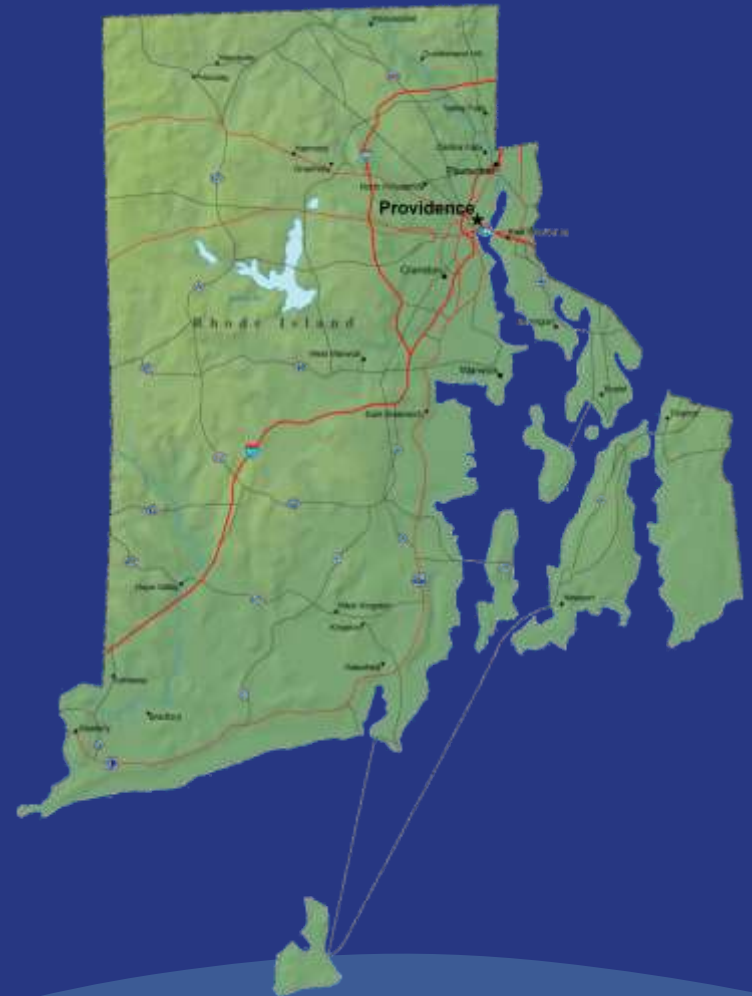


Quonset Business Park Yesterday, Today, Tomorrow October 2017



YESTERDAY

"Quonset" is a Native American word meaning point or peninsula.



Quonset Business Park®

Park is comprised of two former Navy bases:

- **Quonset Naval Air Station – closed in 1974**
- **Davisville Construction Battalion Center – closed in 1994**



Quonset huts



Seabee

Seabee motto:

“The difficult we do at once, the impossible takes a bit longer.”

Quonset Today



Quonset Business Park®

The Park Today:

- Over 200 companies
- 11,000 employees
- 1 in 50 jobs in RI is at Quonset



West Davisville

Major Tenants

- Electric Boat
- RI National Guard
- Toray Plastics
- Ocean State Job Lot
- Senesco
- NORAD
- Hexagon Metrology
- Dominion Diagnostics
- Goldline Controls
- Fuji Film Electronic Materials
- Emissive Energy



Land at Quonset

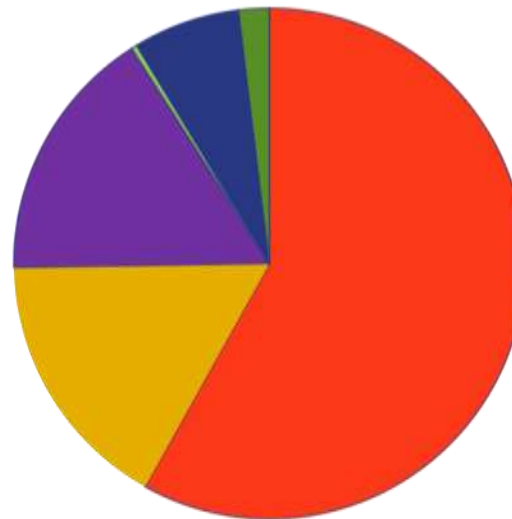
3,212 Total Acres:

