Project Overview

This project involves the comprehensive site preparation for installing a self-contained Indoor Food Production (IFP) container at The Salvation Army located at 900 West Adams St. This is a collaborative initiative between JEA, EPRI, and The Salvation Army, designed to showcase a national urban agriculture research project and the application of innovative food production technologies. JEA is the sponsoring utility that will oversee the installation project and the operational costs during the pilot period. EPRI is responsible for the transport and installation of the IFP container. Freight Farms, the original equipment manufacturer (OEM), will provide monitoring, operational, and warranty support for a two-year pilot program.

The engineering design of this project has been completed and is included in Appendix C. This engineering design will govern the scope of work and detailed design, and this Technical Specification Document is simply to provide additional clarity.

Objective

The primary objective is to prepare a site capable of receiving and operating a fully functional, turn-key IFP container by providing the necessary infrastructure, utilities, and support to ensure seamless and efficient operation. This includes all site preparation activities before the IFP container arrives at the project location and coordination with the EPRI contractors during the installation and their commissioning of the IFP container.

Scope of Work

This solicitation seeks qualified vendors to undertake the following scope of work. Bidders should be mindful that this scope is all pre-delivery. Site work and preparations shall be completed before the container is delivered.

1. **Permitting and Regulatory Compliance:**
    - Obtain all required permits including, but not limited to, building, electrical, plumbing, and any required structural permits.
    - Ensure all site work and installations are in full compliance with the site engineering design, all applicable local, state, and federal codes and regulations, including safety and environmental standards, throughout the duration of the project.
    - Provide all drawings, plans and other documentation necessary for obtaining all applicable approvals from appropriate permitting authorities with sufficient time to avoid delays.
2. **Site Preparation:**
    - Conduct thorough site clearing and environmental preparations including the removal of all existing obstacles, hazards, debris, and topsoil to create a clean and level area ready to receive the IFP container.
    - Site prep and work must meet EPRI, Freight Farms, and engineering design specifications.
    - Provide safe access for heavy trucks and cranes at the install location, while adhering to all site-specific and JEA safety requirements.
3. **Foundation Installation**
    - All foundations must meet specifications in the engineering design.

A. **Entryway Construction:**
   - Design and build an access point to the container entry per engineering design and to meet all standards specified by ADA guidelines to provide safe ingress/egress.
   - Ensure walkways leading to the container are at least 4' wide and meet ADA compliance for all surfaces and slopes.
   - Construct all walkways and pads using durable, weather-appropriate materials, and where applicable, apply a broom/brush finish to any concrete surfaces to reduce the risk of slippage when wet.

B. **Utility Connections:**
   - **Electrical:**
     - Install electric service per engineering design.
       1. Per engineering design, Install a 150A, 120V/208V 3-phase, weather-rated, outdoor electrical panel within 40 feet of the rear of the container, compliant with local, state, and national codes.
   - **Water:**
     - Install water service per engineering design.
       1. Ensure the connection terminates with a standard bib/garden hose connection.
       2. Insulate and heat tape all water connections and supply lines to provide consistent service in all weather conditions, regardless of site location.
          * Install a backflow preventer as required by site-specific or local building requirements.

C. **Delivery and Installation Support:**
   - Coordinate with EPRI and provide logistical support for the delivery and placement of the IFP container on the prepared site using appropriate heavy equipment and personnel.
   - Upon container placement, connect all utilities and perform initial functionality tests to guarantee that the container is ready for operation.

