

JEA

**INVITATION TO NEGOTIATE (ITN) #010-19
BEST AND FINAL OFFER**

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March 11, 2019

**JEA Procurement Bid Office
21 West Church Street
Customer Service Center, 1st Floor, Rm 002
Jacksonville, Florida**

Re: JEA Invitation to Negotiate (ITN) #010-19 – For Acquisition of New Corporate Headquarters – Best and Final Offer

Iguana Investments and The Cordish Companies are pleased to submit to JEA our Best and Final Offer for the development of a new corporate headquarters building in the Jacksonville Shipyards. We trust that our team, project experience and financial strength provides JEA assurance in our ability to deliver the new JEA headquarters building on time and within budget.

For JEA's consideration and financial benefit, we have proposed three (3) options as it relates to the term of the lease – fifteen (15) years as required per the ITN, and twenty (20) and twenty-five (25) years, which yields tremendous savings to JEA over the first fifteen (15) years of the lease term - estimated at approximately \$3,000,000 and \$6,000,000 respectively.

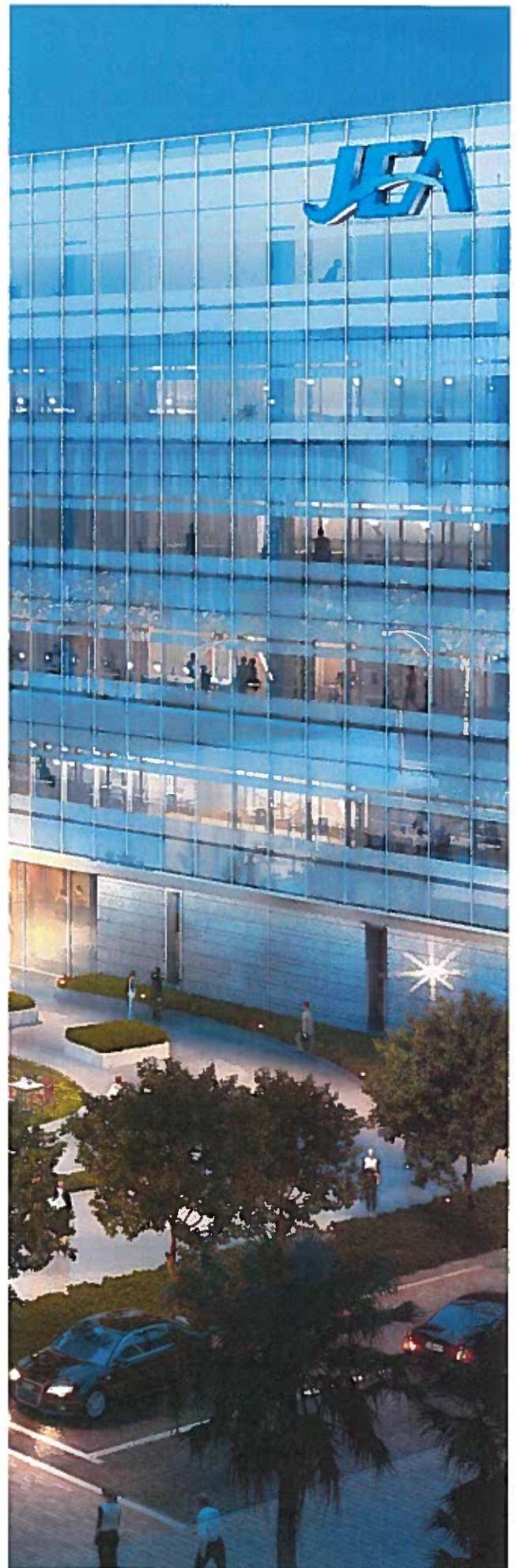
With respect to lease negotiations, following our recent in person meeting in Jacksonville and subsequent phone conversations, we are certain that we will come to a timely resolution on any open issues. Therefore, we are confident that we will reach a fully executed lease with JEA within the parameters delineated per the development schedule provided.

On behalf of our project team, thank you for your consideration of our submission to develop a world-class headquarters building on behalf of JEA in the Jacksonville Shipyards.


Zed Smith,
Principal

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Best and Final Offer Form – JEA Headquarters

CBRE on Behalf of JEA is requesting each of the shortlisted teams to provide a “Best and Final Offer” (BAFO) or Final Reply proposal by **4:00 p.m. Monday, March 11, 2019** in accordance with the following. This form must be submitted with the following exhibits:

- A. Attachment #7 to the ITN with Mandatory Backup (Work Breakdown, matching prior formats).
- B. Development Responsibility Allocation Response.
- C. Early Development Plan (as previously submitted or an edited version).

The offer should be submitted to Michael Harrell at CBRE at Michael.Harrell@cbre.com and to Elaine Selders with JEA Procurement as seldel@jea.com:

1. SCHEDULE:

- a. Duration from Award to Agreement on Exhibit ZZZ & Baseline Budget (GMP)
Months - 9.5*
- b. Duration from Award to Lease Agreement
Months – 4.5*
- c. Duration from Award to Sitework Commencement
Months – 10.5*
- d. Duration from Award to vertical construction commencement
Months – 12.5*
- e. Duration from vertical construction commencement to Tenant Start (Dry-In)
Months – 12.5*
- f. Duration from vertical construction commencement to Shell Substantial Completion
Months - 17.5*

**All durations shall be included in the Lease Agreement as an Exhibit. Delays (as defined in the Lease) to these Deadlines that are not caused by JEA, JEA’s vendors or consultants or Force Majeure, shall impact Lease Start by an equal Per Diem amount post Occupancy.*

Best and Final Offer Form – JEA Headquarters

2. AREA CALCULATIONS:

- a. Proposed Rentable Square Footage of the building (Calculate based on BOMA for a multi-tenant building): **176,320 RSF**
- b. Proposed Gross Square Footage of the building: **185,278 GSF**

3. LEASE TERM OPTIONS:

a. Lease Term: 15 Years

- b. Beginning base rent net of all CAM charges and taxes including escalation method

Base Rent:	\$28.92/RSF
Escalation Method:	2.5 %

- c. Line item detail of CAM charges net of the costs of building security personnel and monitoring charges. (Tenant to provide) Provide a separate exhibit with all charges, charge descriptions and assumptions. See Tab 5.
- d. Tenant Improvement Allowance per rentable square foot: **\$75.00 /RSF**
- e. Estimated year one real estate taxes: **\$2.00/RSF**
- f. Applied rent constant: **7.5 %**

a. Lease Term: 20 Years

- b. Beginning base rent net of all CAM charges and taxes including escalation method

Base Rent:	\$27.95/RSF
Escalation Method:	2.5 %

- c. Line item detail of CAM charges net of the costs of building security personnel and monitoring charges. (Tenant to provide) Provide a separate exhibit with all charges, charge descriptions and assumptions. See Tab 5.
- d. Tenant Improvement Allowance per rentable square foot: **\$75.00 /RSF**
- e. Estimated year one real estate taxes: **\$2.00/RSF**
- f. Applied rent constant: **7.25 %**

Best and Final Offer Form – JEA Headquarters

a. Lease Term: 25 Years

b. Beginning base rent net of all CAM charges and taxes including escalation method

Base Rent:	\$26.99/RSF
Escalation Method:	2.5 %

c. Line item detail of CAM charges net of the costs of building security personnel and monitoring charges. (Tenant to provide) Provide a separate exhibit with all charges, charge descriptions and assumptions. See Tab 5.

d. Tenant Improvement Allowance per rentable square foot: **\$75.00 /RSF**

e. Estimated year one real estate taxes: **\$2.00/RSF**

f. Applied rent constant: **7.00 %**

D. INITIAL PROGRAM BUDGET:

a. Include Final Exhibit 7 with any revisions, updated work breakdown (CSI) required. See Tab 2

b. Parking charges if any for 850 spaces

\$45.00 per space, no increase during the initial fifteen (15) year term.

c. Land cost or allocation of annual ground lease payments and escalations, if any. **Waived**

d. Rent Abatement Period (if any): **None**

e. Developer Fee: **Waived**

Best and Final Offer Form – JEA Headquarters

- f. All other development costs including: Legal, Due Diligence, Zoning, Impact, Consultant financings fees and insurance, other soft costs, soft cost contingency, interest reserve, operating reserves etc.

\$ \$6,336,100 (see detail per Attachment 7 back-up)

- g. General Contractor Fee **3.0 %**
- h. GC's & GR's **6.0%**
- i. Cost per SF or Building NTE: **\$372.00 PSF**
- j. Capitalization:

- i. Proposed capitalization plan. Will construction be funded with a construction loan? Please provide lender references and contact information.

Construction will be funded via a construction loan. For reference purposes our lender will be M&T Bank. The contact information for M&T Bank is as follows:

**Mr. Steven McGuire
Vice President
M&T Bank
One Light Street
Baltimore, MD 21201
Email – smcguire@mtb.com
Phone – 410-545-2002**

- ii. Will the developer escrow the tenant improvement allowance or provide a letter of credit?

Developer will provide a letter of credit for the tenant allowance.

**ATTACHMENT 7
ITN COST/SCOPE BREAKDOWN FORM
ITN # 010 - 19**

Project Shell Cost Breakdown:

A Base Building Shell Soft Costs not including TI's

\$	4,945,100	A = 1 - 3
1	\$	2,885,000
2	\$	80,000
3	\$	1,980,100

Design & Engineering
Due Diligence Costs
Contingencies

B Base Building Shell Hard Costs not including TI's

\$	42,562,700	B = a - f
a	\$	2,500,000
b	\$	500,000
c	\$	1,575,200
d	\$	100,000
e	\$	842,000
f	\$	37,045,500

GC/CMAR PGC** \$750,000 (Developer)
GC/CMAR PGR** \$250,000 (Developer)
GC/CMAR Fee*
GC/CMAR Builders Risk*
GC/CMAR Surety/Insurance/SubGuard or equal*
Provide CSI Breakdown or similar Work Breakdown***

* = Required Separation; ** = Required Separation & Explanation; *** = Required Further Breakout

C Base Building Development Costs not including TI's

\$ 6,336,100

(All costs outside Hard, Soft & Raw Land: Developer, Leasing, Taxes, Insurance, Etc...)

D Base Building Real Estate Costs

\$ 00.00

See note below

E Confirm no Remediation Costs are included

\$ 00.00

Per ITN Requirements this cell should = \$0.00.

F Base Building Other Costs

\$ 915,000

Signage, FF&E and IT

G Total Base Building Costs not including TI's

\$ 54,758,900

G = A - F

H Separate P&P Bond as an "Add On"

\$ 270,000

I Total Rentable Square Footage

176,320

Confirm

J Total Gross Square Footage

185,278

Confirm

K Resultant Load Factor

9.52%

Confirm

L Confirm Property Flood Zone(s)

No

The property is not in a Flood Zone

M Confirm # of Dedicated Parking Spaces

850

Confirm

N Confirm Cost Per Parking Space Per Month

Note: Iguana Investments will be acquiring significantly larger parcels of land, which include the proposed JEA headquarters building site. The acquisition is part of the Jaguars existing lease. From this acquisition, Iguana will contribute land for the JEA headquarters. In addition, Developer has waived all profits associated with Development Fees.

