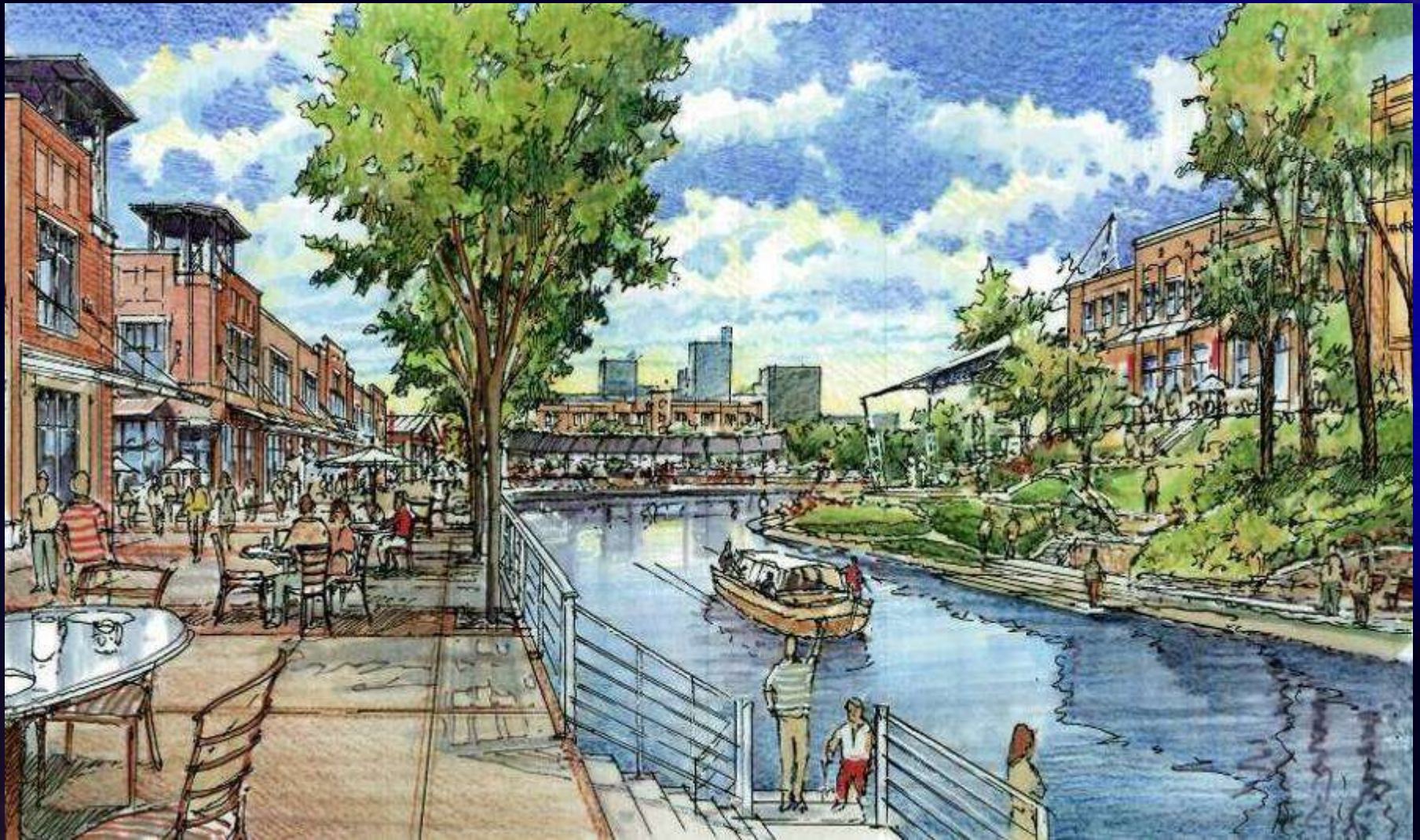


Volunteer Redevelopment

# Project Example



# Project Example



# Project Example



# Project Example

