BEST AND FINAL OFFER

JEA HEADQUARTERS

JACKSONVILLE, FL | MARCH 11, 2019

CONTACT:

DOUG DIECK, PRESIDENT OF SOUTHEAST REGION

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RYAN

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Best and Final Offer Form – JEA Headquarters

CBRE on Behalf of JEA is requesting each of the shortlisted teams to provide a "Best and Final Offer" (BAFO) or Final Reply proposal by **4:00 p.m. Monday, March 11, 2019** in accordance with the following. This form must be submitted with the following exhibits:

A. Attachment #7 to the ITN with Mandatory Backup (Work Breakdown, matching prior formats).
B. Development Responsibility Allocation Response.
C. Early Development Plan (as previously submitted or an edited version).

The offer should be submitted to Michael Harrell at CBRE at Michael.Harrell@cbre.com and to Elaine Selders with JEA Procurement as seldel@jea.com:

1. **SCHEDULE:**

   a. Duration from Award to Agreement on Exhibit ZZZ & Baseline Budget

      Months _1 Month, 21 Days___*

   b. Duration from Award to Lease Agreement

      Months _4 Months, 7 Days___*

   c. Duration from Award to Sitework Commencement

      Months _6 Months, 3 Days___*

   d. Duration from Award to vertical construction commencement (Begin Driven Pile Installation)

      Months _6 Months, 17 Days__*

   e. Duration from vertical construction commencement to Tenant Start (Dry-In)

      Months _8 Months, 23 Days__*

   f. Duration from vertical construction commencement to Shell Substantial Completion (Building Fire/Life Safety Final)

      Months _18 Months, 15 Days__*

**All durations shall be included in the Lease Agreement as an Exhibit. Delays (as defined in the Lease) to these Deadlines that are not caused by JEA, JEA's vendors or consultants or Force Majeure, shall impact Lease Start by an equal Per Diem amount post Occupancy.*

2. **AREA CALCULATIONS:**

   a. Proposed Rentable Square Footage of the building (Calculate based on BOMA for a multi-tenant building):

CBRE

Building 189,086 RSF
Rooftop Outdoor Patio 6,340 RSF
Total: 195,426 RSF

b. Proposed Gross Square Footage of the building:
Building 201,470 RSF
Rooftop Outdoor Patio 6,340 RSF
Total: 207,810 GSF [1.0634 G/R Factor]

NOTE:
i. BOMA 2017 Method B was used in this calculation.
ii. Outdoor patio space is included in the RSF and GSF in BOMA 2017.

3. LEASE TERMS:

a. Beginning base rent net of all CAM charges and taxes including escalation method

Base Rent: $_32.97__ /RSF [for 195,426 RSF]
Escalation Method: __2.5____ %/YEAR

b. Line item detail of CAM charges net of the costs of building security personnel and monitoring charges. (Tenant to provide) Provide a separate exhibit with all charges, charge descriptions and assumptions.

c. Tenant Improvement Allowance per rentable square foot:

TI Allowance: $_75.00_ /RSF

d. Estimated year one real estate taxes

$_1.90_ /RSF

e. Applied rent constant

___7.40_____ %

4. INITIAL PROGRAM BUDGET:

a. Include Final Exhibit 7 with any revisions, updated work breakdown (CSI or similar) required.

b. Parking charges if any for 850 spaces

__N/A_____

c. Land cost or allocation of annual ground lease payments and escalations, if any.

__N/A_____

d. Rent Abatement Period (if any) __N/A_____ Days/Months

CBRE

e. Developer Fee ___2.4_____ % of Total Project Costs

All other development costs including: Legal, Due Diligence, Zoning, Impact, Consultant financings fees and insurance, other soft costs, soft cost contingency, interest reserve, operating reserves etc.

$__9,978,738_____

f. General Contractor Fee _3.5_____ % of Design and Construction Cost

g. GC's & GR's _3.8_____ % of Design and Construction Cost

Design and Construction Cost	$ 302.04 / SF
Land and Soft Cost	$ 66.99 / SF
Tenant Improvement Cost	$ 75.00 /SF

h. Cost per SF or Building NTE Total Project Cost $ 444.03 /SF

i. Capitalization:

i. Proposed capitalization plan. Will construction be funded with a construction loan? Please provide lender references and contact information.

Ryan Companies will secure a construction loan from a large national bank, similar to Wells Fargo. Our anticipated loan-to-cost percentage is 80 to 85%. Ryan will fund the balance of the project cost. Attached please find a letter from Wells Fargo expressing their interest in the project and their history of lending with Ryan Companies. The lender reference is Glenn Sansburn, Senior Vice President. He can be reached via email on phone at glenn.a.sansburn@wellsfargo.com and (612) 316-4148.

ii. Will the developer escrow the tenant improvement allowance or provide a letter of credit?

Developer will escrow the tenant improvement allowance. Additional construction interest associated is not included in the total project costs presented in Attachment 7. Construction interest will be offset by investment interest of the escrow dollars.

3/11/2019

ATTACHMENT 7

ITN COST/SCOPE BREAKDOWN FORM

ITN # 010 - 19

Project Shell Cost Breakdown:

A	Base Building Shell Soft Costs not including TI's	$ 5,871,056	A = 1 - 3		
		1	$ 2,917,480		Design & Engineering
		2	$ 42,000		Due Diligence Costs
		3	$ 2,911,576		All other Costs & Contingencies
B	Base Building Shell Hard Costs not including TI's	$ 53,156,053	B = a - f		
		a	$ 1,122,232		GC/CMAR Project General Conditions**
		b	$ 1,020,482		GC/CMAR Project General Requirements**
		c	$ 1,996,086		GC/CMAR Fee*
		d	$ 209,272		GC/CMAR Builders Risk*
		e	$ 995,728		GC/CMAR Surety/Insurance/SubGuard or equal*
		f	$ 47,812,253		Provide CSI Breakdown or similar Work Breakdown***
	* = Required Separation; ** = Required Separation & Explanation; *** = Required Further Breakout				
C	Base Building Development Costs not including TI's	$ 9,978,738	(All costs outside Hard, Soft & Raw Land: Developer, Leasing, Taxes, Insurance, Etc...)		
D	Base Building Real Estate Costs	$ 3,174,000	Do not include anything but Raw Land costs		
E	Confirm no Remediation Costs are included	$ -	Per ITN Requirements this cell should = $0.00.		
F	Base Building Other Costs	$ -	Further Explanation and breakdown is required.		
G	Total Base Building Costs not including TI's	$ 72,179,847	G = A - F		
H	Separate P&P Bond as an "Add On"				
I	Total Rentable Square Footage	195,426	Confirm		
J	Total Gross Square Footage	207,810	Confirm		
K	Resultant Load Factor	1.0634	Confirm		
L	Confirm Property Flood Zone(s)	Zone X	Confirm		
M	Confirm # of Dedicated Parking Spaces	870	Confirm		
N	Confirm Cost Per Parking Space Per Month		$ -		