CSI List	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Original Budget
Core & Shell					
030000	Concrete	185,278 GSF	\$ 7.37 /GSF	\$ 1,364,940	1,339,455
040000	Masonry	185,278 GSF	\$ 6.64 /GSF	\$ 1,230,618	1,011,375
050000	Metals	185,278 GSF	\$ 43.50 /GSF	\$ 8,059,563	7,712,818
060000	Wood, Plastics, and Composites	185,278 GSF	\$ 1.21 /GSF	\$ 224,457	24,000
070000	Thermal and Moisture Protection	185,278 GSF	\$ 13.59 /GSF	\$ 2,517,694	2,470,686
080000	Openings	185,278 GSF	\$ 15.68 /GSF	\$ 2,904,887	2,850,650
090000	Finishes	185,278 GSF	\$ 12.96 /GSF	\$ 2,400,611	2,355,790
100000	Specialties	185,278 GSF	\$ 3.42 /GSF	\$ 633,337	228,980
120000	Furnishings	185,278 GSF	\$ - /GSF	\$ -	-
140000	Conveying Equipment	185,278 GSF	\$ 6.90 /GSF	\$ 1,277,859	1,254,000
210000	Fire Suppression	185,278 GSF	\$ 2.52 /GSF	\$ 465,899	457,200
220000	Plumbing	185,278 GSF	\$ 5.26 /GSF	\$ 973,679	955,500
230000	HVAC	185,278 GSF	\$ 25.23 /GSF	\$ 4,673,661	4,586,400
260000	Electrical	185,278 GSF	\$ 25.53 /GSF	\$ 4,730,319	4,642,000
310000	Earthwork	185,278 GSF	\$ 4.58 /GSF	\$ 847,830	832,000
Core & Shell Total		185,278 GSF	\$ 174.36 /GSF	\$ 32,305,354	30,720,854

Security & Redundancy Premium					
080000	Openings	185,278 GSF	\$ 3.93 /GSF	\$ 727,575	727,575
260000	Electrical	185,278 GSF	\$ 9.07 /GSF	\$ 1,680,000	1,680,000
Security & Redundancy Premium Total		185,278 GSF	\$ 12.99 /GSF	\$ 2,407,575	2,407,575

Sitework					
020000	Existing Conditions	185,278 GSF	\$ 0.35 /GSF	\$ 64,782	63,573
030000	Concrete	185,278 GSF	\$ 2.30 /GSF	\$ 425,679	25,200
120000	Furnishings	185,278 GSF	\$ 0.38 /GSF	\$ 70,364	60,000
260000	Electrical	185,278 GSF	\$ 2.73 /GSF	\$ 505,708	300,000
310000	Earthwork	185,278 GSF	\$ 0.66 /GSF	\$ 122,487	120,200
320000	Exterior Improvements	185,278 GSF	\$ 4.49 /GSF	\$ 831,234	815,712
330000	Utilities	185,278 GSF	\$ 1.69 /GSF	\$ 312,332	306,500
Sitework Total		185,278 GSF	\$ 12.59 /GSF	\$ 2,332,586	1,691,185

Estimate Totals

Description	Rate	Cost per Unit	Amount	Amount
TRADE ITEM TOTAL		199.946 /GSF	\$ 37,045,515	\$ 34,819,614
Design/Estimating Contingency			\$ -	\$ 3,481,961
CM Contingency	4.500 %		\$ -	\$ 1,743,940
Total			\$ 37,045,515	\$ 40,045,515

ITN #7 Consolidated Summary with Cost Detail

	Original Budget	Best and Final	
A. Base Building Core and Shell Soft Costs excluding TI	\$ 7,231,600	\$ 4,945,083	
1	\$ 3,445,000	\$ 2,885,000	
2	\$ 250,000	\$ 80,000	
3	\$ 3,536,600	\$ 1,980,083	
B. Base Building Shell Hard Cost not including TI	\$ 45,834,915	\$ 42,562,715	
a	\$ 2,673,700	\$ 2,500,000	
b	\$ 598,500	\$ 500,000	
c	\$ 1,575,200	\$ 1,575,200	
d	\$ 100,000	\$ 100,000	
e	\$ 842,000	\$ 842,000	
f	\$ 40,045,515	\$ 37,045,515	
C. Base Building Development Costs not including TI	\$ 8,821,200	\$ 6,336,059	
D. Base Building Real Estate Costs	\$ -	\$ -	
E. Confirm no remediation costs are included	\$ -	\$ -	Confirmed
F. Base Building Other Costs	\$ 1,065,000	\$ 915,000	
SubTotal	\$ 62,952,715	\$ 54,758,857	
Tenant Improvement Allowance	\$ 13,224,000	\$ 13,224,000	Per RFP Response
Total Project Costs*	\$ 76,176,715	\$ 67,982,857	
Parking Costs **	\$ -	\$ 8,250,000	Cost for JEA Spaces in the Garage
Off Site Improvements**	\$ -	\$ 5,000,000	Streets, utilities, infrastructure etc
Total Development Cost	\$ -	\$ 81,232,857	

* Total Project Costs are the Costs that will be utilized for determining the Rent with JEA.

** Not utilized in the rental calculation with JEA

ITN #7 Column A Cost Detail

Original Budget	Best and Final
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ACQUISITION COSTS

Land	-	-	
Broker's Fees - Acquisition	-	-	
Engineering - Acquisition	-	-	
Legal Fees - Acquisition	-	-	
Title Insurance - Acquisition	100,000	30,000	If needed
Insurance (Liability & Property) - Acqu.	-	-	
Real Estate Taxes - Acquisition	-	-	
Misc. Fees - Acquisition	-	-	
Transfer Taxes - Acquisition	-	50,000	If needed
Recording Fees - Acquisition	-	-	
Environmental Report	-	-	
Miscellaneous - Acquisition	150,000	-	Placeholder
SUBTOTAL ACQUISITION COSTS	250,000	80,000	ITN 7 A2

SOFT COSTS

Architecture & Engineering			
Design Architect/LODs	100,000	100,000	Initial Conceptual Design
Project Architect	1,250,000	1,250,000	Gensler, AOR includes lobby interiors
Architect Reimbursable	150,000	150,000	Placeholder
Mechanical Engineering	300,000	300,000	Base building MEP, main branch distribution into tenant spaces. ready for Tenant distrib.
Electrical Engineering	-	-	In Mechanical
Structural Engineering	200,000	200,000	
Civil Engineering	300,000	300,000	ETM
Traffic Engineering	40,000	-	Placeholder
Audio Visual Consultant	15,000	15,000	Signage, Directories, TV's in Lobbies, Ambient Music
Lighting Consultant	30,000	15,000	Enhanced exterior lighting for building and public space
Landscape Architect	125,000	75,000	enhanced sidewalks, streetscape, outdoor amenity plaza
Streetscape/Outdoor Common Area	-	-	
Project Architect - Peer Review	-	-	
Project Models	-	-	
Surveying	15,000	5,000	Estimate
Environmental Engineering Consultants	-	-	
Market Study	15,000	-	Not Required
Geo-Tech	25,000	15,000	Estimate reduced for building corners only
Electric Study	-	-	
Consultants - Reimbursable exp	50,000	-	Included in Architect Reimbursable
EOP Consultant	-	-	
Environmental Graphics & Reimb	115,000	50,000	Building signage, wayfinding, offices, bathrooms etc
Planning Consultant	100,000	50,000	DIA/DDRB process, reduced estimate for approvals
Code/ADA Consultant	25,000	-	Architect to Handle
Noise Study Consultant	-	-	
Architect's Rendering / Printing	50,000	35,000	JEA renderings for approvals during design
Economic Impact Study	-	-	
Wind Study	20,000	20,000	RWDI, pedestrian comfort and base building wind model
Life Safety Consultant	30,000	-	MEP Consultant to handle
Tenant Sign - Design Review	-	-	
Curtain Wall Consultant	50,000	50,000	Glass quality assurance, testing and observation
Waterproofing Consultant	50,000	50,000	Roof and glass quality assurance, testing and observation
Communications Consultant	-	-	
Kitchen Consultant	-	-	
Interior Designer	75,000	-	Main Lobby and Elevator Lobbies Included in Gensler Project Architect
Vertical Transp Consultant	25,000	5,000	Basic Study for wait times and elevator speeds
Survey/Control Check	-	-	
Special Inspections	165,000	150,000	Steel and concrete Testing and Inspections during construction for QA/QC
Tenant Arch/Designer	-	-	
Tenant MEP Design	-	-	
Tenant Structural Design	-	-	
MEP Design	-	-	
Traffic Study	-	-	
Security/Surveillance Consultant	25,000	25,000	base building head end system, conduits card readers and camera specs
Specifications Consultant	-	-	
Low Voltage Consultant	35,000	25,000	Pathways thru base building to Tenant spaces
Art Consultant	15,000	-	Tenant to handle
Accessibility Consultant	-	-	
Material Handling Consultant	-	-	
Elevator Consultant	-	-	
Parking Consultant	-	-	
Miscellaneous - Architecture & Eng.	50,000	-	Not Required
Subtotal: Architecture & Engineering	3,445,000	2,885,000	A1
Contingency	3,536,600	1,980,083	A3, 3% per Best and Final Offer
TOTAL	7,231,600	4,945,083	

ITN #7 Column B Cost Detail

Original Budget	Best and Final
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HARD COSTS

General Conditions	2,673,700	2,500,000	Section Ba. Reduced Cordish Management
General Requirements	598,500	500,000	Section Bb. Reduced Cordish Management
General Contractor	40,045,515	37,045,515	Section Bf. Removed Design Contingency from GC
General Contractor Fee	1,575,200	1,575,200	Section Bc
General Contractor Profit	-	-	
General Contractor Insurance	100,000	100,000	Section Bd
General Contractor - Subcontract Bonds	842,000	842,000	Section Be
Contingency - Hard Costs	-	-	in A&E
TOTAL HARD COSTS (CONTRACTOR)	45,834,915	42,562,715	

ITN #7 Column C Cost Detail

Original Budget	Best and Final
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Permits & Fees

Building Permits	350,000	150,000	Estimate
Grading Permits	100,000	50,000	Estimate
State Highway Access Permits	-	-	
Permit Expediter	15,000	15,000	Estimate
Water & Sewer Connection Charges	50,000	50,000	Estimate
City Review Fees	50,000	50,000	Estimate
LOC/Bond Fees	100,000	100,000	Use for letters of credit or bonds related to construction
Builders Risk Insurance	100,000	100,000	Estimate
General Liability Insurance	100,000	100,000	Estimate
Expert Witnesses	-	-	None
Electricity (e.g. Hook up Fees)	250,000	250,000	Estimate
Telephone (e.g. Verizon)	100,000	100,000	Estimate
Street Closure Fees	25,000	-	Estimate
Gas (hook up fees)	100,000	100,000	Estimate
Real Estate Taxes	100,000	50,000	Estimate
Excess Liability Insurance	50,000	-	
Workers Compensation Insurance	50,000	-	
Gen. Liab. Expected Loss Dep	-	-	
Work Comp - Expected Loss Dep	-	-	
Insurance Agency Fee	-	-	Incl. in policy premium
Pollution Insurance	50,000	175,000	Estimate - Pollution / OPPI
Business License	-	-	
Trademark - Legal	25,000	-	Estimate
Legal - Entitlements	-	-	
Development Charges	-	-	
Impact Fees	100,000	100,000	Placeholder
Site Planning Fees	50,000	-	Placeholder
Planning Application Fee	25,000	25,000	Placeholder
Third Party Inspections	-	-	
Signage Permit Fees	15,000	15,000	Estimate
Legal - Lobby & Referendum	-	-	
Miscellaneous	-	-	
Subtotal: Permits & Fees	1,805,000	1,430,000	

