

JEA
CORPORATE HEADQUARTERS
INVITATION TO NEGOTIATE NO. 010-19



November 9, 2018

Dear Prospective Respondents:

Re: JEA – Invitation to Negotiate (“ITN”) #010-19, for Acquisition of New Corporate Headquarters
Attached is one (1) copy of Addendum 2, which is hereby made part of the above referenced project. An acknowledgement of all addenda is required with response submittal on the form provided in Attachment 4.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Harrell".

Michael Harrell
CBRE, Inc

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Addendum No. 2

This Addendum No. 2 forms a part of the Invitation to Negotiate (ITN) No. 010-19 and modifies the original solicitation package.

1) Questions and Answers:

From Pre-bid meeting on November 7, 2018:

Q1. What is the target occupancy date? And, what is the deadline for moving out of current space?

A1. The date will depend on the program solution but JEA prefers as soon as possible.

Q2. Would a Purchase option be considered?

A2. JEA requires a lease with purchase option in responses. All options to purchase will be considered. See first paragraph on page 14 and item 12 on page 28 of the ITN. JEA may require a Right of First Offer (ROFO).

Q3. With final questions due on December 14, 2018, when will questions be answered?

A3. JEA will post an addendum answering final questions by December 21, 2018. It was stressed that questions be submitted along the way and early to allow time for follow up questions.

Q4. Will the attendance log for the pre-bid meeting be posted on the CBRE website?

A4. Yes, the pre-bid attendance log has been posted on the CBRE website.

Q5. Did JEA consider breaking the solicitation into a Qualitative process followed by submission of Financial Information?

A5. Yes, but chose to have all information submitted in order to evaluate responses to get to a solution.

Q6. What are the geographical limitations for siting?

A6. See item 1, page 17 in the ITN. A location within the DIA boundary is preferred. Alternate locations must make the business case and show clear advantages. The DIA boundary map is included on page 19 in the ITN.

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Additional Questions received:

Q7. Please provide a minimum set back distance with defined perimeter for buildings not to be considered adjacent to the riverfront.

A7. There is no defined minimum setback. Any proposed buildings should not front the river within a riverfront parcel.

Q8. Please confirm if a single tenant occupied (JEA) only building is a requirement of JEA for the ITN response consideration?

A8. Yes, JEA specified a single tenant building.

Q9. Will an existing multi-tenant lease/lease to own building option with contingent stacked floors and dedicated vertical circulation provided be considered by JEA?

A9. JEA will not consider a multi-tenant building.

2) Updated information to the ITN:

a) All references to energy efficiency in the ITN, should be changed to “energy and water efficiency”.

b) Correction to Addendum No. 1 – Decisions to the ITN will be completed by 2/28/2019.

c) Attachment 1 – The following can be found in Attachment 1, but is not required.

ATTACH 8 ½” x 11” SKETCH SHOWING PROPOSED REMODELLING, RENOVATION BUILD-OUT IMPROVEMENTS OF PROPERTY. ALL COPIES MUST INCLUDE COPIES OF THIS SKETCH.

d) **CORE & SHELL:** JEA would expect 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.

e) **TENANT IMPROVEMENTS:** JEA expects to pursue certifications (LEED being one) which represent a high value to their Tenant Improvements, the local community, the regional environment and JEA’s continuing efforts toward sustainability.

3) Parking:

JEA is interested in any dedicated structured parking solution to respond to the local environment and/or future viability of the assets being built through this solicitation and would therefore encourage the following:

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- a) If a dedicated parking deck is proposed in responses, then JEA would be interested in designs holding higher floor-to-floor structure height for possible conversion into Office/Alternate occupied use in the future. Agile working habits, technology and social behavior indicate trends are pointing to a reduction of individual vehicle use.
- b) If a dedicated parking deck is proposed in responses, JEA would be interested in alternate uses for the top floor of a parking deck. Since it is the last area of desired parking, JEA believes an alternate use in the form of a garden, PV farm, outdoor collaboration area or an alternate design would be a better use of this area.

Acknowledgement of Addenda

Respondents must acknowledge all Addenda on Attachment 4 in their response to the ITN.