Timeline and Milestones

As part of the bid response, JEA would like to have the bidder's project broken down into logical phases with the expected timeline for each phase to be completed in weeks, subject to approvals, permitting, and site conditions. Below is a sample chart showing potential project phases and a sample layout each bidder may wish to adopt. The following are sample milestones with estimated durations, each contractor will specify their own key milestone and estimated durations:

- Site Preparation: [Bidder to Insert #] Weeks
- Foundation Installation (if required): [Bidder to Insert #] Weeks
- Entryway Construction: [Bidder to Insert #] Weeks

- Utility Connections: [Bidder to Insert #] Weeks
- Delivery and Installation Support: [Bidder to Insert #] Weeks

Risk and Mitigation

Bidders must identify and outline all potential risks associated with the project, and provide a detailed risk mitigation plan, including but not limited to:

Potential Risks	Mitigation Measures
Permitting delays	Engage with permitting authorities, submit complete applications, and maintain consistent communication and tracking.
Adverse weather	Create scheduling contingencies and implement temporary protective measures (such as covers or barriers) against all weather conditions.
Material shortages	Pre-order critical materials with long lead times to ensure availability and provide for a safe on-site material storage location.
Unexpected site conditions	Maintain access to appropriate resources, equipment, and personnel in case of discovery of unmapped utilities, bedrock, or other unforeseen circumstances.

Quality Assurance

- JEA will conduct regular inspections throughout the project to ensure adherence to quality standards, safety protocols, and the project's specifications. These inspections will include site work, material quality, installations, and connections.
- Inspection reports and required corrective actions will be communicated to the vendor in a timely manner.
- Final inspection and client sign-off will be required before final acceptance of the project.

Warranty and Maintenance

- All work completed by the selected vendor will be warranted against defects in material and workmanship for a minimum of [XX-month/year].
- Maintenance plans can be provided and discussed after the initial warranty period.

Cost Estimate and Payment Terms

Bidders must provide a clear and transparent cost breakdown that includes all project elements. The following line items are expected, and payment will be contingent on meeting the outlined milestones:

Itemized Costs	Costs
Permitting and Compliance	$[XXXX]
Site Preparation	$[XXXX]
Foundation Installation	$[XXXX]
Entryway Construction	$[XXXX]

Electrical Connections	$[XXXX]
Water Connections	$[XXXX]
Delivery & Installation	$[XXXX]
Contingency	$[XXXX]
Total Project Cost	$[XXXX]

Payment will be released based on a mutually agreeable schedule with bidder Milestones, Percentage Due, Amounts Due and Due Dates resembling the table below, but Bidder is to specify their own Milestones and relevant content:

Scope of Work / Milestone	Percentage Due	Amount Due	Deliverable Description	Due Date
Project Acceptance	XX%	$[XXXX]	Initial deposit for planning, permitting, and mobilization.	[Insert Date]
Site Preparation Completion	XX%	$[XXXX]	Grading, leveling, environmental preparation, and any required soil compaction completed.	[Insert Date]
Foundation Installation Completion	XX%	$[XXXX]	Installation of concrete foundations, piers or slab (as needed) with all anchoring mechanisms, completed.	[Insert Date]
Entry Way Completion	XX%	$[XXXX]	ADA compliant access point, walkways, and surfaces completed.	[Insert Date]
Utility Connections Completion	XX%	$[XXXX]	Electrical panel, water connection, and internet connection established and tested for functionality.	[Insert Date]
Delivery and Installation Support Completion	XX%	$[XXXX]	Support for container delivery, placement, utility connection, and initial testing completed.	[Insert Date]
Final Project Completion and Handover	XX%	$[XXXX]	All project specifications met, all inspections completed, client sign-off, and all project	[Insert Date]

			documentation provided.	

Sample Project Team and Contact Information

Bidders must clearly specify the roles, company affiliations, contact information for each member of the proposed project team.

Role	Company	Name	Email	Phone
Project Manager	[Name]	[Name]	[email@example.com]	[XXX-XXX-XXXX]
Electrician	[Name]	[Name]	[email@example.com]	[XXX-XXX-XXXX]
Plumber	[Name]	[Name]	[email@example.com]	[XXX-XXX-XXXX]
Contractor 1	[Name]	[Name]	[email@example.com]	[XXX-XXX-XXXX]
Contractor 2	[Name]	[Name]	[email@example.com]	[XXX-XXX-XXXX]
Contractor 3	[Name]	[Name]	[email@example.com]	[XXX-XXX-XXXX]

Acceptance and Authorization

By submitting a bid for this scope of work, Bidders must indicate their full agreement with all terms and conditions and attest to their ability to complete the scope of work as defined and within the prescribed budget. Before the commencement of work, bidders must sign an acceptance of the JEA Standard Terms agreement.