Loan Costs

Loan Fee - Construction Loan	600,000	550,000	1% of \$50mm assumed loan + \$50,000 App Fee (Estimate)
Construction Period Interest	3,000,000	1,826,188	Based on current interest rate environment
Bank Inspection Fee - Construction Loan	150,000	70,000	Estimate
Appraisal - Construction Loan	30,000	30,000	Estimate
Environmental Report - Construction Loan	10,000	10,000	Estimate
Structural Report - Construction Loan	-	-	
Title Insurance - Construction Loan	150,000	118,562	Estimate
Legal - Construction Loan	150,000	100,000	Estimate
Loan Fee - Permanent Loan	-	-	
Appraisal / Updated Appraisal - Permanent Loan	-	-	
Environmental Report - Permanent Loan	-	-	
Structural Report - Permanent Loan	-	-	
Title Insurance - Permanent Loan	-	-	
Legal - Permanent Loan	-	-	
Transfer Taxes - Loans	-	-	
Recording Fees - Loans	2,000	275,309	Estimate for Recording Fees, Mortgage Tax, Intangible Tax. From Title Co.
Letter of Credit Fees	50,000	-	Estimate
As-Built ALTA Surveys	50,000	50,000	Estimate
Lenders Closing - Legal Fees	150,000	150,000	Estimate
Out of Money Cap Interest Hedge	-	-	
Interest Income on CD's	-	-	
Working Capital	-	-	
Miscellaneous - Loan Costs	50,000	50,000	Placeholder
Subtotal: Loan Costs	4,392,000	3,230,059	

ITN #7 Column C Cost Detail

	Original Budget	Best and Final	
Leasing Costs			
Legal-Leasing	100,000	25,000	Estimate for third party lawyers time spent on the Lease prior to Award
Tenant Improvements	-	-	\$13,224,000 not included
Marketing (Brochures, Banners, Website, etc)	25,000	-	Tenant to handle
Advertising - Leasing	-	-	
Broker Commissions	1,900,741	1,486,000	Estimate per rent roll and CBRE agreement
Travel Expenses	-	-	
Leasing Management	-	-	
Models	-	-	
Graphics/Renderings	-	-	
Public Relations	-	-	
Sponsorships	-	-	
Marketing Consultant	-	-	
License - Leasing	-	-	
Miscellaneous	-	-	
Subtotal: Leasing Costs	2,025,741	1,511,000	
Overhead			
Developer Expenses	-	-	None
Pre-Construction Services	-	-	None
Construction Management	-	-	
Travel / Living Expenses	-	-	
Utilities	-	-	
Telephone	-	-	
Mobile Offices	-	-	
FedEx/Messenger Cost	-	-	
Office Supply Expense	-	-	
Project Photos	-	-	
Legal - Litigation	-	-	
Legal - Development	50,000	-	None
Reproductions	150,000	10,000	Renderings, printing, boards etc
Grand Opening	15,000	15,000	Estimate for Event
Pre Opening Marketing	13,459	10,000	Placeholder
Collateral	50,000	-	None
Digital - Google Search & Display	-	-	
Digital - Website Wireframes & Newsletter	50,000	-	By Tenant
Photography/Video (includes venues)	-	-	
PR Agency	75,000	-	None
Accounting	25,000	25,000	Forensic Audit of General Contractor
Ground Breaking	15,000	-	None
Contributions/Dues	-	-	
Construction Site Security	-	-	
Rent - Office Space	-	-	
Registration & Filing Fees	5,000	5,000	Placeholder
Opening Inventory	50,000	-	Inventory to be part of Ops budget.
Construction Parking Program	-	-	
Temporary Construction Signs	50,000	50,000	Placeholder for Graphics/Messages
Bank Fees	-	-	
Liquor License (Legal and Fees)	-	-	
Pre Opening / Dev Payroll	50,000	50,000	On Site Property Manager prior to opening. Facility controls, Tenant move in, Tenant assistance
Miscellaneous Overhead Costs	-	-	
Subtotal: Overhead	598,459	165,000	
Development Fees			
Developer Fees	-	-	
Subtotal: Development Fees	-	-	
Contingency - Soft Costs	-	-	In A&E Budget
TOTAL SOFT COSTS	8,821,200	6,336,059	Match ITN #7 Column C

ITN #7 Cost Detail for Column F

Original Budget	Best and Final
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OWNER CONTRACTED COSTS

Specialties	15,000	15,000	Compactors
Signage	250,000	250,000	Building identity signage and misc Wayfinding etc. Excludes GC code required signage
Audio Visual Equipment	100,000	100,000	Directories, TV's, speakers for ambience.
Kitchen & Bar Equipment	-	-	excluded
Point of Sale Equipment	-	-	excluded
Lighting	-	-	in GC
Millwork	-	-	In GC
FFE	300,000	300,000	\$150,000 FFE for Lobby furniture, reception Desk, \$150,000 Gym
FFE Purchasing Fees	-	-	included in FFE
FFE - Freight & Insurance	-	-	included in FFE
FFE - Warehouse	-	-	included in FFE
FFE - Installation	-	-	included in FFE
FFE - Sales Tax	-	-	included in FFE
FFE - Contingency	-	-	included in FFE
Punch List	-	-	
Artwork	150,000	-	By Tenant
Owner Supplied IT	250,000	250,000	Public space Security Cameras, Key Card, WiFi/DAS
Sponsor Signs / LEDs	-	-	n/a
Owner Retail Space	-	-	n/a
	-	-	
TOTAL OWNER CONTRACTED COSTS	1,065,000	915,000	

**Construction Addendum
Schedule 1
Development Responsibility Allocation**

INTRODUCTION

Schedule History and Intent:

1. It is the intent of the Lease and this Schedule to establish Guaranteed Maximum Prices (GMP), Allowances, Metrics and Performance requirements for the Base Building (including Sitework), Garage/Parking and Tenant Improvements.
2. The ITN requested your firm's indication of total construction cost categorized as Shell GMP or Tenant Improvement (TI) GMP. Additional information submitted further breaks down those numbers into prescriptible metrics for further developing or calculating into the GMP's.
3. This Schedule is intended to separate scope into those two categories, Shell GMP & TI GMP.
4. It should be noted that, this Schedule will be a condition of the Lease and as such will prescribe notable scope impacts to the Lease or possibly to JEA's capital contribution.
5. The following rules shall exist as it relates to this Schedule and the Lease:
 - a) If Respondent has not indicated that certain scope or budget items are the responsibility of JEA or the TI GMP, then by default, such scope or budget items shall be a condition which would fall within the Developer's Shell's GMP.
 - b) There is no "third category" of project cost unless prescribed by the Developer/Respondent in response to this form. If such other "third category" is prescribed by the Developer then it will be:
 - i. Clearly defined and the precedent conditions established.
 - ii. The scope/budget line items in the matrix below or as added by the developer shall be clearly marked as a "third category".
 - iii. AND the payment structure or other impact on the project terms, budgets and/ or costs clearly represented. (IE: do they impact the lease cost OR JEA's capital expense cost related to the Tenant Improvements.)
 - c) In all aspects the Developer shall deliver a Class A office building or as indicated within this Schedule, whichever is stricter or the higher quality/quantity requirement.
6. Additive scope items, assumptions or clarifications are acceptable.
7. Landlord, Developer and Respondent are used synonymously.

Project Description:

8. The project shall consist of a new office building with a rentable square footage of 170,000 to 190,000 RSF AND parking for approximately 850 vehicles (760 traditional parking spaces, including at least 20 EV vehicle spaces with respective charging stations, 40 customer/visitor spaces and 50 fleet spaces) being developed for JEA in Jacksonville, Florida.
9. The square footage range is developed as low and high parameters to be further defined once programming is completed.
10. The new shell office building will consist of all base building costs for the office space (not including Tenant Improvements "TI's") and utility extensions as required and associated site improvements.

Based on the Landlord completing the Building Site, Shell & Core Systems ready for Tenant Improvements (TI), the Site, Shell & Core condition generally includes, but is not limited to the following:

1. Building's structural systems and exterior enclosure, fully dried in and secured.
2. Partitions, Doors, Windows, Assemblies, Ceilings, Finishes, Fixtures, Equipment, Utilities, Signage and Low Voltage aspects as required by Code and as located within Shell, Core, Site or Common areas.
3. Base building mechanical, electrical and plumbing, fire, life safety and conveyance systems sized to meet the demands of the Tenant spaces, Building requirements and Amenities prescribed in the ITN AND pursuant to the conditions in the below matrix.
4. Telecommunications pathways and secured Communications (Comms or Data, synonymously) rooms at each floor.
5. Convenient, accessible and stacked shafts (separate) for (1) Low Voltage and (2) Electrical.
6. Finished (manufacturer premium finishes) and rated elevators.
7. Fire egress stairwells
8. Building ground floor lobby (Code required exit path lobby by Developer Design Firm – layout coordinated with TI Design Firm. Finishes by TI Design Firm as part of Shell GMP.
9. Common area restrooms and drinking fountains on each floor.
10. Core areas shall be included in Shell/Core scope, complete to the outside of the core wall surface (IE: drywall) or other surface capable of accepting Tenant finishes (finishes by Tenant).

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11. Completed site work including FF&E, security, utilities to serve Shell, parking, lighting, hardscape, code signage, landscaping and irrigation.
12. Base building sprinkler loop with code-required core and shell coverage plus TI sprinklers turned up.
13. All costs shall include necessary approvals, variances, fees, permits, design, engineering, consultancy, materials, labor, supervision, indirect and direct costs associated with a fully functional, certified occupancy and AHJ approved facility.

Tenant Improvement work generally includes work outside the Site/Common/Core/Shell footprint, including the following:

1. Interior partitions
2. Interior doors, frames and hardware
3. Ceilings
4. Flooring
5. Interior paint
6. Light fixtures and controls and exit lights
7. Electrical distribution system including panels, conduits and outlets
8. Low Voltage distribution
9. HVAC distribution and controls
10. Sprinkler grid with heads added and relocations and modifications per tenant final design
11. Smoke and Fire detectors and Life Safety devices
12. Non-code related interior Signage
13. Security systems
14. All TI costs shall include necessary approvals, variances, fees, permits, design, engineering, consultancy, materials, labor, supervision, indirect and direct costs associated with a fully functional, occupiable and AHJ approved facility.

General Scope & Quality Standards:

1. **Code Compliance** – Applicable code compliance should be considered, to be a minimum requirement in designing the project, including the following codes without limitation plus any other local, state or federal codes and/or design requirements, not listed below:
 - a) Florida Building Code, 6th Edition (2017) and as noted for wind loads in ITN Addendum 5 for Duval County.
 - b) Florida Plumbing Code, 2017 Edition
 - c) Florida Mechanical Code, 2017 Edition
 - d) NFPA 70: National Electrical Code – 2014 Edition.
 - e) NFPA 72: National Fire Alarm and Signaling Code – 2013 Edition
 - f) NFPA 13: Automatic Sprinkler Systems Code – 2013 Edition
 - g) Florida Fire Protection Code, 6th Edition (2017)
 - h) Florida Energy Code, 2017 Edition
 - i) Latest Florida State Amendments to the Building Code
 - j) NFPA 1: Fire Code, 2015 Edition
 - k) NFPA 101: Life Safety Code, 2015 Edition
2. **Energy Efficiency** – The project shall comply with state and local energy codes or ASHRAE 90.1-2013 and subsequent revisions, whichever is stricter, and shall comply with the Department of Energy's International Performance Measurement and Verification Protocol (IPMVP) for energy consumption.
3. **Indoor Air Quality** – The project shall comply with the provision that the ambient air quality standard requirements shall be site specific and not region specific (i.e., ambient air quality at the proposed point of fresh air intake) and the building fresh air intake shall be located away from loading areas, building exhaust fans, cooling towers and other point sources of potential contamination.
4. **Ozone Depletion / CFC** – Equipment utilizing CFC refrigerants will not be permitted in the project.
5. **Smoking** – Smoking is banned in all areas of the building and any exterior zones within 25' of building entrances.
6. **Storage and Collection of Recyclables** – The project shall include a centralized ground-floor location for collection and storage of materials separated from each other for recycling, including: newspaper, glass, metals, plastics and dry waste and refrigerated storage for organic waste (food and soiled paper).