CSI Breakdown

JEA Headquaters
Jacksonville, FL

Code	Description	Office Building	Parking Structure	Project Total	%
011000	General Conditions	$ 799,353	$ 322,879	$ 1,122,232	2.0%
015000	General Requirements	$ 823,254	$ 197,228	$ 1,020,482	1.8%
024100	Demolition & Structure Moving	$ 302,320	$ -	$ 302,320	0.5%
026000	Environmental	$ -	$ -	$ -	0.0%
033000	Cast In Place Concrete	$ 3,912,555	$ 1,184,698	$ 5,097,253	8.9%
034000	Precast Concrete	$ 39,644	$ 7,788,040	$ 7,827,684	13.7%
034500	Architectural Precast	$ 2,303,114	$ -	$ 2,303,114	4.0%
042200	Masonry	$ 112,194	$ 194,400	$ 306,594	0.5%
051200	Steel Fabrication	$ 3,503,794	$ 396,943	$ 3,900,737	6.8%
051210	Steel Erection	$ 1,091,799	$ 40,271	$ 1,132,070	2.0%
055000	Misc. Metals	$ 71,460	$ -	$ 71,460	0.1%
061000	Rough carpentry	$ 74,088	$ -	$ 74,088	0.1%
062000	Finish Carpentry	$ 16,640	$ -	$ 16,640	0.0%
071400	Water/Dampproofing	$ 9,537	$ -	$ 9,537	0.0%
074200	Metal Wall Panels	$ 626,200	$ 500,000	$ 1,126,200	2.0%
075100	Roofing	$ 658,802	$ 6,300	$ 665,102	1.2%
078200	Fireproofing	$ 321,507	$ -	$ 321,507	0.6%
079200	Joint Sealers, Caulking	$ 3,048	$ -	$ 3,048	0.0%
081100	Doors, Frames & Hardware	$ 59,100	$ 22,500	$ 81,600	0.1%
083300	Overhead Doors / Grilles	$ 16,500	$ -	$ 16,500	0.0%
084100	Automatic Entrances / Revolving Doors	$ 70,000	$ -	$ 70,000	0.1%
088100	Glass & Glazing	$ 3,720,564	$ 367,320	$ 4,087,884	7.2%
092100	Drywall Systems	$ 2,354,849	$ 151,917	$ 2,506,766	4.4%
093000	Tile	$ 235,236	$ -	$ 235,236	0.4%
095100	Acoustical Ceiling Tile	$ -	$ 3,600	$ 3,600	0.0%
096800	Carpet	$ 14,000	$ -	$ 14,000	0.0%
099100	Paint & Wallcoverings	$ 120,757	$ -	$ 120,757	0.2%
101400	Identification Devices	$ 165,000	$ -	$ 165,000	0.3%
102100	Toilet Partitions & Accessories	$ 178,425	$ -	$ 178,425	0.3%
122000	Window Treatments	$ 192,485	$ -	$ 192,485	0.3%
142000	Elevators & Escalators	$ 1,980,857	$ 492,000	$ 2,472,857	4.3%
210000	Fire Protection	$ 405,000	$ 481,430	$ 886,430	1.6%
212000	Fire Protection Specialties	$ 8,975	$ 4,500	$ 13,475	0.0%
220000	Plumbing	$ 991,994	$ 373,846	$ 1,365,840	2.4%
230000	HVAC	$ 4,632,190	$ 201,986	$ 4,834,176	8.5%
260000	Electrical Systems	$ 4,107,353	$ 816,601	$ 4,923,954	8.6%
312000	Earthwork	$ 95,628	$ 9,202	$ 104,830	0.2%
312300	Structural Excavation	$ 98,351	$ -	$ 98,351	0.2%
312500	Soil Erosion Control	$ 29,590	$ -	$ 29,590	0.1%
320100	Site Concrete	$ 84,908	$ -	$ 84,908	0.1%
321300	Asphalt Paving	$ -	$ 203	$ 203	0.0%
323100	Fences & Gates	$ 11,150	$ -	$ 11,150	0.0%
329100	Planting, Irrigation Systems	$ 125,000	$ -	$ 125,000	0.2%
330000	Site Utility Services	$ 55,560	$ -	$ 55,560	0.1%
337000	Site Electrical Systems	$ 7,500	$ -	$ 7,500	0.0%
	SUBTOTAL BUILDING & SITE:	$ 34,430,279	$ 13,555,864	**$ 47,986,143**	84.1%
		$ -			
501000	Design Costs	$ 2,163,853	$ 753,627	$ 2,917,480	5.1%
502000	Permits	$ 195,157	$ 76,071	$ 271,228	0.5%
504000	Insurance, Bonds, & Misc	$ 870,688	$ 334,312	$ 1,205,000	2.1%
506000	Quality Assurance Testing	$ 76,452	$ -	$ 76,452	0.1%
507000	Inspections & As-Built Surveys	$ 25,000	$ -	$ 25,000	0.0%
511000	Weather/Special Conditions	$ 159,087	$ -	$ 159,087	0.3%
512000	Travel, Housing & Subsistance	$ 71,500	$ 33,000	$ 104,500	0.2%
531000	Proj Mgmt Personnel	$ 1,110,754	$ 263,802	$ 1,374,556	2.4%
602000	Contingency	$ 2,154,587	$ 756,989	$ 2,911,576	5.1%
	SUBTOTAL INDIRECT COSTS:	$ 6,827,078	$ 2,217,801	**$ 9,044,880**	15.9%
	TOTAL CONSTRUCTION COSTS:	$ 41,257,358	$ 15,773,665	**$ 57,031,023**	100.0%
		$ -			
661000	Contractor's Fee (Lump Sum)	$ 1,444,008	$ 552,078	$ 1,996,086	3.5%
	SUBTOTAL OVERHEAD & PROFIT:	**$ 1,444,008**	**$ 552,078**	**$ 1,996,086**	
		$ -			
	TOTAL PROJECT COSTS:	$ 42,701,366	$ 16,325,743	**$ 59,027,109**	
	RSF (195,426 RSF)	**218.50**			
	Parking Stalls (870 stalls)		**$ 18,765**		

JEA Development Cost Breakdown March 11, 2019		
Govt Fees		
Water/Sewer Impact Fees	$	74,328
Mobility Fee	$	2,918
Misc Govt Approval Fees	$	16,350
Parking Meters/Street Closure	$	34,560
	$	128,156
Financing Costs		
Financing Fee (0.60% assumed)	$	442,863
Lender Legal Fees	$	90,000
Mortgage Registration Tax	$	258,336
Mortgage Intangible Tax	$	147,621
Appraisal	$	15,000
Inspecting Architect	$	15,000
Interim Interest	$	3,785,889
	$	4,754,709
Other Soft Costs		
Title Insurance Premium and closing fees	$	107,192
ALTA Survey	$	7,500
Interim RE Taxes	$	73,936
Travel	$	25,000
Legal Fees	$	75,000
Groundbreaking	$	15,000
Misc	$	25,000
	$	328,628
Other Costs		
Development Contingency (1.0% of TPC)	$	850,000
Development Fee (2.4% of TPC)	$	2,040,000
CBRE Brokerage Commission	$	1,877,245
	$	4,767,245
Total Base Building Development Costs	**$**	**9,978,738**