Appendices

- **Appendix A:** JEA Electric Service Area Contacts (From JEA Rules and Regulations Document)
- **Appendix B:** JEA Rules and Regulations for Electric Service – (Relevant Figures)
- **Appendix C:** Site Layout and Engineering Drawings
- **Appendix D:** Examples of Concrete Bases of Previous Projects

Appendix A: JEA Electric Service Area Contacts (From JEA Rules and Regulations Document)

JEA ELECTRIC SERVICE AREA CONTACTS

JEA Electric Services designates/approves the service location for each electrical service provided and each existing electrical service where the service entrance is being modified. (Reference 2.06 Service Location requirements). US Postal zip codes define responsible service engineer assignments.

Zone - WS-NORTH-EAST
William Conway Phone: 904-776-0845 Email: conwwt@jea.com 32202, 32206, 32226

Zone - SS-WEST-SOUTH
Brian Midkiff Phone: 904-562-8300 Email: midkbm@jea.com 32207, 32217, 32223, 32257, 32258, 32259

Zone - WS-NORTH-EAST
Morgan D'Amico Phone: 904-627-6310 Email: woodbj@jea.com 32204, 32205, 32209, 32254

Zone - SS-MID-EAST
Billie Woods Phone: 904-568-4238 Email: worlmf@jea.com 32081, 32116, 32224, 32246, 32256

Zone - WS-WEST
Robert Simpson Phone: 904-482-2901 Email: grifdq@jea.com 32220, 32221, 32222, 32234

Zone - SS-NORTH-EAST
Dan Griffis Phone: 904-568-8266 Email: simprb@jea.com 32211, 32225, 32233, 32250, 32277

Zone - WS-MID-SOUTH
Eric Theodoridis Phone: 904-562-8461 Email: theoej@jea.com 32073, 32210, 32244

Large Commercial Services
Costa Theodoridis Phone: 904-591-4171 Email: theoc@jea.com
Richard Heald Phone: 904-885-0769 Email: healrs@jea.com
Esau Larios Phone: 904-870-1570 Email: larie@jea.com