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7. **Thermal Comfort** – The project HVAC design shall comply with ASHRAE Standard 55-2013.
8. **LEED Certification** – The building or improvements to be designed and constructed with LEED (Core and Shell) certification in mind. The intent of the Core & Shell would incorporate energy and water efficient design, sustainable features and wellness of the occupants, certified or not. LEED and other certifications and costs associated with the Core and Shell, shall be the Development team's responsibility.

Should any agreed certification that firms mutually agree upon be lost due to Shell/Core, Developer or Operational fault, Developer will remedy within 30 days or Tenant may withhold a 5% deduct in lease payments until Developer provides remedy.

9. **WELL Certification** - The building (Shell & Core) will be designed and constructed to achieve above industry requirements for the Wellness of the occupants with operations conducted to maintain any WELL or other certification. The costs of which will remain within the Shell GMP.

Should any agreed certification that firms mutually agree upon be lost due to Shell/Core, Developer or Operational fault, Developer will remedy within 30 days or Tenant may hold a 2% deduct in lease payments until Developer provides remedy.

10. **Tenant's Workplace Strategy Guidelines** – Core & Shell / Tenant Improvement
Refer to ITN for Workplace Expectations.

11. All Site requirements, costs, utilities, stubs, parking, lighting, entrances, Right of Way improvements, equipment pads and other needs, fencing, security, barriers, low voltage aspects, trash enclosure, signage, landscaping, irrigation and exterior improvements are by the Developer.
12. **Access/Egress/Evacuation and Building Ground Level.** Building shall be designed in such a way to allow emergency Access and Egress to parking and pedestrian areas at all times. Such Emergency access will be provided, mapped, maintained and, if required, changed from time to time and shall be clear of any obstacles to the nearest elevated state road, highway, interstate or other viable access point to a municipally maintained Evacuation Route.

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I.	SUBSTRUCTURE		
A	Foundations		
a.	Prior to any foundation excavation and backfill execution on site, Developer is to undertake full geotechnical site survey and issue geotechnical report to Tenant for record purposes. Should any soil contamination or other inhibitive sub-surface condition be present, Landlord is to notify Tenant immediately and agree on remedial works required. All of which are at the sole burden and cost of the Landlord's to bear and specifically outside of the cost of this development.	X	
b.	Subsurface Mitigation/Remediation of hazardous or contaminated site costs are not to be included in the building Pro-Forma but sites should be remediated or deemed appropriate for the intended use. Reference ITN language. Costs associated with remediation are clearly defined and will be removed from the Building Shell GMP/Budget.	X	
1	Foundation Excavation & Backfill		
a.	Excavate footings and foundations and backfill in accordance with findings and recommendations from the Geotechnical Report: <ul style="list-style-type: none"> i. Soil conditions are assumed suitable for a bearing capacity to utilize spread footings at normal foundation depths without soil correction ii. Developer shall use all commercially acceptable efforts to re-use all suitable site developed fill, dirt, debris, waist etc. on the site. iii. Developer shall Clearly Indicate if there is known, either by the Development Team, Project Team or Current Land Holder, contamination on site. <p>PRE-CONSTRUCTION SITE IS CONTAMINATED X</p> <p>PRE-CONSTRUCTION SITE IS NOT CONTAMINATED _____</p>	X	
2	Slabs on Grade		
a.	Slab on elevated grade and stem wall. Finished ground floor elevation should be 2 feet above Category 2 storm surge elevations.	X	
b.	Equipment Sub-slabs and Housekeeping Pads: <ul style="list-style-type: none"> i. All required pads, slab depressions, pits or imbedded conduits required for Site, Shell, Common or Core Areas or services. ii. All required pads, slab depressions, pits or imbedded conduits required for Tenant Improvements. 	X X	
3	Dock Pit / Elevator Pit Walls		
a.	Elevator pits / walls will be included in accordance with the ITN, this Schedule and the Lease. Including all requirements for multiple High Speed and Freight Elevators sized pursuant to the conditions of the program, the ITN, this Schedule and the lease.	X	

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II.	SHELL		
A	Super-Structure		
a.	The building shall be constructed with a floor to floor dimension that will accommodate (including all construction components, assemblies, utilities and services) a minimum 9'0" suspended ceiling heights on all floors and 12'-0" ceiling height on the 1 st Floor.	X	
b.	General Structural Design with all Structural Design Loads as per the highest local (Duval and/or Florida) code requirements:	X	
c.	Structural Fireproofing: As required by code.	X	
1	Floor Construction		
a.	The building will feature the loading capacities indicated within the ITN and will be designed to limit the effects of vibration transmission to other areas of the building consistent with industry standards for office buildings.	X	
b.	The floors shall be designed to accommodate a live load of 100 PSF (includes partition loading) per the requirements of the original ITN.	X	
c.	Concrete floor slabs shall be level, flat and smooth surfaces and shall be finished per ACI Specifications with FF = 25 overall, and ready for installation of flooring (type of flooring to be determined).	X	
d.	Structural enhancements if any, required to accommodate kitchen, cafeteria, fitness & EOC. As required.		X
B	Exterior Enclosure		
1	Exterior Walls		
a.	The building skin system will be composed of window wall or curtain wall and storefront.	X	
b.	Any canopy / cornice / accent element at the top of the building	X	
c.	Mock-ups: i. Landlord will provide a rendering of the exterior wall system, complete with selected finish, for Tenant's approval prior to wall construction.	X	
III.	INTERIORS		
A	Interior Construction		
a.	The main lobby, restrooms and common areas on each floor will be finished in a manner consistent with quality of Class A office product. Landlord to provide credit to Tenant for main lobby finishes not installed.	X	X
b.	Building (Site, Shell, Common and Core) shall be able to accommodate Tenant's special use space such as cafeterias, break rooms, assembly areas, data rooms, fitness and Wellness Rooms.	X	
c.	The building shall be able to accommodate Off-hours food service deliveries.		X
d.	All wood and wood based products in the Base Building Core and Shell and the Tenant Improvements will be FSC certified provided it is not cost prohibitive and there are no significant delays in the construction schedule.	X	X

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e.	Landlord's design and construction teams will work proactively with the Tenant's teams throughout design and construction phases, to vet all materials for Site, Shell, Common and Core build out.	X	
1	Partitions		
a.	Landlord to provide fire rated demising partitions (2-hour, etc.) as required by code between the Core & Shell and Tenant spaces with level 4 finish, unpainted:	X	
b.	Partition installation in both Core & Shell and in Tenant space, to meet Tenant's acoustical (STC) guidelines and requirements	X	X
c.	All partitions shall be provided to meet the project and space program needs and the minimum state and local requirements. Where conflicts between codes exist, the most restrictive code will be used.		X
B	Staircases		
1	Stair Construction		
a.	Stair core and sizing shall be designed to 115% of the code required for this program and building type.	X	
2	Stair Finishes		
a.	Landing, doors, required utilities, handrails and finishes. Doors will be fully prepped for access control including conduit for CCTV, card access and electrified door locks.	X	
b.	CCTV, Card readers and door locks are to be provided within Shell Budget, to Tenants specification.	X	X
C	Core/Shell Finishes		
1	Wall Finishes		
a.	Perimeter Drywall Conditions: <ul style="list-style-type: none"> i. The perimeter drywall conditions, including knee walls, columns, pilasters, drain downpipes and window pockets, should be boarded, taped and sanded complete and ready for wall finish 	X	
b.	Core Wall Drywall Conditions: <ul style="list-style-type: none"> i. The core perimeter drywall conditions, including core walls and core columns, should be boarded, taped and sanded to a level 4 finish, complete and ready for wall finish painting / covering to the following levels, and up to 6" above finished ceiling: ii. Level 5 finish – Minimum to areas receiving Tenant's corporate branding wallcovering 	X	X
2	Floor Finishes		
a.	Floor Leveling: <ul style="list-style-type: none"> i. Concrete floor slabs shall be level, flat and smooth and shall be finished per ACI specifications with FF = 25 overall, and ready for installation of flooring (type of flooring to be determined) ii. Sealed concrete floors should be smooth trowel finish 	X	
b.	Restroom Floor Finishes Specification: <ul style="list-style-type: none"> i. Porcelain restroom floor tiles 	X	
3	Ceiling Finishes		
a.	Building Lobby Ceiling Finishes Specification: <ul style="list-style-type: none"> i. Vaulted ceiling with recessed and cove lighting, with varying ceiling heights. 		

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	ii. Combination of gypsum, wood, ACT system treatment, exposed ceiling and floating acoustical ceiling panels	X X	
b.	Restroom/Wet Area Ceiling Finishes Specification: i. ACT system treatment to meet Tenant's acoustical requirements. Drywall ceiling installed over sink zone. ii. All wet area finishes to include moisture resistant substrate and finishes.	X	
c.	Tenant Improvement Space Ceiling Finishes Specification: i. Pending final space program layout approval by Tenant and where applicable, combination of exposed ceiling, gypboard ceiling and ACT system treatment to meet Tenant's acoustical requirements.		X
IV.	SERVICES		
A	Conveying Systems		
1	Elevators		
a.	Elevators shall be high speed (250+ FPM) will be designed and bid and meet 115% of occupancy load or code requirement, whichever is more restrictive.	X	
b.	Elevator bank shall include at least 1 Service Elevator (not dual purpose) in centrally located core locations in the building.	X	
c.	The cab heights will be no less than 8'-9".	X	
d.	The elevator cab doors and frames will be stainless steel. Finish options of the doors and frames on each level to be approved by Tenant prior to bid package award.	X	
e.	Interior cab and ceiling finishes shall be consistent with manufacturer's premium standard finishes, and approved by Tenant prior to bid package award.	X	
f.	Protection pads and hooks shall be provided for the swing car at project completion.	X	
g.	Elevators will be fully prepped for cameras including traveling cables.	X	
h.	Card readers and secured access solution to be provided by Developer, to Tenants Specifications.	X	X
B	Plumbing		
1	Plumbing Fixtures		
a.	The building will provide hot and cold domestic water for all shell, core, common and site requirements. Cold domestic water will be provided at a single valved/capped location on each floor for extension by tenant for Tenant Improvement areas only. All water shall be pre-treated by an acceptable filtration system.	X	
b.	Building water service entrance will be complete for fire protection and domestic water. All connections between the domestic water system and process uses will be protected by reduced pressure type back flow preventers.	X	
c.	A complete plumbing system will be provided, including all underground piping to public mains, consisting of sanitary waste piping, sanitary vent piping, domestic hot and cold-water piping, and storm sewer piping installed to all facilities and in accordance with all applicable codes.	X	