JEA Headquarters - Personnel Chart

Description	April 2019	May 2019	June 2019	July 2019	August 2019	Sept 2019	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	March 2020	April 2020	May 2020	June 2020	July 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	March 2021	April 2021	May 2021	June 2021	July 2021	Months Personnel Total
Field Management																													
Sr. Superintendent				100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	25.00
Superintendent					100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%										15.00
Assistant Superintendent							100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%			20.00
Field Coordinator							25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	18%	18%	18%	18%	18%	18%	18%			4.51
Ryan Project Management																													
Sr. Preconstruction Manager	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%																			2.25
Sr Project Manager	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	28.00
Project Manager							100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%										13.00
Project Engineer							100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	22.00
Personnel Monthly Total	**1.25**	**1.25**	**1.25**	**2.25**	**3.25**	**3.25**	**6.50**	**6.50**	**6.50**	**6.50**	**6.25**	**6.25**	**6.25**	**6.25**	**6.25**	**6.25**	**6.25**	**6.25**	**6.25**	**4.18**	**4.18**	**4.18**	**4.18**	**4.18**	**4.18**	**4.18**	**3.00**	**3.00**	**130.01**
Running Personnel Total	**1.25**	**2.50**	**3.75**	**6.00**	**9.25**	**12.50**	**19.00**	**25.50**	**32.00**	**38.50**	**44.75**	**51.00**	**57.25**	**63.50**	**69.75**	**76.00**	**82.25**	**88.50**	**94.75**	**98.93**	**103.11**	**107.29**	**111.47**	**115.65**	**119.83**	**124.01**	**127.01**	**130.01**	

