



Procurement Department Bid Section
225 North Pearl Street
Jacksonville, Florida 32202

April 15, 2025

ADDENDUM NUMBER: Four (4)

TITLE: Purchase of JEA's Former Headquarters Campus - 1411940446

RESPONSE DUE DATE: July 8, 2025

TIME OF RECEIPT: 12:00 PM ET

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

1. **Addition:** Additional Site Visits are available upon request and can be scheduled with JEA according to availability.

2. **Question:** How many people or companies have looked at the buildings?

Answer: Twelve people and ten companies have completed site visits.

3. **Question:** What is the square footage of the buildings?

Answer: The Tower has 347,811 gross square feet. The Customer Center has approximately 248,220 gross square feet. The Adair Building, primarily a parking garage, includes street level retail space with approximately 20,424 gross square feet.

4. **Question:** How many parking spaces?

Answer: The Tower and customer center share a below grade parking deck with approximately 190 parking. The Adair Building has approximately 513 parking spaces.

5. **Question:** How long have the buildings been vacant?

Answer: The majority of regular workday occupancy was reduced due to Covid in the spring of 2020. Official permanent occupancy ceased on April 15, 2023.

6. **Question:** What material is the Customer Care building roof made of? Could another floor be added?

Answer: The roof and floors of the Customer Care building are constructed with waffle floor slabs. It is our understanding that it could support an additional floor. However, JEA makes no representations or warranties, and this question should be investigated during due diligence.

7. **Question:** Is there a suggested offer price?

Answer: JEA has not established a suggested price.

8. **Question:** Do we have any plans or engineering that can be shared?

Answer: Statutory regulations prohibit JEA from releasing these types of documents prior to execution of a purchase agreement.

9. **Question:** Can the Gensler test fit and CBRE studies be provided? (One of the interested parties attended a symposium held by DIA wherein a firm named Perkins & Eastman discussed these buildings and what a potential conversion might look like. It was stated that Gensler did a “test fit” in regard to a residential conversion and the symposium discussed a study performed by CBRE. A request is being made for the copies of the “test fit” and CBRE’s study.)

Answer: Statutory regulations prohibit JEA from releasing these types of documents prior to execution of a purchase agreement.

10. **Question:** How much power is coming into the building specifically the customer service center. Any idea of megawatts?

Answer: Existing 3000 kva provided by (2) 1500 kva transformers, 3rd unit supports when circuit is shut down for maintenance. Plan shows option to install a 4th unit to support 4500 kva.

11. **Question:** Is there a deadline for questions?

Answer: Questions regarding this solicitation may be submitted by email to Elaine Selders seldel@jea.com at least five days prior to the due date.

ACKNOWLEDGE RECEIPT OF THIS ADDENDUM ON THE RESPONSE FORM