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d.	Core plumbing fixtures to be provided with sensor operated faucets and flush valves.	X	
e.	Internal downspouts with overflow roof scuppers shall be provided for all roof areas and will discharge to the storm sewer system. All horizontal downspout lines in the ceiling space shall be insulated.	X	
f.	Install one hi/lo drinking fountain per floor, or as required by code, whichever is more restrictive, near the core restrooms.	X	
g.	Plumbing Fixtures: Fixture shall be "water-saver" type with electronic controls. All faucet/shower heads shall be provided with flow restrictors. BAS Monitoring.	X	
h.	All plumbing fixtures shall be vitreous china, low consumption and commercial quality. The quantity of plumbing fixtures shall be provided to meet the actual occupancy of the building or the minimum state and local requirements, whichever is greater. Where conflicts between codes exist, the most restrictive code will be used. Restrooms are to be fully compliant with provisions of the ADA.	X	
2	Domestic Water Distribution		
a.	A potable water supply shall be provided to the Base Building and extended to all plumbing fixtures. Design and sizing of the hot and cold-water distribution shall be by good engineering practice using methods and materials acceptable to the local authority having jurisdiction. Sizing of all systems shall be able to support various Micro-market, break room, coffee/water stations etc.. as required and built by Tenant in Tenant areas. Fitness and Cafeteria needs must be addressed in base building design and sizing.	X	
b.	Domestic hot and cold-water distribution shall be provided to Base Building Restroom: <ul style="list-style-type: none"> i. All domestic water piping inside the building shall be CPVC ii. All hot and cold-water piping will be insulated iii. Underground water distribution will be provided as required by code, but shall not be galvanized iv. Vertical wet stacks including sanitary line are included in an independent shaft within the Core area v. Domestic water service connection within 5' of building perimeter vi. Tenant responsible for hot and cold water distribution requirements in any Tenant area needs 	X	X
c.	Domestic Hot Water Generation: <ul style="list-style-type: none"> i. Water Heaters: Shell building systems shall supply hot water at 105 degrees ii. Hot water heaters will be 5-gal point of use or small tank type water heaters to service multiple floors and uses (but not located in tenant pantry cabinetry) or as approved by Developer AND JEA to provide more sustainable/efficient solutions. 	X	
d.	No less than two (2) drain columns with a 4" waste and a 4" vent, and a cold-water riser system will be provided with connections at each floor for future tenant fixtures. The tenant wet stacks will be located at the core(s).	X	
e.	Hose bibs will be provided in major mechanical areas, loading dock, site dumpster/trash enclosures, as required on site by code, as convenient for landscaping and at or near all entry/exit locations to building.	X	
f.	Localized water heater will be provided and sized to provide domestic hot water for the Restroom facilities and shall meet ADA requirements, which may service two or more floors.	X	
g.	Services Sinks: Floor mounted molded fiberglass type receptors will be provided at the Janitor's Closet on each floor. Janitor closets shall include floor drains, overflow monitored on BAS.	X	

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3	Sanitary Waste		
a.	Base building shall include sufficient quantities, sizes and capacities of plumbing waste, vent and water to accommodate Tenant requirement and to collect all waste discharge from building fixture and drains. On each floor, a minimum of (2) plumbing stack riser with waste, vent and water stub out for future Tenant pantry tie in. Sizing of all systems shall be able to support various Micro-market, break room, coffee/water stations etc.. as required and built by Tenant in Tenant areas. Fitness and Cafeteria needs must be addressed in base building design and sizing.	X	
b.	Sizing, layout and design shall be per codes using approved methods and materials.	X	
c.	Number of plumbing waste and vents risers shall be enough for future Tenant spaces without requiring long horizontal runs.	X	
d.	Provide floor sinks, roof receptors for HVAC condensate system drains.	X	
e.	Provide hub drains for sprinkler system drainage systems.	X	
f.	Floor drains shall be provided per code and, as a minimum, in each Restroom and Janitorial closet (whichever is more restrictive).	X	
4	Rain Water Drainage		
a.	Provide storm drainage systems and connection in compliance with local code requirements.	X	
b.	Internal roof drains shall be provided for all areas and will drain to roof leaders that run inside the building alongside the building columns.	X	
c.	Overflow drainage shall be discharged at roof scuppers.	X	
d.	All roof rain water shall be discharged a minimum of 15' from the building footprint and foundations. Such discharge shall be coordinated with site Storm Water system and removed from site or otherwise remediated to prevent flooding.		
e.	Overflow drain alarming is included.	X	
C	HVAC		
a.	The buildings mechanical system will be a Class "A" office heating, cooling and ventilation system serving all Tenant spaces.	X	
b.	Landlord will hire a commissioning agent to perform all tasks for Enhanced Commissioning with respect to the Base, Site, Shell and Core. Tenant will hire a commissioning agent to perform all tasks for Enhanced Commissioning with respect to the Tenant Improvements.	X	X
c.	Provide after-hours HVAC service through an automated Tenant interface which Tenant may connect to as part of its Tenant Improvements.	X	
d.	Air Filtration: Supply air to the occupied spaces shall be filtered with media type filters with a minimum MERV 7 rating pre-filter and MERV 13 final-filter based on ASHRAE Test Standard 52.2-2012 and with an average efficiency of forty (40%) to thirty (30%) percent and eighty-five (85%) percent based on ASHRAE Test standard 52.1-1992.	X	
e.	Tenant Area distribution shall be part of the Tenant Improvements.		X
	Air Distribution Systems:		
f.	Primary cooling, VAV ductwork risers and primary supply air duct capped at each tenant floor mechanical shaft wall, extended to exterior core walls (or adjacent Tenant Space as required for a balanced distribution and design) will be provided.	X	

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g.	All primary supply air ductwork (whether included in the Base Building Scope of Work or the Tenant Improvements) shall be sealed in accordance with SMACNA standards for Seal Class "A". Ducts will be sealed to the highest SMACNA seal and leak ratings.	X	X
h.	Primary ductwork (whether included in the Base Building Scope of Work or the Tenant Improvements) shall be insulated with external glass fiber insulation unless internal duct liner is required for acoustical benefit.	X	X
i.	Secondary ductwork and insulation downstream of all air terminal devices serving Tenant Improved Zones shall be included as part of the Tenant Improvement.		X
	Air Distribution Systems – Overhead System:		
j.	Interior diffusers shall be provided as part of the Tenant Improvements.		X
k.	Outside ventilation air will be provided and will be flow monitored and adjustable through the building control and management system in accordance with ASHRAE 62-2013 Standards. The system will have the capability to monitor supply, return and ambient air at the fresh air intake for carbon dioxide (CO2). Base design will incorporate demand control ventilation.	X	
l.	All outside air intake shall be located minimum distance (required per ASHRAE 62.1) away from any exhaust fan or plumbing vent.	X	
m.	Extended Hours: HVAC system can operate with Tenant request via sensor interface.	X	
1	Controls & Instrumentation		
a.	Refer to ITN requirements for Building Automation System (BAS)	X	
b.	After hours access by the Tenant will be required to the BAS.	X	
2	Systems Testing & Balancing		
a.	Air Balance / Testing for the Core/Shell, Lobbies and Restrooms will be completed within the Core & Shell scope of work. Air Balance / Testing / Commissioning of Tenant Improvements will be completed with completion of Tenant Improvements scope of work.	X	X
b.	Start-up and commissioning of all HVAC systems and equipment will be complete in accordance with the manufacturer's requirements.	X	
c.	Base building shall include sufficient quantities, sizes and capacities of plumbing waste, vent and water to accommodate Tenant requirement and to collect all waste discharge from building fixture and drawings.	X	
D	Fire Protection		
a.	A fully sprinklered building will be provided in accordance with the requirements with NFPA standards, the local Fire Marshall and applicable codes	X	
b.	Refer to current building codes and NFPA requirements for Fire Protection standards	X	
E	Electrical		
a.	Electrical design shall meet any agreed LEED building goals.	X	
b.	The entire electrical distribution system shall comply with local codes and the National Electrical Code as well as any additional applicable code authorities.	X	
c.	Refer to current building and electrical codes and information set forth in this document and the ITN.	X	X

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1	Electrical Service & Distribution		
a.	The electrical service will be supplied from a power company outdoor pad mount transformer. The service will consist of pad mount oil-filled transformers connected on the primary to the utility network. Service conductors from the transformers will serve the main switchboards with 480Y/277 volt, 3 phase, 60Hz power.	X	
b.	The switchboards will include 100% rated heavy duty circuit breakers with solid state trip functions and ground fault protection and/or 100% rated load-break fused disconnect switches with current limiting fuses and ground fault protection.	X	
c.	Electrical service to the typical floors will be served from 480Y/277 volt building pipe and wire distribution system. This system will be sized to provide 8.0 watts per usable square foot of electrical connected load capacity for tenant use above and beyond the base building electrical requirements.	X	
d.	480Y/277 volt panels at each floor will serve the tenant provided fan powered terminal units and electric heating coils.	X	
e.	A 480Y/277 volt distribution panel at each floor will serve the tenant provided lighting and miscellaneous loads. These panels will be sized for a total connected load of 6.0 watts per usable sq. ft. capacity for tenant use above and beyond base building electrical requirements, leaving 2.0 watts per usable square foot capacity in the system for future tenant electrical loads. On floor distribution shall be a part of the Tenant Improvements.	X	
f.	A dry-type transformer (K13 rated suitable for use on systems with non-linear loads) at each floor will serve 208Y/120 volt panelboards with 200% neutrals for tenant provided receptacle and equipment loads. Transformers, panels, and distribution will be sized for 3.0 watts per usable sq. ft. capacity for tenant use (this capacity is part of the above described 6.0 watts per usable sq. ft. provided for tenant use at 480Y/277 volts). Tenant Improvement distribution shall be a part of the Tenant Improvements.	X	
g.	All line voltage wiring will be in conduit or EMT. Where approved for use in the applicable occupancy and by the local code authorities, type MC cable may be used for branch circuits where not subjected to damage. Aluminum conductors shall be allowed for sizes #1/0 AWG and above where terminated with crimp type compression connectors. Wiring for individual fire alarm indicating and initiating devices shall be plenum rated cable, if acceptable to local code authorities.	X	
h.	An outdoor 480Y/277V diesel powered emergency generator in a weatherproof and sound attenuated enclosure and standby power distribution system utilizing automatic transfer switches shall be provided to serve the following loads: <ul style="list-style-type: none"> i. Stair lighting ii. Fire Command Station iii. Swing Passenger / Service Elevator iv. Fire alarm system v. Tenant exit way emergency lighting vi. BAS Systems vii. MDF/IDF Rooms (including conditioning) viii. Life Safety ix. Security Central Command and monitoring systems x. 25% of Workstations xi. EOC 	X	
i.	Landlord emergency generator shall be capable of running above loads for 7 days.	X	
j.	Provide power metering for the building. Provide Power Monitoring and Control System with digital meters and network capability for base building HVAC and lighting.	X	

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	Meters for kitchen, IDF/MDF, tenant lighting, tenant plug loads and UPS usage shall be part of the Tenant Improvement (TI) work.		X
k.	Provide panelboards and transformers as required to accommodate new office equipment and furniture. Additional 120/208volt panel boards and transformers for Tenant Improvement (TI) work only shall be a part of the TI package. Electrical room shall be adequate to accommodate TI panels and transformers including lighting control relays, meters (including minimum 3 circuits per meter in the measured panel), security panels and fire alarm panels. Electrical Room shall be independent from IDF/MDF rooms.	X	X
l.	Comply with MDF and IDF room requirements including dual power source, local UPS power within MDF room, high efficiency transformers, and electrical distribution.		X
m.	Transfer switches for Tenant equipment to be provided for tenant loads Transfer switches for building emergency life/safety loads are part of Base Building Improvements.	X X	
n.	Emergency distribution panels, transformers, conduit and feeders to be provided for base building (in base building) and tenant loads (in Tenant Improvements)	X	X
o.	In car parking area, provide electrical infrastructure to support Electrical Vehicle charging stations. Initial chargers shall be provided by LL. Final location and quantity and capacity for additions shall be confirmed by Tenant.	X	X
2	Lighting and Branch Wiring		
a.	PE & JEA FM to provide detailed specifications of special electrical requirements, outlets, etc., if any.	X	X
b.	Lighting systems shall utilize high efficiency, low glare fixtures with LED technologies utilized where possible	X	X
c.	Lighting controls shall include lighting control system, dimmable lights control for daylight harvesting, and occupancy sensors per Florida Energy Code.	X	X
d.	Provide dedicated panel boards with power for measurement and verification.	X	
e.	Lighting Performance Criteria: <ul style="list-style-type: none"> i. Open Office areas – 30 fc (horizontal) at the work surface ii. Private Offices – 30 fc (horizontal) at the work surface iii. Conference Rooms – Adjustable from 20 to 50 fc (horizontal) at the work surface iv. Training Rooms – Adjustable from 20 to 50 fc (horizontal) at the work surface v. Corridors – 20 fc (horizontal) at the work surface File / Copy Room – 20 fc (horizontal) at the work surface		X
f.	Lighting for the Core & Shell will be provided as follow: <ul style="list-style-type: none"> i. Main Lobbies: Recessed can lights and cove lighting ii. Restrooms: Recessed can lights and cove lighting iii. Hallways & Exit Corridors: LED light fixtures iv. Stairwells: LED strips v. Electrical, IDF's and Janitor's Closets: LED strips vi. Exit & Emergency Lighting: As required by code. Exit lighting finish to be edge lit clear acrylic vii. Lighting controls will be provided with a low voltage lighting control panel. Individual control will be provided through localized low-voltage switching. viii. Tenant Improvement lighting controls will be provided as part of Tenant Improvement design. 	X	X