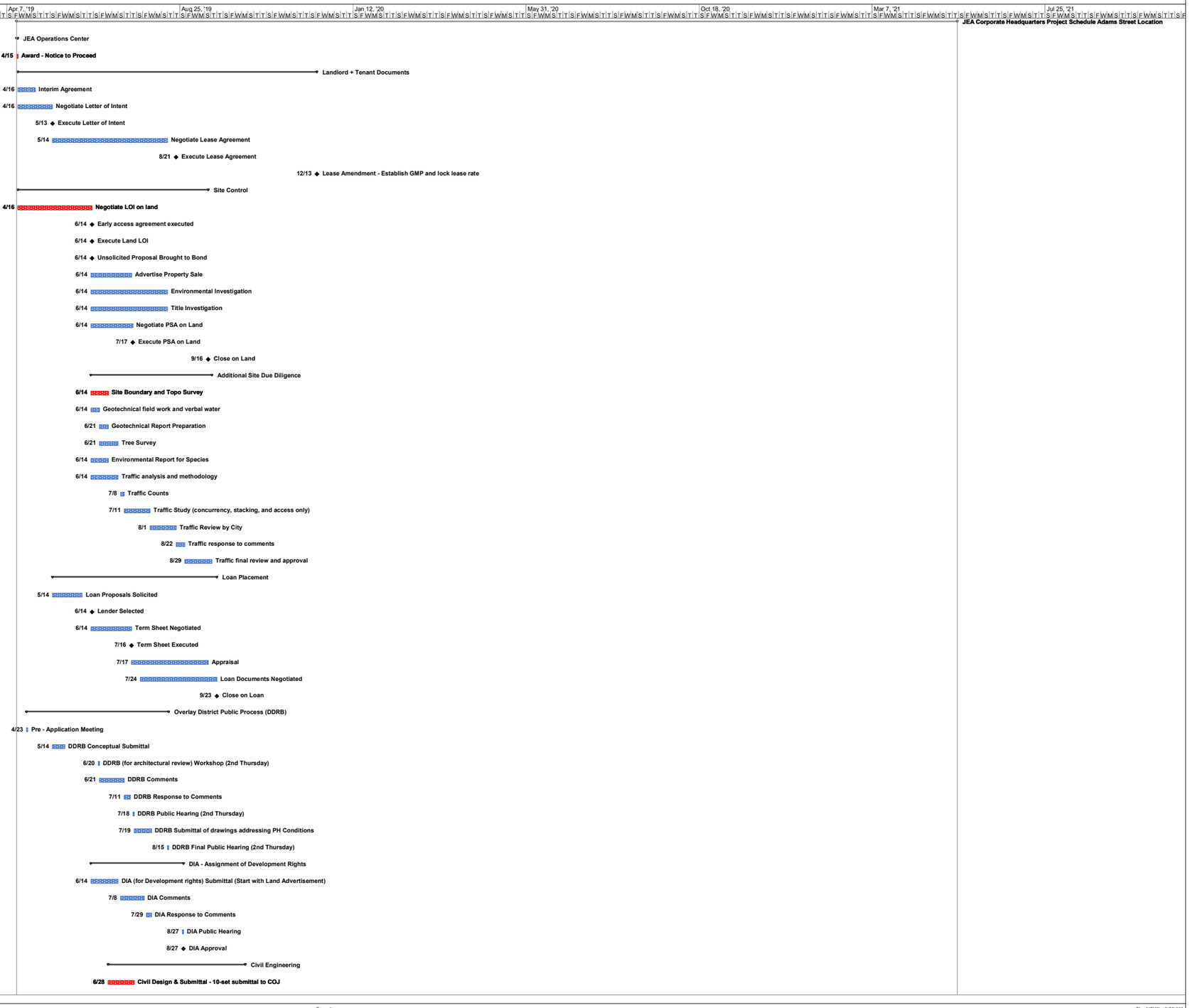
VERTICAL CONSTRUCTION DATE

BUILDING TCO DATE

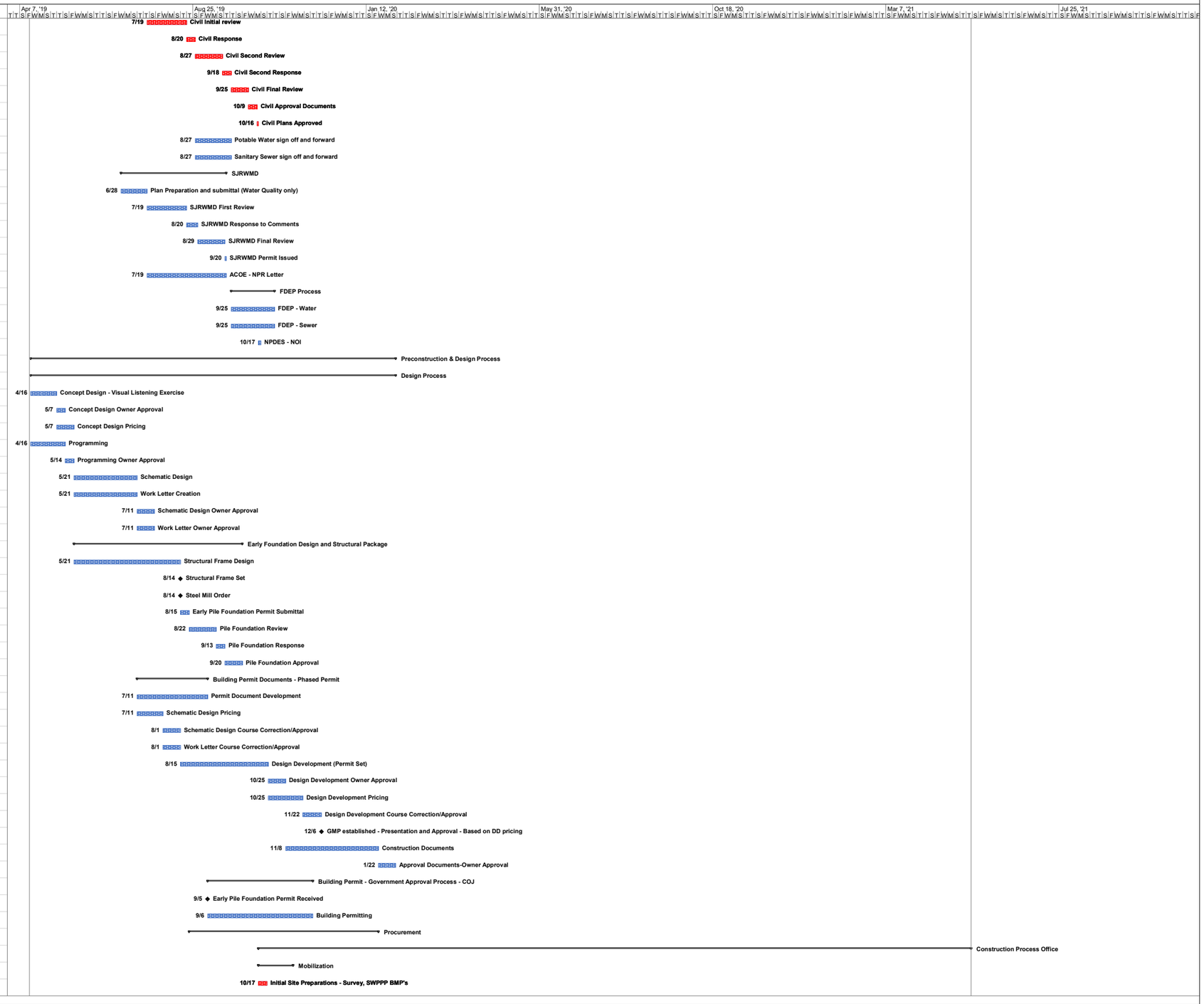
RYAN

JEA Corporate Headquarters Project Schedule Adams Street Location

ID	Task Name	Duration	Start	Finish	Predecessors	Successors
0	**JEA Corporate Headquarters Project Schedule Adams Street Locat**	**534 days**	**Mon 4/15/19**	**Fri 5/14/21**		
1	**JEA Operations Center**	**1 day**	**Mon 4/15/19**	**Mon 4/15/19**		
2	Award - Notice to Proceed	1 day	Mon 4/15/19	Mon 4/15/19		42FS+5 days,5,11,80SS,34FS+2
3	**Landlord + Tenant Documents**	**170 days**	**Tue 4/16/19**	**Fri 12/13/19**		
4	**Interim Agreement**	10 days	Tue 4/16/19	Mon 4/29/19	2	22,80SS
5	Negotiate Letter of Intent	20 days	Tue 4/16/19	Mon 5/13/19	2	6,7
6	**Execute Letter of Intent**	0 days	Mon 5/13/19	Mon 5/13/19	5	
7	Negotiate Lease Agreement	65 days	Tue 5/14/19	Wed 8/14/19	5	8
8	**Execute Lease Agreement**	0 days	Wed 8/21/19	Wed 8/21/19	7,100FS+5 days	39FS-21 days
9	**Lease Amendment - Establish GMP and lock lease rate**	0 days	Fri 12/13/19	Fri 12/13/19	106FS+5 days	
10	**Site Control**	**107 days**	**Tue 4/16/19**	**Mon 9/16/19**		
11	Negotiate LOI on land	43 days	Tue 4/16/19	Fri 6/14/19	2	12,13
12	Early access agreement executed	0 days	Fri 6/14/19	Fri 6/14/19	11	14,16FS-1 day,17FS-1 day,22FS
13	Execute Land LOI	0 days	Fri 6/14/19	Fri 6/14/19	11	14,16FS-1 day,17FS-1 day,18FS
14	Unsolicited Proposal Brought to Bond	0 days	Fri 6/14/19	Fri 6/14/19	12,13	15FS-1 day
15	Advertise Property Sale	22 days	Fri 6/14/19	Tue 7/16/19	14FS-1 day	51SS
16	Environmental Investigation	43 days	Fri 6/14/19	Wed 8/14/19	12FS-1 day,13FS-1 day	26SS
17	Title Investigation	43 days	Fri 6/14/19	Wed 8/14/19	12FS-1 day,13FS-1 day	20
18	Negotiate PSA on Land	23 days	Fri 6/14/19	Wed 7/17/19	13FS-1 day	19
19	**Execute PSA on Land**	0 days	Wed 7/17/19	Wed 7/17/19	18	20FS+42 days
20	Close on Land	0 days	Mon 9/16/19	Mon 9/16/19	17,19FS+42 days	117
21	**Additional Site Due Diligence**	**68 days**	**Fri 6/14/19**	**Thu 9/19/19**		
22	Site Boundary and Topo Survey	10 days	Fri 6/14/19	Thu 6/27/19	4,12FS-1 day	25FS-5 days,57
23	Geotechnical field work and verbal water	5 days	Fri 6/14/19	Thu 6/20/19	12FS-1 day,13FS-1 day	24
24	Geotechnical Report Preparation	5 days	Fri 6/21/19	Thu 6/27/19	23	57FS-1 day
25	Tree Survey	10 days	Fri 6/21/19	Fri 7/5/19	22FS-5 days	57FS-10 days
26	Environmental Report for Species	10 days	Fri 6/14/19	Thu 6/27/19	16SS	
27	Traffic analysis and methodology	15 days	Fri 6/14/19	Fri 7/5/19	12FS-1 day,13FS-1 day	28
28	Traffic Counts	3 days	Mon 7/8/19	Wed 7/10/19	27	29
29	Traffic Study (concurrency, stacking, and access only)	15 days	Thu 7/11/19	Wed 7/31/19	28	30
30	Traffic Review by City	15 days	Thu 8/1/19	Wed 8/21/19	29	31
31	Traffic response to comments	5 days	Thu 8/22/19	Wed 8/28/19	30	32
32	Traffic final review and approval	15 days	Thu 8/29/19	Thu 9/19/19	31	
33	**Loan Placement**	**92 days**	**Tue 5/14/19**	**Mon 9/23/19**		
34	Loan Proposals Solicited	17 days	Tue 5/14/19	Thu 6/6/19	2FS+20 days	35FS+6 days
35	Lender Selected	0 days	Fri 6/14/19	Fri 6/14/19	34FS+6 days	36FS-1 day
36	Term Sheet Negotiated	22 days	Fri 6/14/19	Tue 7/16/19	35FS-1 day	37
37	Term Sheet Executed	0 days	Tue 7/16/19	Tue 7/16/19	36	38,39
38	Appraisal	43 days	Wed 7/17/19	Mon 9/16/19	37	39SS
39	Loan Documents Negotiated	43 days	Wed 7/24/19	Mon 9/23/19	8FS-21 days,37,38SS	40
40	Close on Loan	0 days	Mon 9/23/19	Mon 9/23/19	39	
41	**Overlay District Public Process (DDRB)**	**81 days**	**Tue 4/23/19**	**Thu 8/15/19**		
42	Pre - Application Meeting	1 day	Tue 4/23/19	Tue 4/23/19	2FS+5 days	43,51
43	DDRB Conceptual Submittal	8 days	Tue 5/14/19	Thu 5/23/19	42,81	44FS+18 days
44	DDRB (for architectural review) Workshop (2nd Thursday)	1 day	Thu 6/20/19	Thu 6/20/19	43FS+18 days	45
45	DDRB Comments	13 days	Fri 6/21/19	Wed 7/10/19	44	46
46	DDRB Response to Comments	3 days	Thu 7/11/19	Mon 7/15/19	45	47FS+2 days
47	DDRB Public Hearing (2nd Thursday)	1 day	Thu 7/18/19	Thu 7/18/19	46FS+2 days	48
48	DDRB Submittal of drawings addressing PH Conditions	10 days	Fri 7/19/19	Thu 8/1/19	47	49FS+9 days
49	DDRB Final Public Hearing (2nd Thursday)	1 day	Thu 8/15/19	Thu 8/15/19	48FS+9 days	
50	**DIA - Assignment of Development Rights**	**52 days**	**Fri 6/14/19**	**Tue 8/27/19**		
51	DIA (for Development rights) Submittal (Start with Land Advertisen	15 days	Fri 6/14/19	Fri 7/5/19	15SS,42	52
52	DIA Comments	15 days	Mon 7/8/19	Fri 7/26/19	51	53
53	DIA Response to Comments	4 days	Mon 7/29/19	Thu 8/1/19	52	54FS+17 days
54	DIA Public Hearing	1 day	Tue 8/27/19	Tue 8/27/19	53FS+17 days	55
55	DIA Approval	0 days	Tue 8/27/19	Tue 8/27/19	54	
56	**Civil Engineering**	**77 days**	**Fri 6/28/19**	**Wed 10/16/19**		
57	Civil Design & Submittal - 10-set submittal to COJ	14 days	Fri 6/28/19	Thu 7/18/19	22,24FS-1 day,25FS-10 days	58,68SS