■ 1,866 Acres Undevelopable

- Airport/seaport
- Rights of way
- Open space, recreation
- Transportation

■ 1,346 Acres Developable

- 535 acres leased
- 520 acres sold
- 12 acres under agreement
- 217 acres still available
- 62 Short Term Lease



- Undevelopable
- Leased
- Sold
- Under Agreement
- Available
- Short Term Lease

Port of Davisville



QUONSET
DEVELOPMENT CORPORATION

Port of Davisville

Ports are comprised of terminals that handle different cargoes

- The Port of Davisville handles:
 - roll-on/roll-off (RO/RO) cargo, processed fish, project cargo, NOAA vessel
 - lift-on/lift-off (LO/LO) cargo – break bulk (lumber), containers, and wind components
- The Port of Davisville DOES NOT handle: bulk cargo (liquid fuel, coal, salt, cement, scrap etc.)

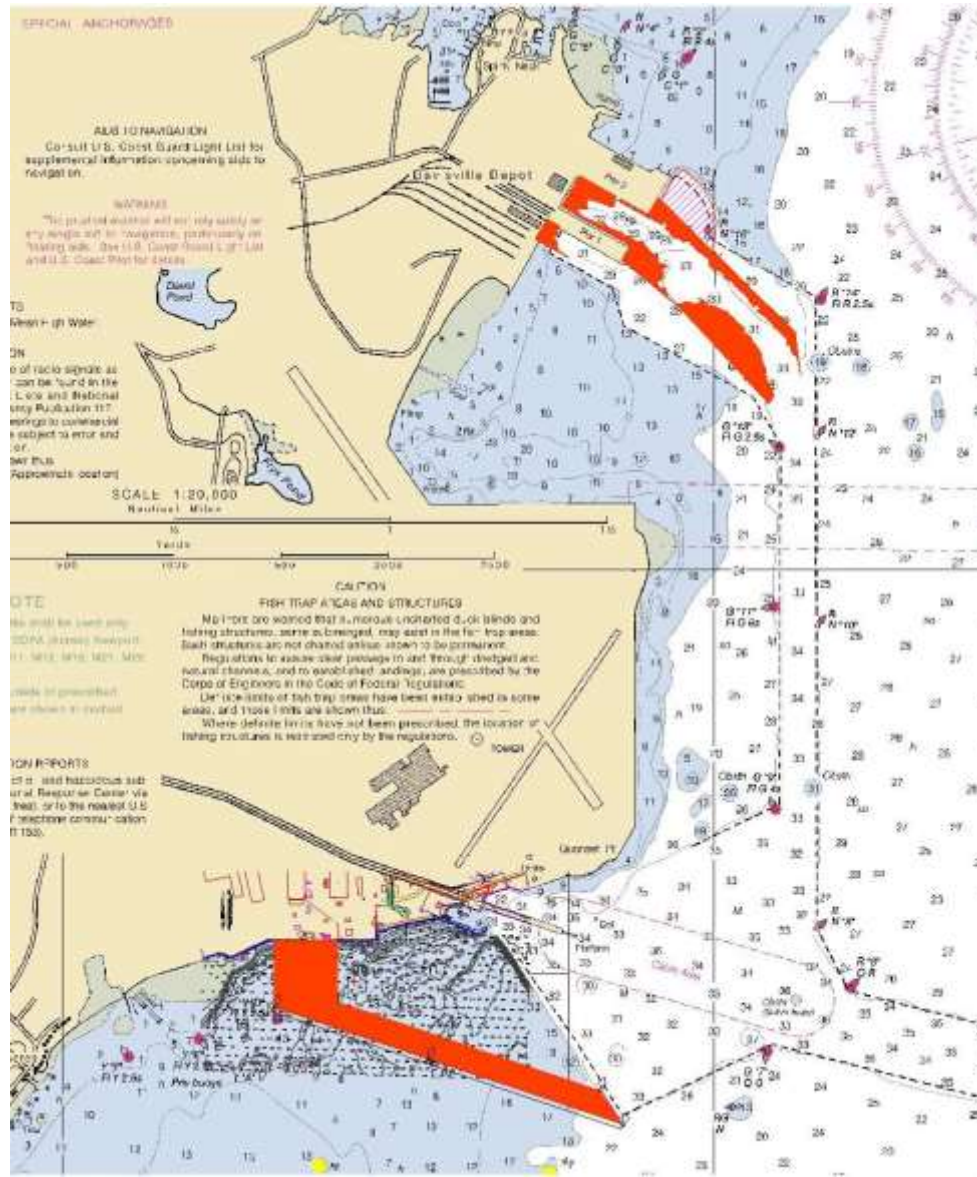


Port of Davisville: R.I.'s Public Port



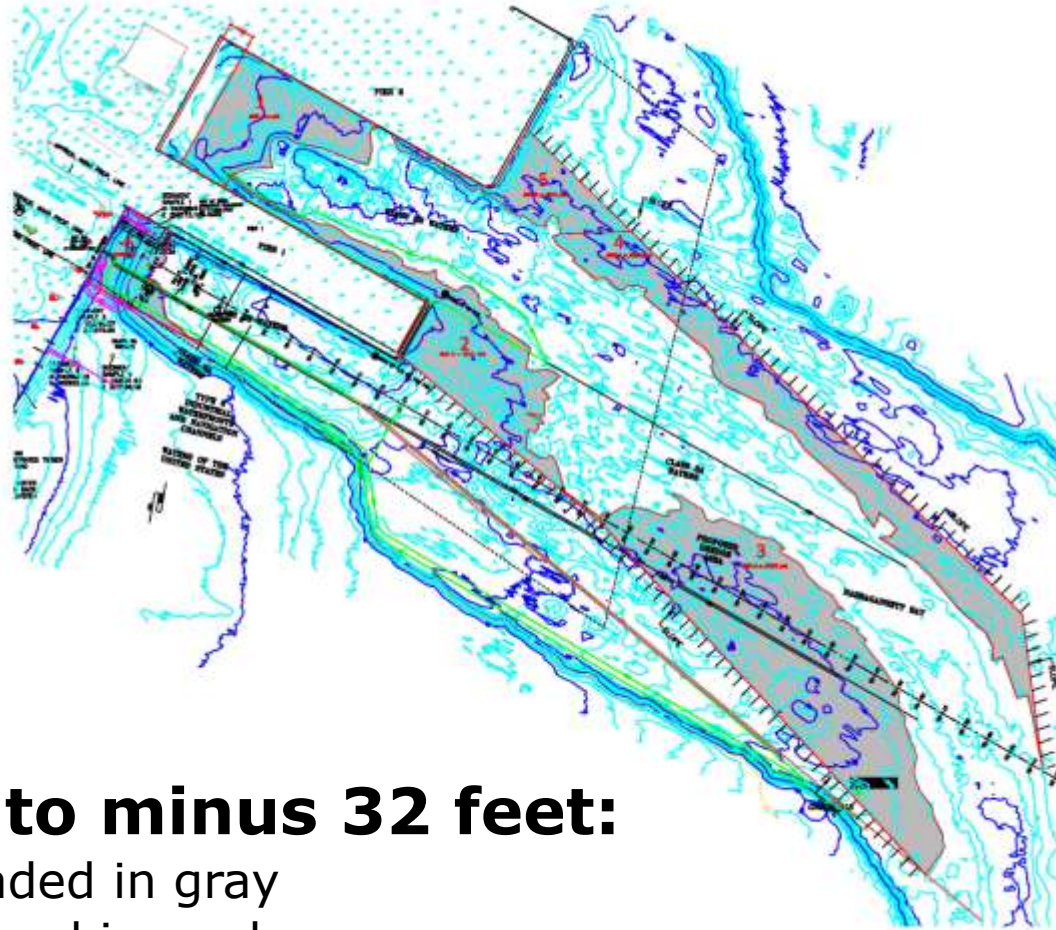
- **Top 10 auto importer in North America**
- 214,350 autos arrived by sea in 2016
 - 2nd highest year on record
 - Over 6X volume since 1996
 - Dec 2015 - Biggest Month in History 23,992 units
- Additional 40,870 autos arrived by rail and truck in 2016
- 258,740 Autos Processed by NORAD in 2016
- 305 metric tons of project cargo moved with the mobile harbor crane in 2016
- Dredging project completed at no taxpayer expense in 2013
- 2016 G.O. Bond approved \$50 M for Pier 2 Improvements