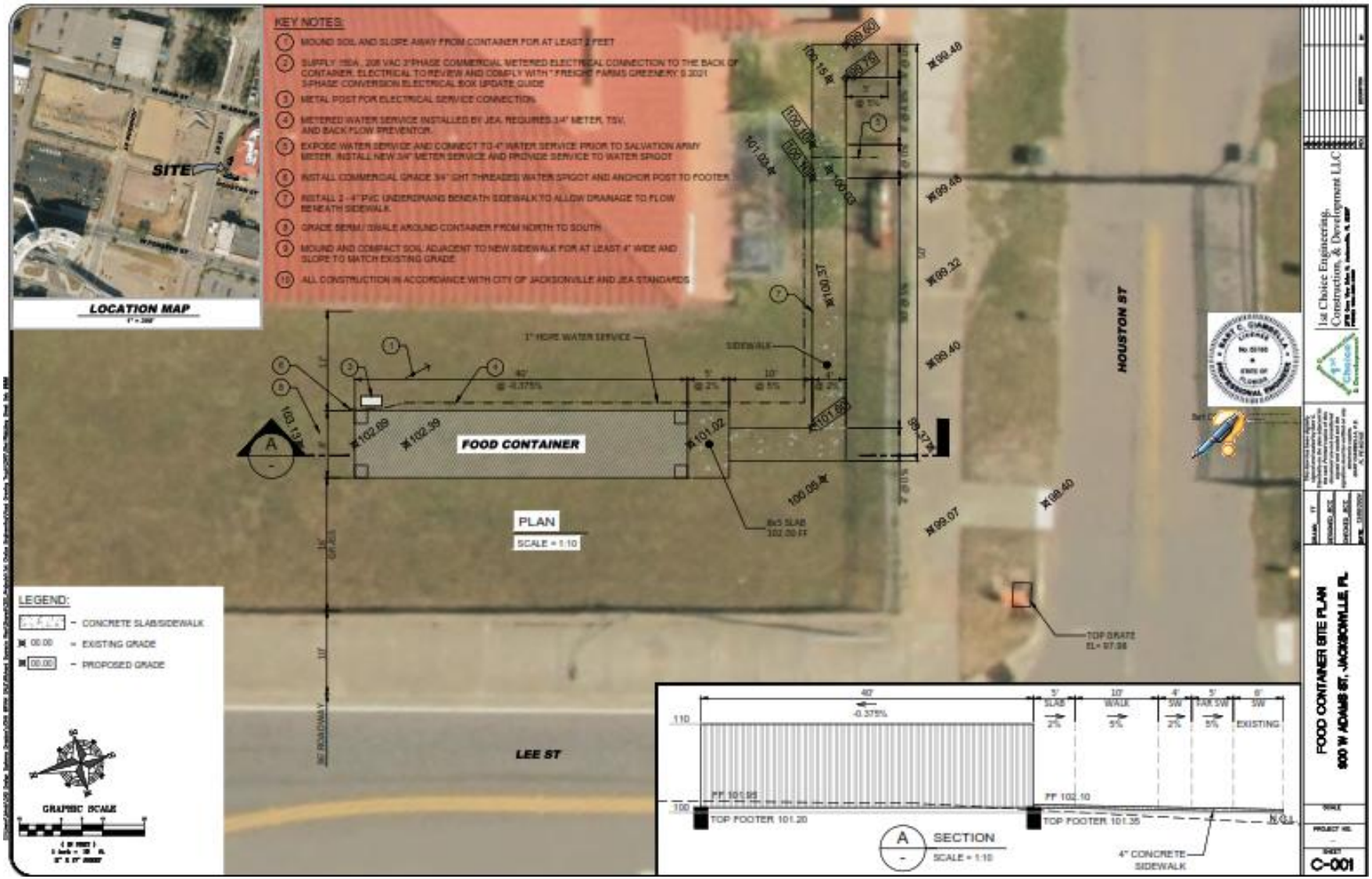
Zone - WS-NORTH-WEST
Marc Nelson Phone: 904-759-8303 Email: nesljm@jea.com 32208, 32218, 32219