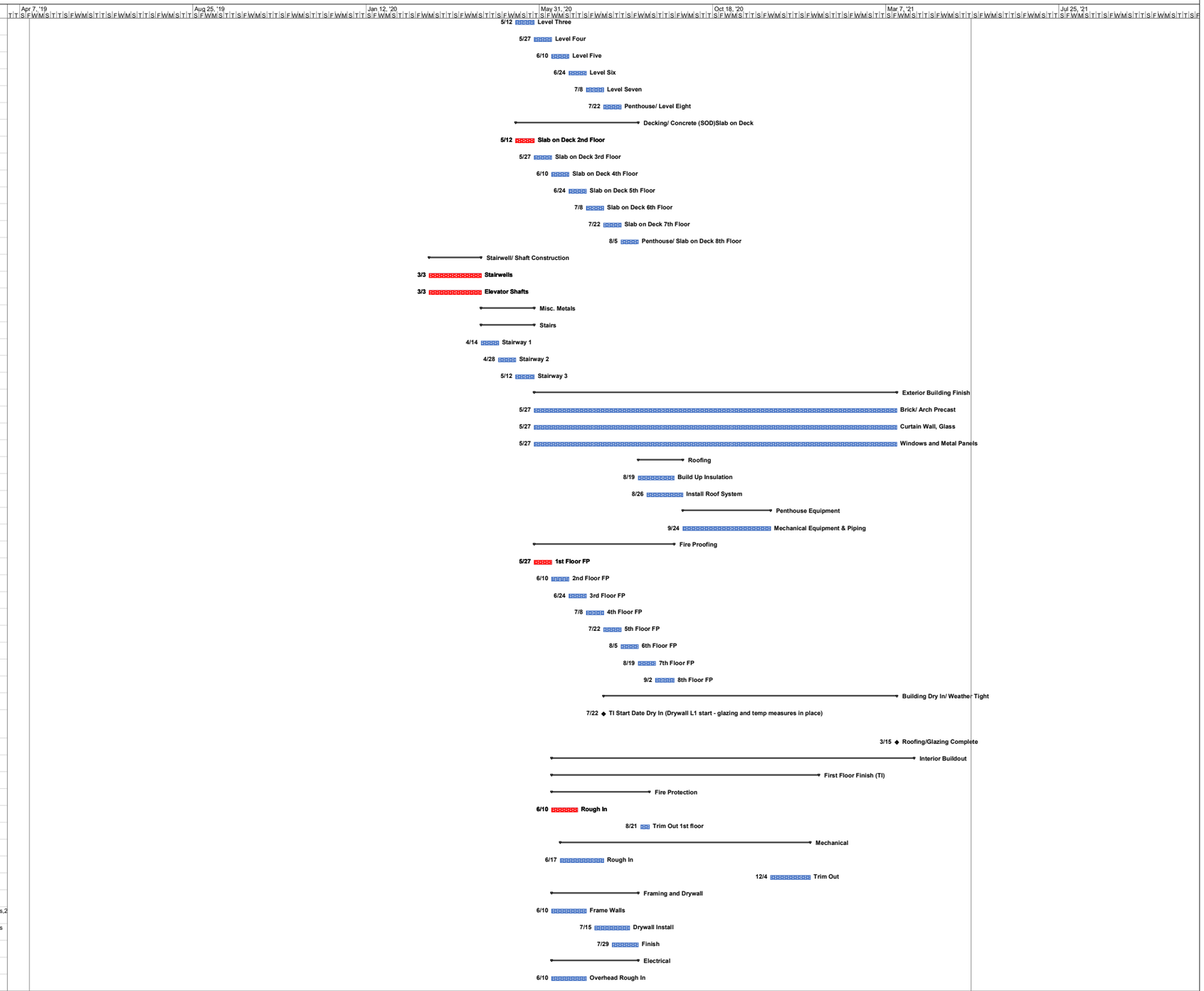
ID	Task Name	Duration	Start	Finish	Predecessors	Successors
58	Civil Initial review	22 days	Fri 7/19/19	Mon 8/19/19	57	59
59	Civil Response	5 days	Tue 8/20/19	Mon 8/26/19	58	60,65,66
60	Civil Second Review	15 days	Tue 8/27/19	Tue 9/17/19	59	61
61	Civil Second Response	5 days	Wed 9/18/19	Tue 9/24/19	60	62
62	Civil Final Review	10 days	Wed 9/25/19	Tue 10/8/19	61	63
63	Civil Approval Documents	5 days	Wed 10/9/19	Tue 10/15/19	62	64
64	Civil Plans Approved	1 day	Wed 10/16/19	Wed 10/16/19	63	77,117
65	Potable Water sign off and forward	20 days	Tue 8/27/19	Tue 9/24/19	59	75
66	Sanitary Sewer sign off and forward	20 days	Tue 8/27/19	Tue 9/24/19	59	76
67	**SJRWMD**	**59 days**	**Fri 6/28/19**	**Fri 9/20/19**		
68	Plan Preparation and submittal (Water Quality only)	14 days	Fri 6/28/19	Thu 7/18/19	57SS	69,73
69	SJRWMD First Review	22 days	Fri 7/19/19	Mon 8/19/19	68	70
70	SJRWMD Response to Comments	7 days	Tue 8/20/19	Wed 8/28/19	69	71
71	SJRWMD Final Review	15 days	Thu 8/29/19	Thu 9/19/19	70	72
72	SJRWMD Permit Issued	1 day	Fri 9/20/19	Fri 9/20/19	71	
73	ACOE - NPR Letter	45 days	Fri 7/19/19	Fri 9/20/19	68	
74	**FDEP Process**	**25 days**	**Wed 9/25/19**	**Tue 10/29/19**		
75	FDEP - Water	25 days	Wed 9/25/19	Tue 10/29/19	65	
76	FDEP - Sewer	25 days	Wed 9/25/19	Tue 10/29/19	66	
77	NPDES - NOI	2 days	Thu 10/17/19	Fri 10/18/19	64	
78	**Preconstruction & Design Process**	**205 days**	**Tue 4/16/19**	**Tue 2/4/20**		
79	**Design Process**	**205 days**	**Tue 4/16/19**	**Tue 2/4/20**		
80	Concept Design - Visual Listening Exercise	3 wks	Tue 4/16/19	Mon 5/6/19	2SS,4SS	81,82,83SS
81	Concept Design Owner Approval	1 wk	Tue 5/7/19	Mon 5/13/19	80	43
82	Concept Design Pricing	2 wks	Tue 5/7/19	Mon 5/20/19	80	
83	Programming	4 wks	Tue 4/16/19	Mon 5/13/19	80SS	84
84	Programming Owner Approval	1 wk	Tue 5/14/19	Mon 5/20/19	83	85,86
85	Schematic Design	7 wks	Tue 5/21/19	Wed 7/10/19	84	87,99,98,90SS,88
86	Work Letter Creation	7 wks	Tue 5/21/19	Wed 7/10/19	84	87,99,98,90SS,88
87	Schematic Design Owner Approval	2 wks	Thu 7/11/19	Wed 7/24/19	85,86	102
88	Work Letter Owner Approval	2 wks	Thu 7/11/19	Wed 7/24/19	85,86	102
89	**Early Foundation Design and Structural Package**	**95 days**	**Tue 5/21/19**	**Thu 10/3/19**		
90	Structural Frame Design	12 wks	Tue 5/21/19	Wed 8/14/19	85SS,86SS	91,93
91	Structural Frame Set	0 days	Wed 8/14/19	Wed 8/14/19	90	92
92	Steel Mill Order	0 days	Wed 8/14/19	Wed 8/14/19	91	
93	Early Pile Foundation Permit Submittal	5 days	Thu 8/15/19	Wed 8/21/19	90	94,113
94	Pile Foundation Review	15 days	Thu 8/22/19	Thu 9/12/19	93	95
95	Pile Foundation Response	5 days	Fri 9/13/19	Thu 9/19/19	94	96
96	Pile Foundation Approval	10 days	Fri 9/20/19	Thu 10/3/19	95	
97	**Building Permit Documents - Phased Permit**	**40 days**	**Thu 7/11/19**	**Thu 9/5/19**		
98	Permit Document Development	8 wks	Thu 7/11/19	Thu 9/5/19	85,86	111,110
99	Schematic Design Pricing	3 wks	Thu 7/11/19	Wed 7/31/19	85,86	100,101
100	Schematic Design Course Correction/Approval	2 wks	Thu 8/1/19	Wed 8/14/19	99	8FS+5 days,102
101	Work Letter Course Correction/Approval	2 wks	Thu 8/1/19	Wed 8/14/19	99	102
102	Design Development (Permit Set)	10 wks	Thu 8/15/19	Thu 10/24/19	87,88,100,101	103,104,114
103	Design Development Owner Approval	2 wks	Fri 10/25/19	Thu 11/7/19	102	107
104	Design Development Pricing	4 wks	Fri 10/25/19	Thu 11/21/19	102	106,105
105	Design Development Course Correction/Approval	2 wks	Fri 11/22/19	Fri 12/6/19	104	106
106	GMP established - Presentation and Approval - Based on D	0 days	Fri 12/6/19	Fri 12/6/19	104,105	9FS+5 days
107	Construction Documents	10 wks	Fri 11/8/19	Tue 1/21/20	103	108
108	Approval Documents-Owner Approval	2 wks	Wed 1/22/20	Tue 2/4/20	107	
109	**Building Permit - Government Approval Process - COJ**	**60 days**	**Thu 9/5/19**	**Fri 11/29/19**		
110	Early Pile Foundation Permit Received	0 days	Thu 9/5/19	Thu 9/5/19	98	
111	Building Permitting	12 wks	Fri 9/6/19	Fri 11/29/19	98	
112	**Procurement**	**105 days**	**Thu 8/22/19**	**Tue 1/21/20**		
115	**Construction Process Office**	**404 days**	**Thu 10/17/19**	**Fri 5/14/21**		
116	**Mobilization**	**20 days**	**Thu 10/17/19**	**Wed 11/13/19**		
117	Initial Site Preparations - Survey, SWPPP BMP's	1 wk	Thu 10/17/19	Wed 10/23/19	64,20	121,118FS+1 wk,150



