



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

December 3, 2020

ADDENDUM NUMBER: One (1)

TITLE: RFQ 99879 Notice of Disposition / Invitation To Master Developers JEA-Owned Property in the Vicinity of St. Johns River Power Park (SJRPP) and St. Johns River Coal Terminal (SJRCT)

PROPOSAL DUE DATE: January 27, 2021

TIME OF RECEIPT: 12:00 PM EST

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

1. Revise and Replace the second footnote on page 3 of the RFQ with the following language:

² BLS's news release (Occupational Employment and Wages in Jacksonville — May 2019) indicates that 3.8% of Jacksonville's employment is in production occupational group (manufacturing, advanced manufacturing and ...) compared to 6.2% national average and median hourly wage for production sector is about 7% lower in Jacksonville compared to national median.

2. Question: Is JEA available to discuss various options including the sale of a portion of this property?

Answer: JEA RFQ 99879 seeks to qualify interested parties and is not a solicitation for the sale of real property. It is anticipated that additional information will be provided in a proposed future solicitation regarding SJRPP/SJRCT.

3. Question: Is there a location to read about the properties environmental conditions, the clean up process, the post clean up monitoring protocol, Will JEA run the process or deliver the property As IS, ETA to deliver a DEP No Further Action Letter?

Answer: JEA has undertaken a significant effort during the demolition process to leave the site in a readily developable manner. During the proposed future solicitation process, details and results of the significant testing effort will be provided.

4. Question: Is there a process to coordinate a tour of the property and especially the water berth?

Answer: Due to the complexity of arranging site tours during active demolition, no site tours are planned during the RFQ process. Site tours during the proposed future solicitation process are being considered.

5. Question: What is the water depth at the berth and what has been the annual maintenance dredging dollar amount?

Answer: Information regarding berth area water depth will be provided during the proposed future solicitation process.

6. Question: Are there entitlement/development rights to build X amount of industrial SF onsite?

Answer: There are no specific entitlement/development rights established at this time.

ACKNOWLEDGE RECEIPT OF THIS ADDENDUM ON THE PROPOSAL FORM