Quonset Business Park Dredging Projects



PORT OF DAVISVILLE

Dredging Program 2012



*Maintenance
dredging of
existing
channel*

- **Dredge to minus 32 feet:**
 - Area shaded in gray
 - 300,000 cubic yards

Quonset Future

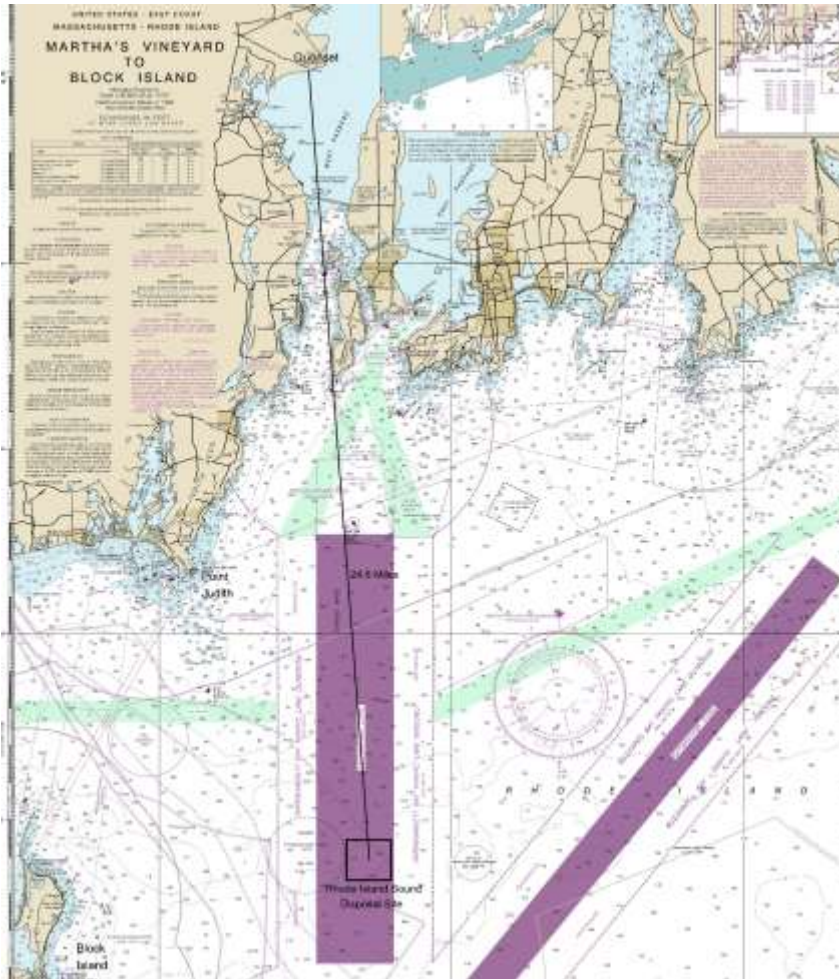


Quonset Tomorrow

Pier 2 Infrastructure Improvement Program



Offshore Dredge Material Disposal Site