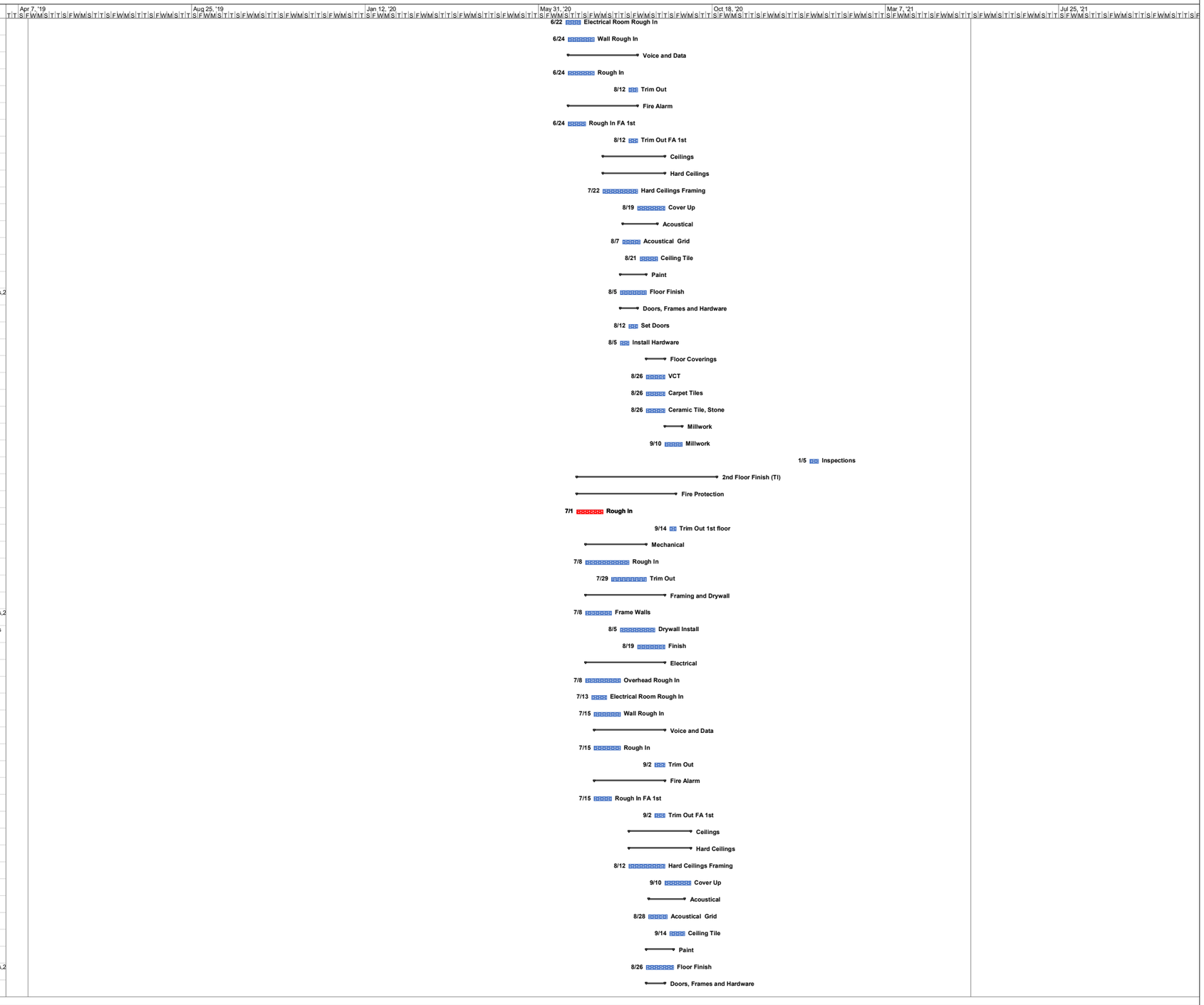
JEA Corporate Headquarters Project Schedule Adams Street Location