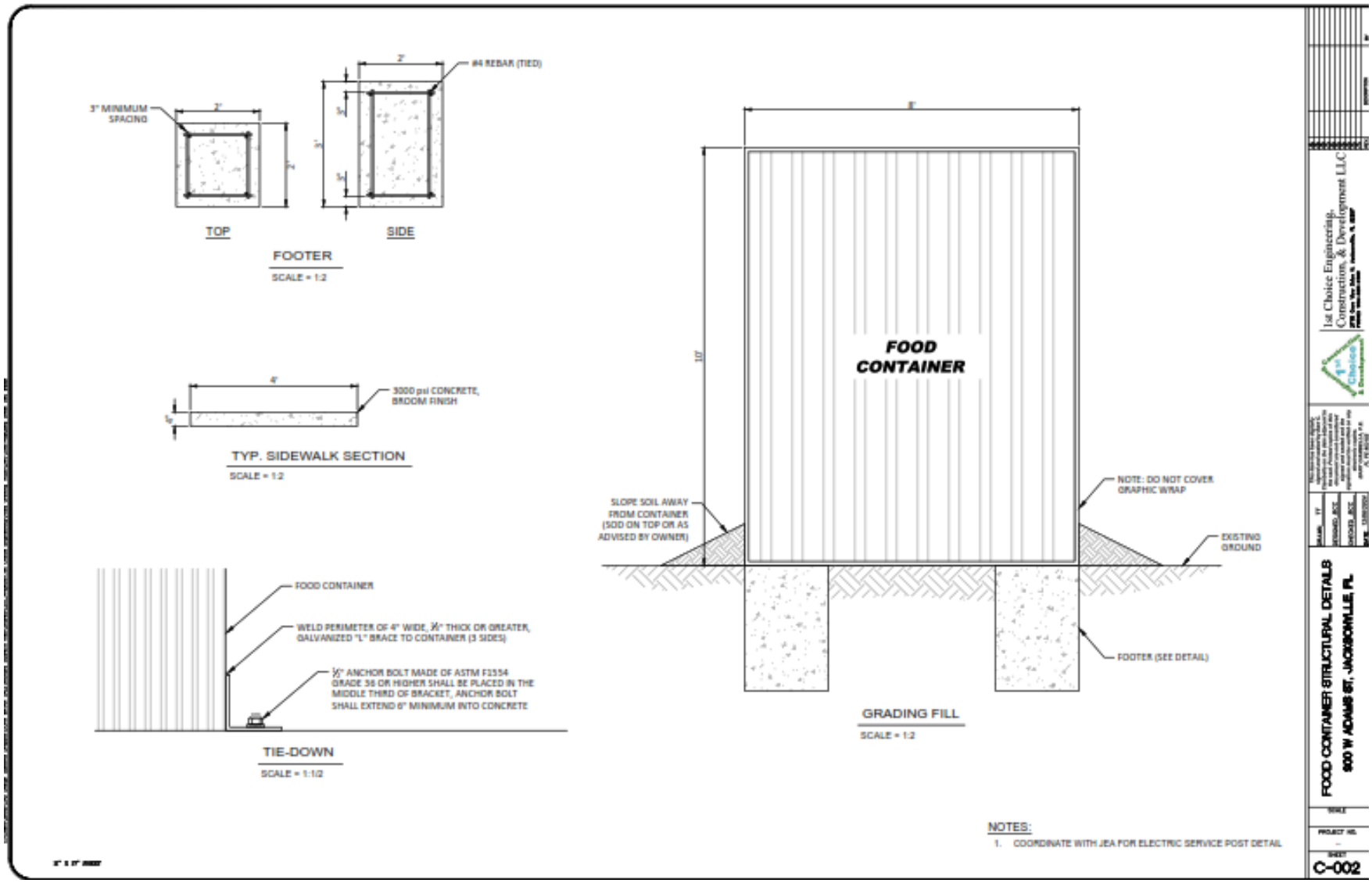
Large Commercial Service Submit Plans: https://jeacomelectric.powerclerk.com/ For General Questions on services greater than 600 amps email: elecdev@jea.com

Appendix B: JEA Rules and Regulations for Electric Service – (Relevant Figures)

Link to JEA Electric Rules and Regulations

Appendix C: Site Layout and Engineering Drawings




3" MINIMUM SPACING
#4 REBAR (TIED)
TOP
SIDE
FOOTER
SCALE = 1:2
3000 psi CONCRETE, BROOM FINISH
TYP. SIDEWALK SECTION
SCALE = 1:2
FOOD CONTAINER
WELD PERIMETER OF 4" WIDE, ¼" THICK OR GREATER, GALVANIZED "L" BRACE TO CONTAINER (3 SIDES)
½" ANCHOR BOLT MADE OF ASTM F1554 GRADE 36 OR HIGHER SHALL BE PLACED IN THE MIDDLE THIRD OF BRACKET, ANCHOR BOLT SHALL EXTEND 6" MINIMUM INTO CONCRETE
TIE-DOWN
SCALE = 1:1/2
FOOD CONTAINER
SLOPE SOIL AWAY FROM CONTAINER (SOD ON TOP OR AS ADVISED BY OWNER)
NOTE: DO NOT COVER GRAPHIC WRAP
EXISTING GROUND
FOOTER (SEE DETAIL)
GRADING FILL
SCALE = 1:2
NOTES:
1. COORDINATE WITH JEA FOR ELECTRIC SERVICE POST DETAIL
1st Choice Engineering, Construction, & Development LLC
FOOD CONTAINER STRUCTURAL DETAILS
900 W ADAMS ST, JACKSONVILLE, FL
C-002

Appendix D: Examples of Concrete Bases of Previous Projects

Appendix D: Examples of Concrete Bases of Previous Projects