RHODE ISLAND SOUND DISPOSAL SITE



CLAM SHELL DREDGER

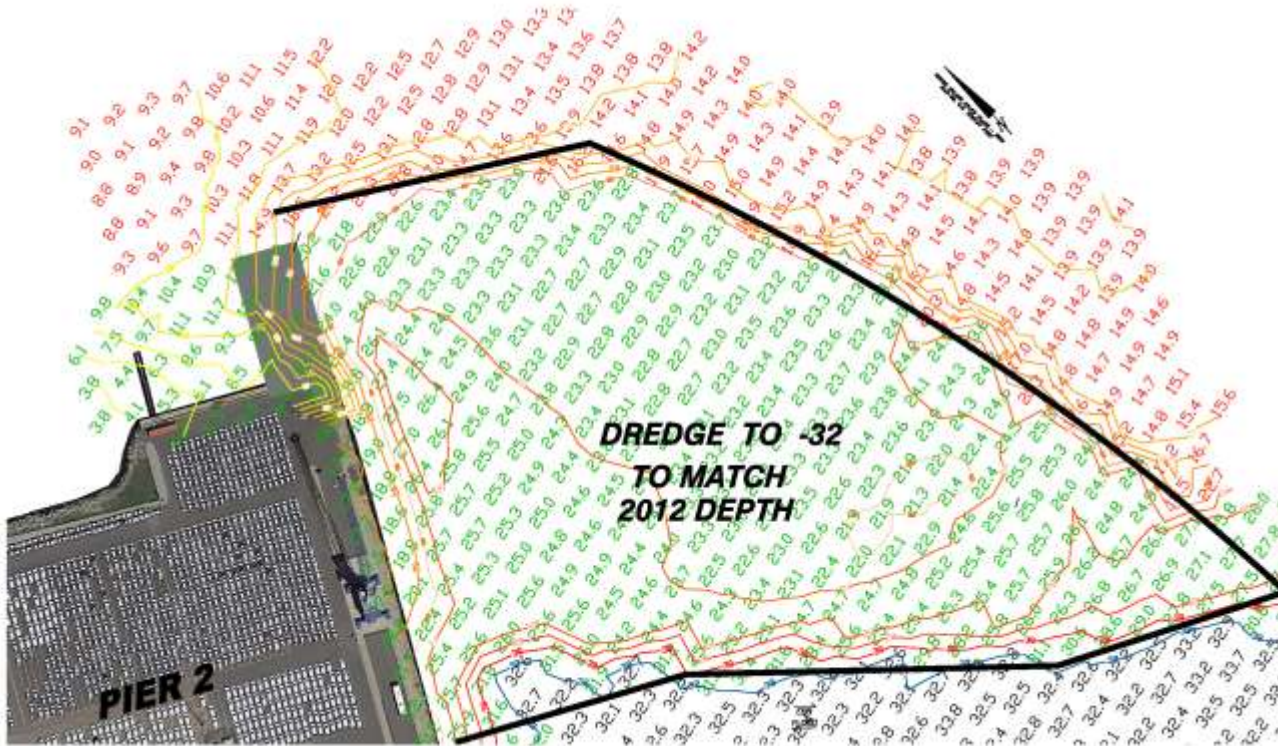
Pier 2 Infrastructure Permitting

- Testing and sampling plan approved by Army Corp of Engineers and CRMC
- Testing of sediment and organisms
- Suitability Determination issued by ACOE
- Permit applications to ACOE, RIDEM Water Quality Certificate, CRMC Coastal Assent