ID	Task Name	Duration	Start	Finish	Predecessors	Successors
118	Establish Field Office/ Mobilize Onsite	2 wks	Thu 10/31/19	Wed 11/13/19	117FS+1 wk	121FS-15 days
119	**Site Construction**	**373 days**	**Thu 10/24/19**	**Thu 4/8/21**		
120	**Building Area**	**5 days**	**Thu 10/24/19**	**Wed 10/30/19**		
121	Clearing/ Rough Grading	1 wk	Thu 10/24/19	Wed 10/30/19	117,118FS-15 days	123,159,125
122	**Site Improvements**	**345 days**	**Thu 10/31/19**	**Mon 3/8/21**		
123	Site Improvements	69 wks	Thu 10/31/19	Mon 3/8/21	121	540
124	**Parking Deck Grade**	**260 days**	**Thu 10/31/19**	**Wed 11/4/20**		
125	Demo/ Rough Grade	2 wks	Thu 10/31/19	Wed 11/13/19	121	128,129,131,132,130,141FS+18
126	Fine Grade & Install Sub Base	8 wks	Thu 9/10/20	Wed 11/4/20	139,128,130,131,132	134FS+12 wks,146FS+11 wks
127	**Under Ground Piping Utilities**	**35 days**	**Thu 11/14/19**	**Mon 1/6/20**		
128	Storm Lines and Structures	7 wks	Thu 11/14/19	Mon 1/6/20	125	126
129	Water Main to Building	3 wks	Thu 11/14/19	Thu 12/5/19	125	135
130	Main Power Line	3 wks	Thu 11/14/19	Thu 12/5/19	125	126
131	Sanitary lines	4 wks	Thu 11/14/19	Thu 12/12/19	125	126
132	Fire Main Lines	4 wks	Thu 11/14/19	Thu 12/12/19	125	126
133	**Curbs**	**20 days**	**Tue 2/2/21**	**Mon 3/1/21**		
134	Layout/ Staking	2 wks	Tue 2/2/21	Mon 2/15/21	126FS+12 wks	135
135	Form and Pour	2 wks	Tue 2/16/21	Mon 3/1/21	134,129	
136	**Lighting**	**25 days**	**Wed 8/5/20**	**Wed 9/9/20**		
137	Site Lighting Rough In	2 wks	Wed 8/5/20	Tue 8/18/20	141FS+17 wks	138
138	Set Pole Bases	1 wk	Wed 8/19/20	Tue 8/25/20	137	139
139	Site Lighting Install	2 wks	Wed 8/26/20	Wed 9/9/20	138	126
140	**Irrigation**	**25 days**	**Tue 3/24/20**	**Mon 4/27/20**		
141	Rough In	2 wks	Tue 3/24/20	Mon 4/6/20	125FS+18 wks	137FS+17 wks,142
142	Trim Out	3 wks	Tue 4/7/20	Mon 4/27/20	141	540
143	**Perimeter Security**	**18 days**	**Tue 2/16/21**	**Thu 3/11/21**		
144	Fencing and Gates	18 days	Tue 2/16/21	Thu 3/11/21	146	540
145	**Landscaping**	**30 days**	**Tue 1/26/21**	**Mon 3/8/21**		
146	Side Walks	3 wks	Tue 1/26/21	Mon 2/15/21	126FS+11 wks	147,148,144
147	Plants	3 wks	Tue 2/16/21	Mon 3/8/21	146	540
148	Trees and Shrubs	3 wks	Tue 2/16/21	Mon 3/8/21	146	540
149	**Parking Structure**	**235 days**	**Fri 5/8/20**	**Thu 4/8/21**		
150	Foundations	6 wks	Fri 5/8/20	Fri 6/19/20	117,544FS-13 mons	151
151	Structure	18 wks	Mon 6/22/20	Mon 10/26/20	150	152FS-8 wks,153
152	Ramp MEP	14 wks	Mon 8/31/20	Tue 12/8/20	151FS-8 wks	154
153	Ramp Exterior Skin	14 wks	Tue 10/27/20	Thu 2/4/21	151	154FS-4 wks
154	Ramp Finishes	12 wks	Fri 1/8/21	Thu 4/1/21	152,153FS-4 wks	155
155	Ramp CO	5 days	Fri 4/2/21	Thu 4/8/21	154	545
156	**Main Building Construction**	**394 days**	**Thu 10/31/19**	**Fri 5/14/21**		
157	**Foundations & Slabs**	**150 days**	**Thu 10/31/19**	**Tue 6/2/20**		
158	**Column Pads**	**55 days**	**Thu 10/31/19**	**Mon 1/20/20**		
159	Driven Pile Installation	6 wks	Thu 10/31/19	Thu 12/12/19	121	162,160
160	Tower Crane Foundations	3 wks	Fri 12/13/19	Mon 1/6/20	159	174
161	**Grade Beams and Pile Caps**	**25 days**	**Fri 12/13/19**	**Mon 1/20/20**		
162	Form and Rebar	4 wks	Fri 12/13/19	Mon 1/13/20	159	163FS-2 wks
163	Concrete Pour	3 wks	Mon 12/30/19	Mon 1/20/20	162FS-2 wks	174FS+5 days,191,192,165
164	**Exterior Wall Footings**	**30 days**	**Tue 1/21/20**	**Mon 3/2/20**		
165	Excavate	5 wks	Tue 1/21/20	Mon 2/24/20	163	166FS-2 wks,167FS-1 wk
166	Form and Rebar	2 wks	Tue 2/11/20	Mon 2/24/20	165FS-2 wks	167FS-1 wk
167	Pour	2 wks	Tue 2/18/20	Mon 3/2/20	165FS-1 wk,166FS-1 wk	191,192
168	**Slab On Grade**	**25 days**	**Tue 4/28/20**	**Tue 6/2/20**		
169	Final Grading/ Forming	2 wks	Tue 4/28/20	Mon 5/11/20	174	222,170FS-5 days
170	MEP Underground	3 wks	Tue 5/5/20	Tue 5/26/20	169FS-5 days	171
171	Pour Concrete	1 wk	Wed 5/27/20	Tue 6/2/20	176,170	222
172	**Structural/ Shell**	**265 days**	**Tue 3/3/20**	**Mon 3/15/21**		
173	**Steel Erection**	**80 days**	**Tue 4/14/20**	**Tue 8/4/20**		
174	Level One	2 wks	Tue 4/14/20	Mon 4/27/20	163FS+5 days,113,160,191,	175,169
175	Level Two	2 wks	Tue 4/28/20	Mon 5/11/20	174	176,183