**Construction Addendum
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Development Responsibility Allocation**

	BUILDING DESCRIPTION	LL	TI
g.	<p>Exterior Lighting (same as Site Development / Improvements):</p> <ul style="list-style-type: none"> i. Lighting will be required for all streets, parking areas, sidewalks and pedestrian walkway areas of the project ii. Minimum requirements shall be per ITN or herein, whichever is more strict. iii. Exterior illumination of the building signage will provide an appropriate image from streets and freeways iv. Minimum lighting requirements and standards to be provided are: <ul style="list-style-type: none"> a. Surface Parking – 1.5 to 2.5 Foot-candles (average, maintained), with an average to minimum ratio of 5 to 1 b. Building / Architectural Site Illumination – Accent lighting at entry and around the perimeter of the building c. Building entries and pedestrian ways shall be lighted for appropriate image, safety and security d. Exterior lighting design shall limit illuminance and light power density at exterior areas to reduce light pollution. Photocell and time clocks will be utilized for exterior lighting control. 	X	
3	Fire Alarms Systems		
a.	A complete code-compliant fire alarm system with fully addressable devices shall be provided throughout the building, and shall be completed, tested, and operational in accordance with all applicable codes, ADA requirements and regulatory agency requirements. Final fire alarm and emergency lighting design and costs are subject to the Fire Marshall or Authority having Jurisdiction approval. BAS Monitored.	X	X
b.	Refer to code and quality standards set forth in this document and the ITN.	X	
4	Telecommunication Systems		
a.	A main telephone point of presence (MPOP/MPOE) room will be located near the point of service to the building. Space for telephone terminations will be provided in two (2) separate telephone closets at each typical floor level. A series of sleeves will be provided in these telephone closets for main stacked vertical distribution.	X	
b.	All individual tenant telephone switches and equipment will be located within the tenant spaces.		X
c.	Two dedicated, secure, telecommunication riser closet on each floor, stacked. The closets to be located near the building core.	X	
d.	Plywood backboards, lighting, grounding bar, and convenience power outlets at riser closets.	X	
	Wire line Service providers at the site; Service provider's TBD. On all floors, Tenant telecommunications equipment shall be located in the Tenant's space.		X
f.	Two 2" conduits for future communication cable pathways are provided from the MDF room stubbed out of the building footprint in a TBD location by JEA.	X	
5	Security Systems		
a.	Landlord shall coordinate and fully interact all work, floor layouts, electrical connections, etc. with Tenant's appointed Consultants and Security installer vendor, to execute the work.	X	
b.	LL to provide a centralized guard station for at least 2 persons at the primary entry for the public access to building and/or elevator core.		
c.	The buildings will function 24 hours per day, 7 days per week, with appropriate security systems (intrusion, CCTV and access control) to be provided at all entry points and loading dock, and JEA will provide physical guard staff to mitigate risks, ensure a safe and secure site and provide necessary common business practice activities.		X
d.	Card controlled access to all public entry points to the building and loading dock are required, along with supplemental CCTV. The base building access control system must be compatible	X	X

**Construction Addendum
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	BUILDING DESCRIPTION	LL	TI
	and work with Tenant's existing company issued access cards (Specifications can be supplied when requested). Tenant reserves the right to place its own access control system on certain access and egress points to the site and building if so desired.		
e.	Tenant's desire is that only authorized persons will have the ability to reach Tenant space, either through building access controlled points or manned security posts. JEA will require approval of the buildings overall security plan and approve.		X
f.	Security installation to include but is not limited to the following components: <ul style="list-style-type: none"> i. Front-end security system ii. Security cameras: Conduit, wiring, boxes, cameras, hardware iii. Card reader access control at all levels iv. Please see ITN Exhibit D, Preliminary Security Design Criteria 		X
6	Special Electrical Systems – Low Voltage Cabling		
a.	Pending final approval by Tenant, Landlord shall coordinate and fully interact all low voltage cabling work, layouts, electrical connections, etc. with Tenant's appointed Consultants and Low Voltage Cabling installer vendor	X	X
V.	EQUIPMENT & FURNISHINGS		
A	Equipment		
1	Other Equipment		
a.	Waste management area including compactor pad/pavement and CMU wall enclosure for waste container storage and handling.	X	
b.	Waste container storage and handling area or room as necessary to manage trash, recycling, and composting for Core/Shell Requirements.	X	
c.	Waste container storage and handling area or room as necessary to manage trash, recycling, and composting for Tenant Improvements.		X
d.	LL to provide adequate serviceable area within Site/Building design for Grease Trap.	X	
e.	Kitchen grease exhaust duct shall be designed and installed as part of the Tenant Improvements.		X
B	Furnishings		
a.	Landlord shall coordinate and fully interact all work, furniture layouts, electrical connections, low voltage connections, etc. with Tenant's appointed Consultants and Furniture Vendor.	X	X
1	Window Treatments		
a.	Blinds / drapes / shades Glare control devices (Mecho shades or similar) shall be installed on all exterior windows. Manual control will be typical and motorized control only at specified exterior training rooms or large (12+) conference/flex rooms.	X	
2	Casework / Millwork		
a.	LL Core/Shell areas, including, but not limited to, Bathrooms, Security Station (guard station), Lobby (1 st floor only) requirements.	X	
b.	Tenant Improvement Areas.		X

**Construction Addendum
Schedule 1
Development Responsibility Allocation**

	BUILDING DESCRIPTION	LL	TI
3	Signage		
a.	Per ITN Requirements	X	
VI.	BUILDING SITEWORK		
A	Site Preparations		
1	Site Development / Improvements		
a.	JEA shall require review and approval of final elevations, grades and sitework.		
b.	<p>Landscaping:</p> <p>The landscaping shall meet the following Tenant's criteria:</p> <ul style="list-style-type: none"> i. Provide identity for the site development ii. Enhance the structure of the building iii. Compliment the natural environment of the site iv. Maintain responsible stewardship towards the local and regional environments. v. Meet the conditions of the ITN. 	X	
c.	Threat analysis will be provided by JEA.		X
d.	Site design will embrace CPTED strategies to respond to Threat requirements.	X	
e.	<p>Roadways / Aprons / Entries:</p> <ul style="list-style-type: none"> i. All site roads / aprons / entries shall be asphalt with base material ii. Curb and Gutter, entry aprons etc.. shall be concrete. iii. Access roads, traffic circle, curb cuts (two entries) and retention needs shall be provided by LL iv. Retention pond will be designed and professionally maintained to inhibit algae growth, aquatic weeds, and mosquitoes 	X	
f.	<p>Car Parking:</p> <ul style="list-style-type: none"> i. Surface parking shall be provided to accommodate all parking needs for employees, visitors and fleet vehicles per ITN. ii. Drive aisles a minimum of 24'. iii. Handicap spaces provided in accordance with ADA and/or local regulations. iv. The total number of parking spaces provided shall comply with the local jurisdiction zoning code requirements. v. Curb at drop-off areas: The concrete curb between vehicular and pedestrian paving at the drop-off areas should be adequately secured from vehicular threats to the building with decorative bollards with lighting. 	X	
E.	LL to provide pedestrian walkways around building and shaded exterior meeting/sitting area.	X	
h.	<p>Exterior Lighting (same as Site Development / Improvements):</p> <ul style="list-style-type: none"> i. Lighting will be required for all streets, parking areas, sidewalks and pedestrian walkway areas of the project ii. Minimum requirements shall be per ITN or herein, whichever is more strict. iii. Exterior illumination of the building signage will provide an appropriate image from streets and freeways iv. Minimum lighting requirements and standards to be provided are: <ul style="list-style-type: none"> a. Surface Parking – 1.5 to 2.5 Foot-candles (average, maintained), with an average to minimum ratio of 5 to 1 b. Building / Architectural Site Illumination – Accent lighting at entry and around the perimeter of the building 	X	

**Construction Addendum
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	BUILDING DESCRIPTION	LL	TI
	<p style="text-align: center;">c. Building entries and pedestrian ways shall be lighted for appropriate image, safety and security</p> <p>Exterior lighting design shall limit illuminance and light power density at exterior areas to reduce light pollution. Photocell and time clocks will be utilized for exterior lighting control.</p>		
i.	<p>Site Drainage:</p> <p style="padding-left: 20px;">i. All site drainage installation shall comply with local requirements for storm water control</p>	X	
B	Site Electrical Utilities		
1	Site Communication & Security		
a.	Site fencing, landscape barriers and/or core/shell related security needs to be identified and designed accordingly for site plan and or permit/planning submission and approval requirements.	X	
b.	<p>Infrastructure:</p> <p style="padding-left: 20px;">i. All infrastructure shall be completed including all site roads, turn lanes, utilities, etc.</p> <p style="padding-left: 20px;">ii. All utilities shall be provided to the site and located underground within public utility easements (as required) and shall be individually provided to the building including storm sewer, sanitary sewer, domestic water, fire service, electrical power and telecommunications.</p> <p style="padding-left: 20px;">iii. Utility service shall comply with JEA, municipality and other utility company requirements</p>	X	
VII.	MISCELLANEOUS ITEMS		
a.	<p>Freight Elevator Usage:</p> <p style="padding-left: 20px;">i. The freight car (swing cab) during Tenant Improvement construction, furniture installation and the move shall be made available to Tenant free of cost</p> <p style="padding-left: 20px;">ii. Landlord shall maintain a minimum of one (1) operational freight elevator during the term of the lease and any subsequent renewal periods</p>	X	
b.	<p>Local Labor & JSEB Requirement:</p> <p style="padding-left: 20px;">i. Landlord will endeavor to utilize 50 % in construction contract value in local labor and 25% in contract value with contractors/vendors from the Jacksonville Small and Emerging Businesses (JSEB) Program</p> <p style="padding-left: 20px;">ii. Landlord to research current, City of Jacksonville, approved JSEB vendors, Landlord to confirm with JEA proposed list of subcontractors from this list prior to award</p>	X	
c.	Utility design and connection fees	X	
d.	Impact, Environmental, Concurrency Fees	X	
e.	Plan check fees and permit fees	X	X
VIII.	SMART BUILDING SYSTEMS		
1	Site Communication & Security		
a.	<p>System Integration Platform</p> <p style="padding-left: 20px;">i. The building systems will be integrated into a Non-proprietary system which will function as both the Building Automation System (BAS) and the Enterprise Level Integration Platform. It will be the connection point that enables individual systems to interact and will provide a Unified User Interface (UUI) to allow operators a single</p>	X	