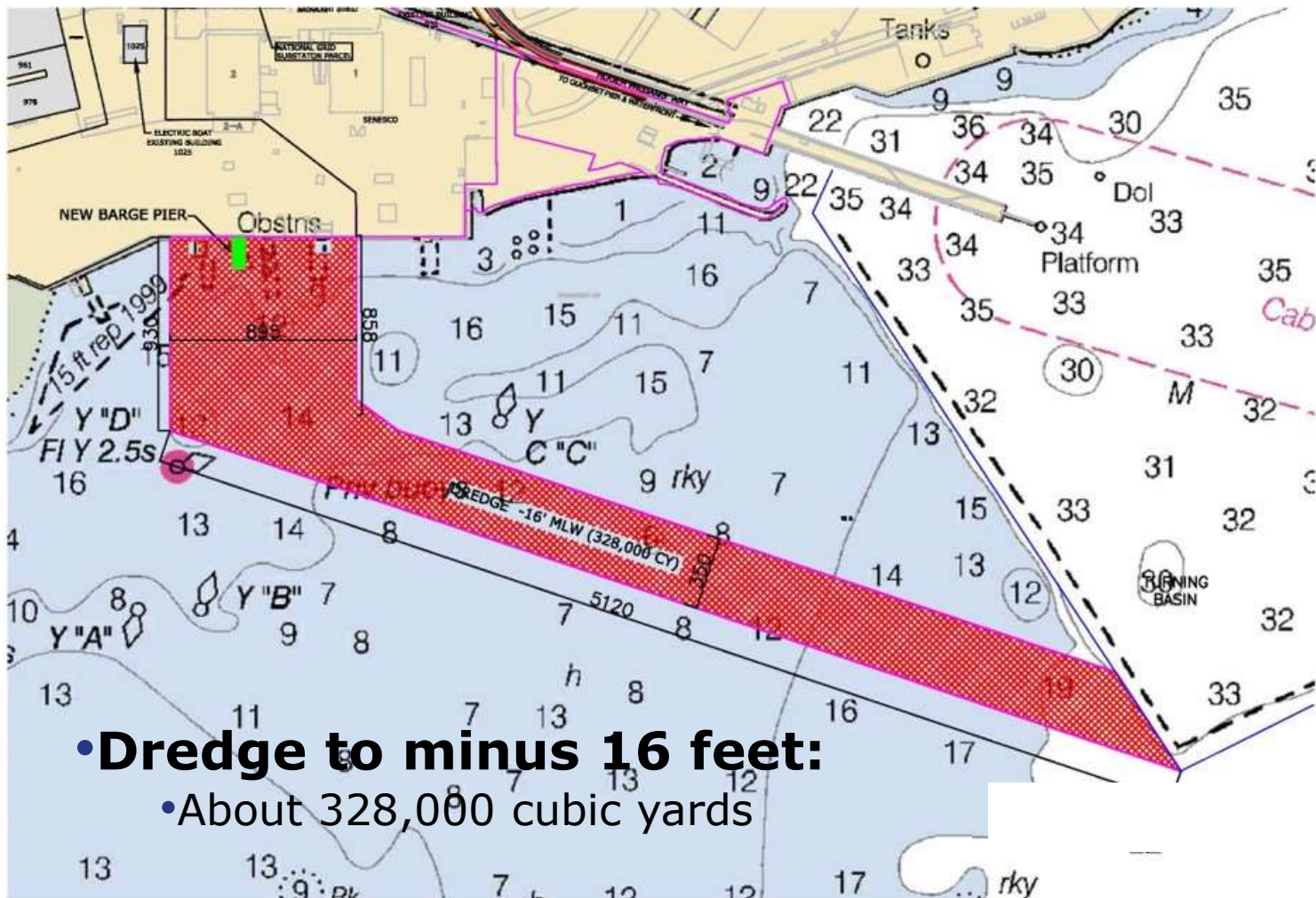
- Grain Size Report
- 10 Day Solid Phase Report
- SPP Assay Report
- Bulk Sediment Analysis
- Elutriate Analysis
- 28 day Bioaccumulation Study
- Tissue Analysis

Pier 2 Infrastructure Improvement Program Dredging



Testing and Sampling plan has been submitted to the ACOE

Channel View of Dredge Area



Dredging Schedule

DREDGING TIMELINE																																						
	2017												2018												2019												2020	
Dredging Phase	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB
Collecting, Testing and Analyzing Samples																																						
Permitting																																						
Design and Contract Documents																																						
Bid																																						
Construction																																						



THANK YOU



Edward J. Spinard Jr, PE
Director Development
Services