



Procurement Department Bid Section  
Customer Center 1<sup>st</sup> Floor, Room 002  
21 W. Church Street  
Jacksonville, Florida 32202

December 14, 2022

ADDENDUM NUMBER: Two (2)

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TITLE: 1410969246 Real Estate Consulting Services

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RESPONSE DUE DATE: January 10, 2023

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TIME OF RECEIPT: 12:00 PM EST

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**THIS ADDENDUM IS FOR THE PURPOSE OF MAKING THE FOLLOWING CHANGES OR CLARIFICATIONS:**

**1. Delete the following from Appendix A – Technical Specifications:**

**Engineering Planning and Analysis**

- Engineering and planning resources to provide insight and recommendations to JEA regarding feedback during marketing phase about site certainty for successful project applicants, not including formal engineering design services
- Review and provide feedback on proposed projects for optimal use of property for the overall project

**2. Question:** What studies, if any, have been conducted on the subject parcel as well as parcels that JEA has identified for future disposition?

**Answer:** This RFP is for the Initial Assignment at the former St. Johns River Power Park the following due diligence studies have been performed: Survey, title, jurisdictional wetland study, environmental study for former SJRPP and a preliminary traffic study. No studies at this time for future disposition of other strategic properties.

**3. Question:** The RFP is silent on support relating to a portfolio disposition strategy and an interest in exploring corporate incentives. Are these areas of support JEA is seeking or would consider as part of a proposal?

**Answer:** The intent of the RFP Sections: Development and Site Positioning/ Marketing/ Brokerage Services/ Financial in the technical specifications would include activities/resources/services including, but not limited to portfolio strategy, targeting, positioning and incentive services.

**4. Question:** Do the individual resumes submitted by the respondent need to be directly involved with the three (3) references submitted as stated in section 1.9? Or can the respondent, have been involved with the three (3) references submitted and still meet the minimum qualifications?

**Answer:** The individual resumes shall include the proposed lead consultants that will work with JEA on this project. They do not necessarily have to be the consultants that worked on the referenced projects. The respondent will provide references for work completed by the company or team to meet the minimum qualifications.

**5. Question:** Are the three resumes submitted intended to be individual resumes or are the 3 resumes intended to be 3 companies/teams of consultants. For example, is the respondent limited to three resumes within the responding company, or might we consider the respondent as one resume and provide two additional 3rd party consulting companies as co-applicants.

**Answer:** The intention is to receive individual resumes for the proposed lead consultants that will work with JEA on this project. The three resumes shall be for individual consultants from the proposing company or the team responding to this RFP.

6. **Question:** In addition to the Reference form to be filled out in Appendix B - Can we also include an attachment to detail the description of work on the reference projects? Are there any limitations on pages for this section?

**Answer:** Additional information can be provided free form in your proposal under section 1.18 Past Performance/Company Experience. This section does not have a page limitation.

**ACKNOWLEDGE RECEIPT OF THIS ADDENDUM ON THE RESPONSE FORM**