**Construction Addendum
Schedule 1
Development Responsibility Allocation**

	<p>portal to run the building. The system will serve as the primary interface, source of schedules, and point of alarm management for the entire building.</p> <p>ii. JEA's Enterprise Level Integration Platform will be off-site and available for connection in the future.</p>		X
b.	<p>HVAC Systems & Control:</p> <p>i. The HVAC control system should consist of BACnet controllers, when and where possible, with an open protocol platform that will not require additional, proprietary software licenses to allow the building systems to communicate to the Integration Platform.</p>	X	
c.	<p>Lighting Systems & Control:</p> <p>i. Lighting fixtures shall be LED and provided with controls that allow daylight harvesting (where applicable), utilize occupancy sensors for on/off control, and include a complete integration to the Enterprise Level Integration Platform.</p> <p>ii. Lighting fixtures shall be circuited or grouped through control in such a manner that daylight harvesting, egress, lobby, and work areas can be controlled independently, each according to its own sequence.</p>		X X
d.	<p>Access Control:</p> <p>i. Integration – TBD</p>		
e.	<p>Fire Suppression:</p> <p>i. A DACT (Digital Alarm Communicator Transmitter) shall be provided to facilitate the code requirement for remote monitoring services. The DACT shall support an individual relay for each of the following system conditions; alarm, trouble and supervisory.</p> <p>ii. The three relays shall be hardwired to dedicated inputs on the Enterprise Level Integration Platform.</p> <p>iii. In the event a Fire Detection system is provided the Fire Suppression points shall be connected to this system with each suppression system device being individually identified within the analog addressable system. Note: a dedicated DACT may not be required by code.</p>	X	X X X
f.	<p>Fire Detection System:</p> <p>i. Design and integration of the fire alarm system to the Enterprise Level Integration Platform shall be implemented.</p> <p>ii. The integrated fire alarm system shall include but not be limited to smoke detectors, manual pull stations, horn/strobes (SLC) and monitoring points for the sprinkler system (if present). The fire alarm system shall provide individual status points, for all connected devices, to include but not be limited to, alarm, trouble and supervisory of each analog addressable device and FACP.</p>	X X	
g.	<p>Fire Extinguisher Monitoring:</p> <p>i. The fire extinguishers shall be monitored.</p>		X
h.	<p>Intrusion Detection:</p> <p>i. Integration – Two relays shall be provided and programmed as part of the intrusion detection system and monitored by the BAS.</p> <p style="margin-left: 40px;">a. System Armed</p> <p style="margin-left: 40px;">b. Intrusion Alarm</p>		X

**Construction Addendum
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Development Responsibility Allocation**

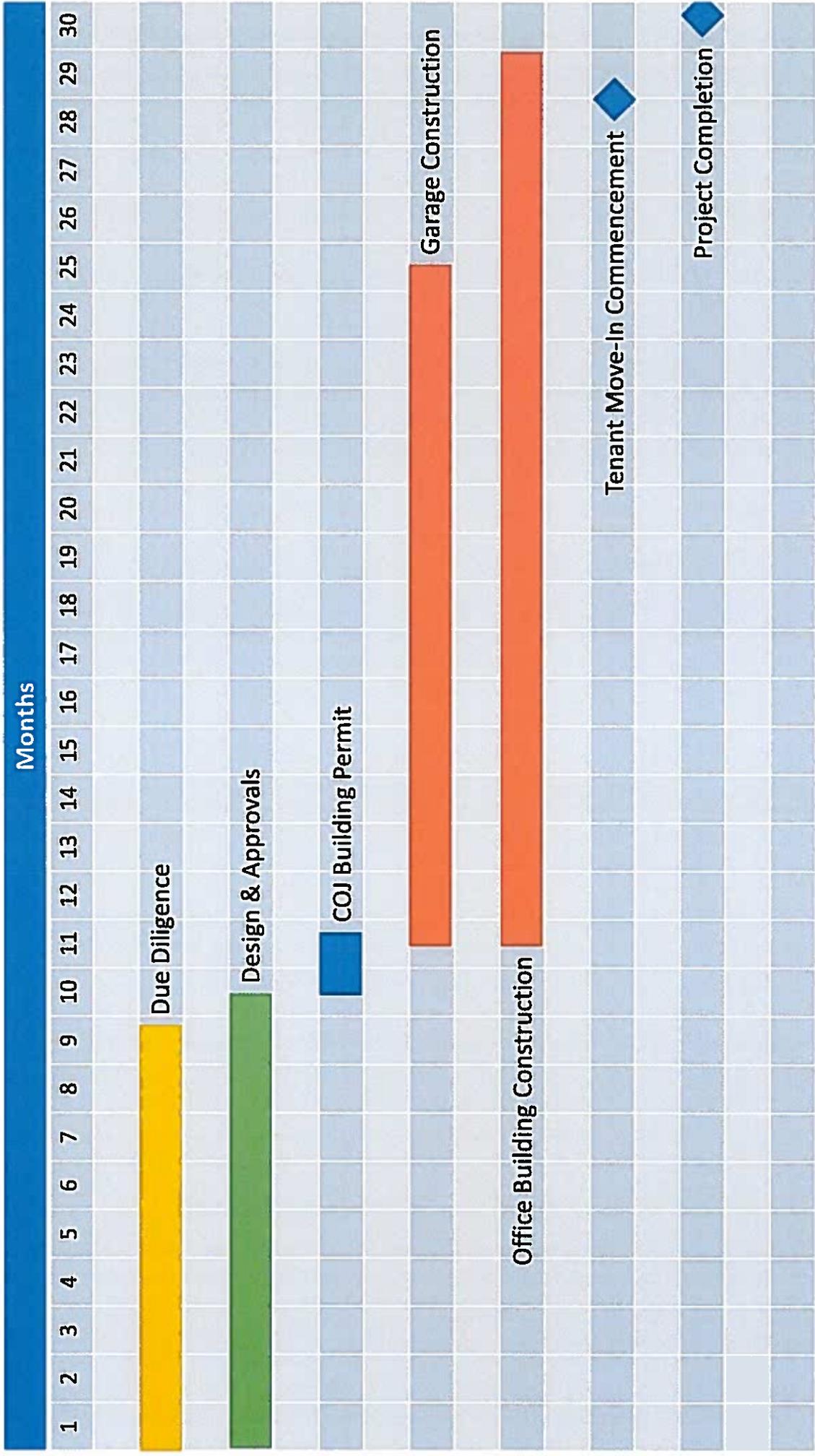
	<ul style="list-style-type: none"> d. Actual generator power output (kW) e. Maximum generator power output (kW) f. Equipment alarms g. Battery status h. Fuel level 		
n.	<p>UPS Monitoring:</p> <ul style="list-style-type: none"> i. Any local Uninterruptible Power Supply (UPS) in the MDF/IDF rooms (to be supplied and installed and controls connected by Tenant) shall be monitored for the following data points (at a minimum): <ul style="list-style-type: none"> a. UPS Status b. Remaining battery time c. Maximum battery time d. Equipment alarms 		X
o.	<p>Computerized Maintenance Management Systems (CMMS):</p> <ul style="list-style-type: none"> i. Equipment data and maintenance schedules will be recorded in tenant's CMMS. To optimize maintenance efforts and ensure equipment reliability it is tenant's intention to provide a fault detection and diagnostic solution for the purposes of identifying anomalies in the building's performance with respect to lighting, HVAC, and other systems as may be available. 	X	X
p.	<p>Sound Masking:</p> <ul style="list-style-type: none"> i. Sound masking equipment will be utilized to reduce distraction for occupants in open office areas. The System Integration Platform will connect to the sound masking system and modulate the level (volume). 		X
q.	<p>BAS Control Strategy:</p> <ul style="list-style-type: none"> i. The BAS system follows multiple schedules based on the operating hours of the building. Occupied and unoccupied temperature setpoints and lighting levels vary based on function of the individual areas and occupancy sensors where applicable. 	X	
IX.	USER INTERFACE, EXPERIENCE, & OPERATION		
a.	<p>Maintenance Staff:</p> <ul style="list-style-type: none"> i. Building maintenance staff is not always on site and will require remote access when off site. Secure access to the system must be provided through a standard web browser with no additional software requirements other than VPN software. 	X	X
b.	<p>Unified User Interface (UII):</p> <ul style="list-style-type: none"> i. The unified user interface shall be accessed using an internet browser from a desktop/laptop computer or other supported device. 	X	X
c.	<p>Security:</p> <p>One of this project's requirements is the ability to access the BAS remotely.</p>	X	
d.	<p>Reporting:</p> <p>Limited custom reporting will be required prior to base building acceptance.</p>	X	X
e.	<p>Alarms:</p> <p>Alarms must be identified through the UI and via e-mail.</p>		X
A	EASE OF USE		
a.	<p>Operating System:</p> <ul style="list-style-type: none"> i. The proposed system must be easily maintained by the on-site maintenance staff. The definition of maintainability for the purposes of this project is: the ability of a user to isolate system failures or their cause, correct performance criteria, manage changing environments and demands, and the ability to repair or replace faulty 	X	

**Construction Addendum
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Development Responsibility Allocation**

	components without major effort, cost or system down time. The system shall not be of a proprietary design where the components of the system can only be obtained through a single or very limited source. The system needs to be user friendly with a UI that is easily understood.		
b.	<p>Scalability:</p> <p>i. The solution must have the ability to accommodate additions to its capacity and capabilities in hardware, software and integration.</p>	X	X
c.	<p>Adaptability:</p> <p>i. The solution must have the ability to adapt to changing needs or circumstances. The solution cannot be a single purposed solution only focusing on one compartmentalized function such as HVAC control alone. The solution is intended to be a single point of building systems interoperability, control, management and data analysis.</p>	X	X
d.	<p>Redundancy:</p> <p>i. The main operating software supporting the UII must be capable of functioning on a virtual server. The virtual server will be provided by JEA.</p>		X
C	ENERGY EFFICIENCY LOADS		
a.	<p>HVAC Related Loads:</p> <p>i. Data analytics/FDD to identify deteriorating conditions, improved performance through smarter control, night setback and morning startup schedules, adjust setpoints based on occupancy.</p>		X
b.	<p>Lighting Related Loads:</p> <p>i. Light harvesting, occupancy sensor, unoccupied space schedules.</p>		X
b.	<p>Metering:</p> <p>i. Provide meters for the main electrical services, sub-meters for HVAC and lighting. The purpose for the metering is to obtain baselines, discover anomalies with FDD and analytics, and provide M&V on ECMs implemented on future projects.</p>	X	X
F	SUCCESS CRITERIA		
a.	<p>Operational Efficiency:</p> <p>i. Analytics will aid in the identification and timely resolution of equipment and comfort issues.</p>	X	X
b.	<p>Comfort/Environmental:</p> <p>i. Maintain a consistent, comfortable, environment for the building occupants.</p>	X	X
c.	<p>Community Awareness/Marketing:</p> <p>i. The System Integration Platform shall record electrical, water, natural gas, and other applicable data to aid in corporate reporting.</p>		X
d.	<p>Commissioning:</p> <p>i. A complete point to point checkout of all points and systems connected to the BAS solution to assure data collection and control sequences will operate as intended.</p> <p>FDD and analytics will be used to continuously commission our building systems to verify that appropriate issues will be resolved during the warranty process. This will</p>	X	X

