



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

February 25, 2026

ADDENDUM NUMBER: One (1)

TITLE: RFP 1412105048 Westside Service Center (WSSC) Yard 6 Warehouse – Design Phase

RESPONSE DUE DATE: March 3, 2026

TIME OF RECEIPT: 12:00 PM EST

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

1. **Question:** Will the Pre-engineered Metal Building (PEMB) be required to meet FM Global requirements and go through the FM Global review process? (Probably can't meet FM Global requirements with a metal building.)

Answer: The building will be required to go through the FM Global review process. JEA will determine after review if FM Global's requirements will be incorporated into project scope.

2. **Question:** Will there be a need for an eyewash or deluge shower w/ eyewash in the warehouse?

Answer: JEA expects to provide a portable eyewash system for the warehouse

3. **Question:** Will a 4' high loading dock be required? If yes, will it be with or without lifts for the trucks bringing supplies to be stored in the warehouse?

Answer: No, we are not in need of a loading dock as we will have a mobile loading dock in the yard to help off load trailers.

4. **Question:** Will there be a need for any of the roll-up doors to be located on the end of the warehouse or just on the westside?

Answer: Door placement is expected to be on the west side of the building, but modifications are possible if the site requires.

5. **Question:** Will there be pallets stored above the 30' racking height?

Answer: No, we will not have rack stored above 30'. We only need racking about 19'-20' due to the limitations of our forklift height.

6. **Question:** What is the height for the exterior cantilevered racking?

Answer: 16 ft.

7. **Question:** How deep is the exterior cantilevered racking?

Answer: 56 inches

8. **Question:** Is the exterior racking cantilevered off of the metal building framing or a separate footing?

Answer: The exterior racking is supported by a separate footing.

9. Question: Are the Temporary portable storage containers conditioned and what are the electrical requirements?

Answer: The portable storage containers will not be conditioned. No specific electrical requirements have been developed. The containers will require adequate lighting and the ability to support an exhaust fan.

10. Question: In reviewing the solicitation it appears that there are numerous references to construction like: 1.23; Shipping, Freight and ...FOB Destination, 1.26; bid security, 1.28; ... bidding the construction phase..., 1.32; ... calculation of prices..., Unit Prices...,1.38; ... Responses that omit a price..., 1.41; ... wage rates and other factual unit costs ..., 2.40; Discount Pricing, 2.42; Taxes, 2.43; Tariffs and Duties, 2.44; Warranty (reads like construction). Please clarify

Answer: This solicitation is the design phase only for a future construction project. The language referenced is our standard template. The basis for this solicitation is outlined in the Scope of Work and Project Scope listed in the Appendix A – Technical Specifications.

11. Question: Additionally, there are several references to this being for a “Term Contract”, but it is only for the design of the warehouse? Please clarify

Answer: Correct, this solicitation is the Design of a warehouse. Additionally, Section **2.54) Term of Contract (Project Completion)** of the solicitation document, does not give a term dates but describes the nature of the agreement, which is the completion of the design phase of this project.

12. Question: Traditionally the PEMB engineer is employed by the PEMB company and to include them in our proposal would delete their company from being able to provide the PEMB per paragraph 1.28; “Conflict of Interest”. If this is applicable, you could be limiting the bidding competition to get the best price for JEA by including them in our proposal. Normally the PEMB engineer with the low bidder provides the reactions of the framing members and the foundation is then designed by the structural engineer.

Answer: Delete the requirement to provide a PEMB engineer on the proposal team. Do not include information about the PEMB engineer or the PEMB company in your proposal. You may include information about previous projects and PEMB companies the proposal team has worked with, if relevant. (**See updated Evaluation Matrix**).

13. Revise and Replace: Revise and replace RFP 1412105048 Westside Service Center (WSSC) Yard 6 Warehouse – Design Phase Appendix B – Response Form with RFP 1412105048 Westside Service Center (WSSC) Yard 6 Warehouse – Design Phase Appendix B – Addendum 1 Appendix B - Response Form. **Section 1.17 Professional Staff Experience**

Current: The Respondent shall provide a maximum of eight (8) resumes of the professional staff to be assigned to perform the Work and the team must include a Civil Engineer. The resumes provided shall identify the Project Manager/Engineer of Record, Project/Staff engineer, Civil Engineer, Structural and/or PEMB Engineer and the backups for each (collectively, the "Team Members"). Primary positions (as shown in the attached Evaluation Matrix) shall only serve in one (1) primary role.

Replace: The Respondent shall provide a maximum of six (6) resumes of the professional staff to be assigned to perform the Work and the team must include a Civil Engineer. The resumes provided shall identify the Project Manager/Engineer of Record, Project/Staff Engineer, Civil Engineer, and the backups for each (collectively, the "Team Members"). Primary positions (as shown in the attached Evaluation Matrix) shall only serve in one (1) primary role.

14. Revise and Replace: Revise and Replace RFP 1412105048 Westside Service Center (WSSC) Yard 6 Warehouse – Design Phase - Evaluation Matrix with RFP 1412105048 Westside Service Center (WSSC) Yard 6 Warehouse – Design Phase Addendum Evaluation Matrix.

Current:

PM/Engineer of Record (Primary)
PM/Engineer of Record (Backup)
Project/Staff Engineer (Primary)
Project/Staff Engineer (Backup)
Civil Engineer (Primary)
Civil Engineer (Backup)
Structural/PEMB Engineer (Primary)
Structural/PEMB Engineer (Backup)

Replace:

PM/Engineer of Record (Primary)
PM/Engineer of Record (Backup)
Project/Staff Engineer (Primary)
Project/Staff Engineer (Backup)
Civil Engineer (Primary)
Civil Engineer (Backup)

Attachments:

Addendum 1 – Appendix B – Response Form

Addendum 1 – Evaluation Matrix

Addendum 1 – Solicitation Document

ACKNOWLEDGE RECEIPT OF THIS ADDENDUM ON THE RESPONSE FORM