**Construction Addendum
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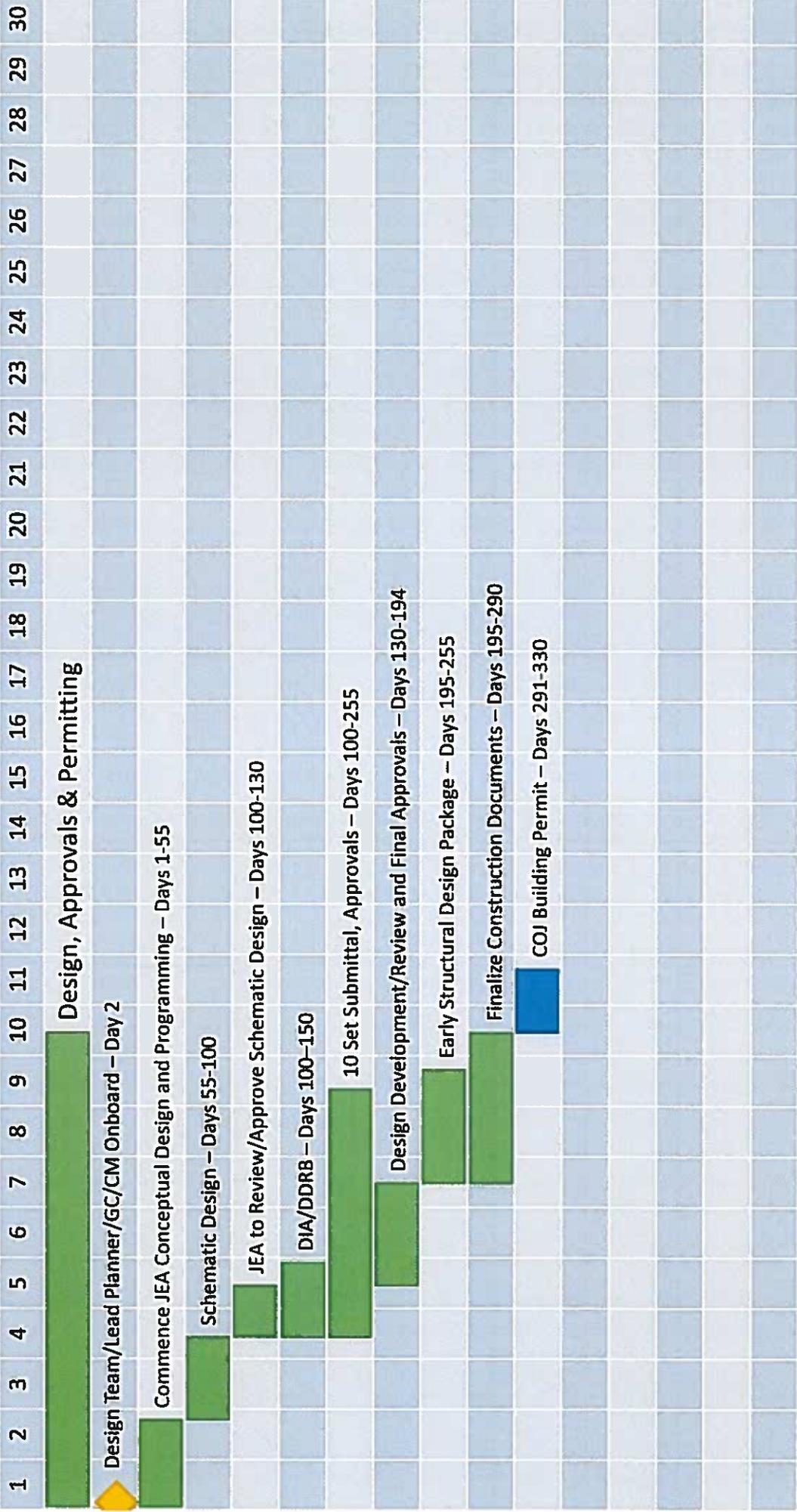
	minimize the cost of repairing conditions that may not appear during the initial commissioning process.		
e.	<p>Certifications:</p> <ul style="list-style-type: none"> i. LEED <ul style="list-style-type: none"> a. Achieve agreed LEED Certification(s) b. Achieve latest version LEED Certification ii. WELL Standard <ul style="list-style-type: none"> a. Achieve any agreed WELL Certification(s) in Core b. Achieve agreed WELL Certifications in TI space 	<p>X</p> <p>X</p>	<p>X</p> <p>X</p>



Months

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
	Due Diligence																													
Zoning – Complete																														
Award – Day 1																														
Design Team Onboard – Day 2																														
Lead Planner Onboard – Day 2																														
GC/CM Onboard – Day 2																														
Letter of Intent with JEA – Day 15																														
Work Letter Execution – Day 15																														
Demonstration of Financial Capacity – Day 15																														
Letter of Intent on Site Control – Days 16-45																														
Ground Lease Amendment – Days 16-135																														
Lease Finalization – Days 16-135																														
Third Party Debt Closing/Escrows – Days 16-270																														
Remediation Commencement/Completion – Days 60-180																														

Months

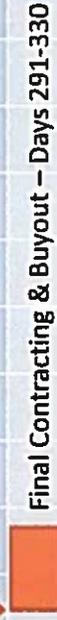
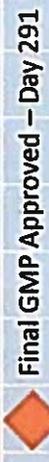


Months

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30



Garage Construction



Punchlist & Closeout - Days 852-882

**JEA Headquarters Building
Operating Expense Estimate
Excludes Utilities**

RENTABLE SQUARE FEET	176,320
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DESCRIPTION	ESTIMATE	PSF
CAM Payroll & Supplementary Benefits	205,000	1.16
CAM Contracted Services	62,700	0.36
CAM Professional Fees	-	-
CAM Uniforms	-	-
CAM Materials/Supplies	9,000	0.05
CAM Supplies - Cell Phones	-	-
CAM Utilities - Electric	-	-
CAM Utilities - Water/Sewer	-	-
CAM Repairs - General	25,000	0.14
CAM Repairs - Electric	13,000	0.07
CAM Repairs - Plumbing	8,500	0.05
CAM Repairs - Lighting	15,000	0.09
CAM Repairs - Roof	12,000	0.07
CAM Repairs - Elevator/Escalator	44,000	0.25
CAM Repairs - Painting	23,000	0.13
CAM Repairs - Sidewalk	-	-
CAM Power Washing	10,000	0.06
CAM Trash Removal	20,000	0.11
CAM Pest Control	5,000	0.03
CAM Postage	-	-
CAM Telephone/Internet	1,000	0.01
CAM Mobile Phones	9,000	0.05
CAM Sound System	-	-
CAM Parking Lot Signs	2,000	0.01
CAM Parking Lot Signs - Pylon	-	-
CAM Landscaping/Mowing	10,000	0.06
CAM Plants Interior	20,000	0.11
CAM Plants Exterior	20,000	0.11
CAM Licenses/Permits	-	-
CAM Security	-	-
CAM Security - Office	-	-
CAM Grease Trap	8,000	0.05
CAM Fire Alarm Monitoring	12,000	0.07
CAM Equipment Rental	10,000	0.06
CAM - Fountain	-	-
CAM Banners/Flags/Decorations/Benches	-	-
CAM Miscellaneous	12,000	0.07
TOTAL COMMON AREA MAINTENANCE	556,200	3.15

**JEA Headquarters Building
Operating Expense Estimate
Excludes Utilities**

RENTABLE SQUARE FEET	176,320
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DESCRIPTION	ESTIMATE	PSF
Office Janitorial Services	200,000	1.13
Office Janitorial - Other/Supplies	12,000	0.07
TOTAL OFFICE JANITORIAL EXPENSES	212,000	1.20
Insurance - Package	77,000	0.44
Insurance - Flood	30,000	0.17
TOTAL BUILDING INSURANCE	107,000	0.61
CAM Utilities - Gas	-	-
CAM Repairs - HVAC	50,000	0.28
CAM HVAC Maintenance Contract	-	-
Office HVAC Payroll	-	-
Office HVAC Contract - Tower	50,000	0.28
Office HVAC Electric	-	-
Office HVAC Water	-	-
Office HVAC Gas	-	-
TOTAL HVAC - COOLING TOWER	100,000	0.57
TOTAL RECOVERABLE EXPENSES	975,200	5.53
Real Estate Tax - Local	352,640	2.00
Misc. Taxes	-	-
TOTAL TAXES	352,640	2.00
Total Operating Expense	1,327,840	7.53

**JEA Headquarters Building
Operating Expense Estimate
Includes Utilities**

RENTABLE SQUARE FEET	176,320
-----------------------------	----------------

DESCRIPTION	ESTIMATE	PSF
CAM Payroll & Supplementary Benefits	205,000	1.16
CAM Contracted Services	62,700	0.36
CAM Professional Fees	-	-
CAM Uniforms	-	-
CAM Materials/Supplies	9,000	0.05
CAM Supplies - Cell Phones	-	-
CAM Utilities - Electric	104,800	0.59
CAM Utilities - Water/Sewer	43,000	0.24
CAM Repairs - General	25,000	0.14
CAM Repairs - Electric	13,000	0.07
CAM Repairs - Plumbing	8,500	0.05
CAM Repairs - Lighting	15,000	0.09
CAM Repairs - Roof	12,000	0.07
CAM Repairs - Elevator/Escalator	44,000	0.25
CAM Repairs - Painting	23,000	0.13
CAM Repairs - Sidewalk	-	-
CAM Power Washing	10,000	0.06
CAM Trash Removal	20,000	0.11
CAM Pest Control	5,000	0.03
CAM Postage	-	-
CAM Telephone/Internet	1,000	0.01
CAM Mobile Phones	9,000	0.05
CAM Sound System	-	-
CAM Parking Lot Signs	2,000	0.01
CAM Parking Lot Signs - Pylon	-	-
CAM Landscaping/Mowing	10,000	0.06
CAM Plants Interior	20,000	0.11
CAM Plants Exterior	20,000	0.11
CAM Licenses/Permits	-	-
CAM Security	-	-
CAM Security - Office	-	-
CAM Grease Trap	8,000	0.05
CAM Fire Alarm Monitoring	12,000	0.07
CAM Equipment Rental	10,000	0.06
CAM - Fountain	-	-
CAM Banners/Flags/Decorations/Benches	-	-
CAM Miscellaneous	12,000	0.07
TOTAL COMMON AREA MAINTENANCE	704,000	3.99

**JEA Headquarters Building
Operating Expense Estimate
Includes Utilities**

RENTABLE SQUARE FEET	176,320
-----------------------------	----------------

DESCRIPTION	ESTIMATE	PSF
Office Janitorial Services	200,000	1.13
Office Janitorial - Other/Supplies	12,000	0.07
TOTAL OFFICE JANITORIAL EXPENSES	212,000	1.20
Insurance - Package	77,000	0.44
Insurance - Flood	30,000	0.17
TOTAL BUILDING INSURANCE	107,000	0.61
CAM Utilities - Gas	2,000	0.01
CAM Repairs - HVAC	50,000	0.28
CAM HVAC Maintenance Contract	-	
Office HVAC Payroll	-	-
Office HVAC Contract - Tower	50,000	0.28
Office HVAC Electric	100,000	0.57
Office HVAC Water	10,000	0.06
Office HVAC Gas	-	-
TOTAL HVAC - COOLING TOWER	212,000	1.20
TOTAL RECOVERABLE EXPENSES	1,235,000	7.00
Real Estate Tax - Local	352,640	2.00
Misc Taxes	-	-
TOTAL TAXES	352,640	2.00
Total Operating Expense	1,587,640	9.00

Local, Small, Women-owned and Disadvantaged Business Enterprise Participation

Our project team is committed to affording new opportunities to local, small, women-owned and disadvantaged business enterprises (LSWDBE). Over numerous years, The Cordish Companies has met or exceeded LSWDBE obligations in every major public-private development it has completed. On the JEA Headquarters Building, will be to bring to bear our past experience with other developments and implement best practices, to ensure that LSWDBE participation is reached at the highest levels in the areas of professional service, construction and operations procurement

For the JEA Headquarter Building, we have established the following LSWDBE participation goals:

Professional Services – 15%

Construction Services - 25%

Operations Procurement – 25%