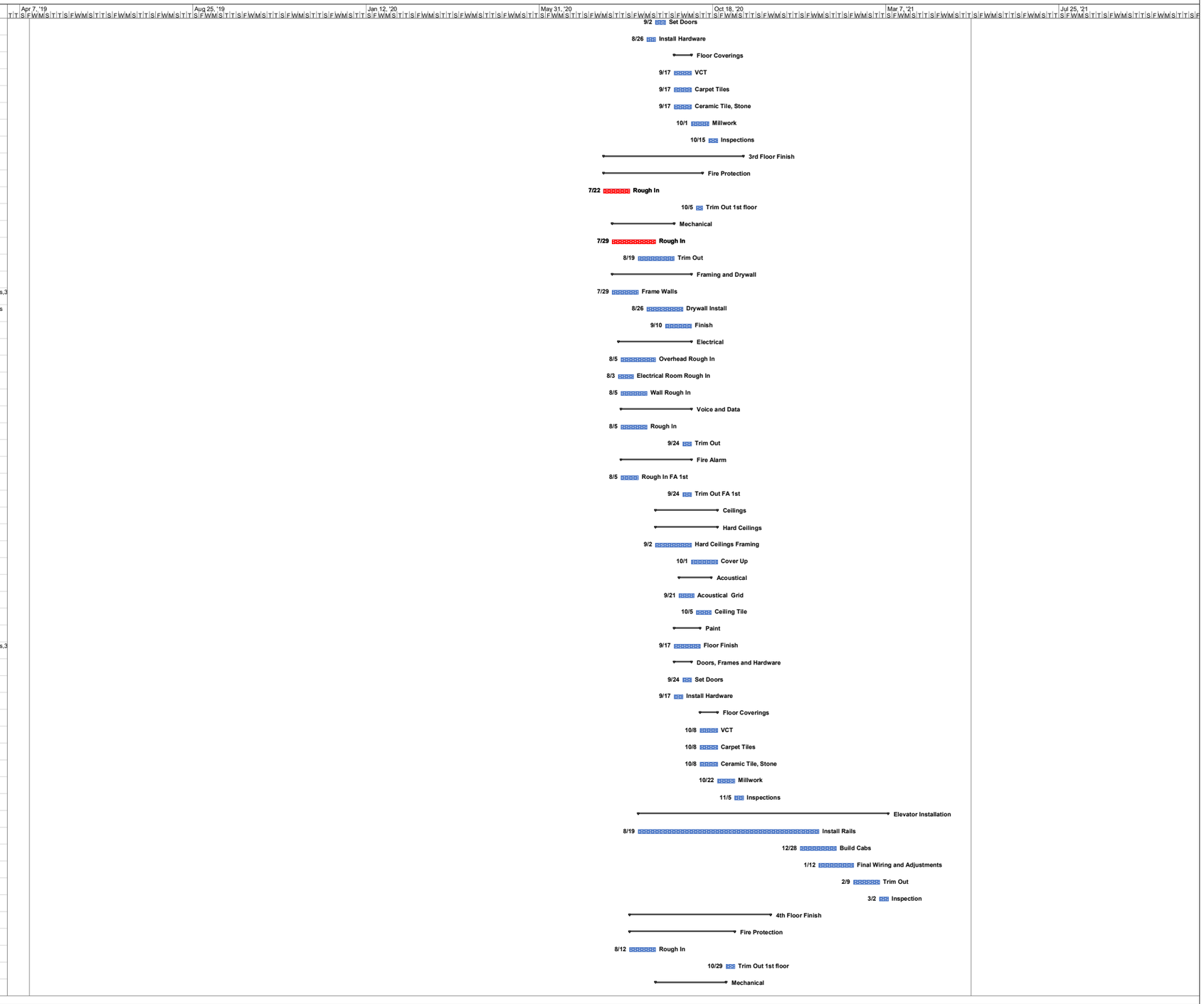
ID	Task Name	Duration	Start	Finish	Predecessors	Successors
176	Level Three	2 wks	Tue 5/12/20	Tue 5/26/20	175	177,171
177	Level Four	2 wks	Wed 5/27/20	Tue 6/9/20	176	178
178	Level Five	2 wks	Wed 6/10/20	Tue 6/23/20	177	179
179	Level Six	2 wks	Wed 6/24/20	Tue 7/7/20	178	180
180	Level Seven	2 wks	Wed 7/8/20	Tue 7/21/20	179	181
181	Penthouse/ Level Eight	2 wks	Wed 7/22/20	Tue 8/4/20	180	189
182	**Decking/ Concrete (SOD)Slab on Deck**	**70 days**	**Tue 5/12/20**	**Tue 8/18/20**		
183	Slab on Deck 2nd Floor	2 wks	Tue 5/12/20	Tue 5/26/20	175	184,199,200,201,208
184	Slab on Deck 3rd Floor	2 wks	Wed 5/27/20	Tue 6/9/20	183	185
185	Slab on Deck 4th Floor	2 wks	Wed 6/10/20	Tue 6/23/20	184	186
186	Slab on Deck 5th Floor	2 wks	Wed 6/24/20	Tue 7/7/20	185	187
187	Slab on Deck 6th Floor	2 wks	Wed 7/8/20	Tue 7/21/20	186	188
188	Slab on Deck 7th Floor	2 wks	Wed 7/22/20	Tue 8/4/20	187	189
189	Penthouse/ Slab on Deck 8th Floor	2 wks	Wed 8/5/20	Tue 8/18/20	188,181	203
190	**Stairwell/ Shaft Construction**	**30 days**	**Tue 3/3/20**	**Mon 4/13/20**		
191	Stairwells	6 wks	Tue 3/3/20	Mon 4/13/20	167,163	195,174
192	Elevator Shafts	6 wks	Tue 3/3/20	Mon 4/13/20	167,163	339,174
193	**Misc. Metals**	**30 days**	**Tue 4/14/20**	**Tue 5/26/20**		
194	**Stairs**	**30 days**	**Tue 4/14/20**	**Tue 5/26/20**		
195	Stairway 1	2 wks	Tue 4/14/20	Mon 4/27/20	191	196
196	Stairway 2	2 wks	Tue 4/28/20	Mon 5/11/20	195	197
197	Stairway 3	2 wks	Tue 5/12/20	Tue 5/26/20	196	
198	**Exterior Building Finish**	**205 days**	**Wed 5/27/20**	**Mon 3/15/21**		
199	Brick/ Arch Precast	41 wks	Wed 5/27/20	Mon 3/15/21	183	541,218
200	Curtain Wall, Glass	41 wks	Wed 5/27/20	Mon 3/15/21	183	541,217FS-33 wks,218
201	Windows and Metal Panels	41 wks	Wed 5/27/20	Mon 3/15/21	183	541,218
202	**Roofing**	**25 days**	**Wed 8/19/20**	**Wed 9/23/20**		
203	Build Up Insulation	4 wks	Wed 8/19/20	Wed 9/16/20	189	204FS-15 days
204	Install Roof System	4 wks	Wed 8/26/20	Wed 9/23/20	203FS-15 days	206,218,339FS-5 wks
205	**Penthouse Equipment**	**50 days**	**Thu 9/24/20**	**Thu 12/3/20**		
206	Mechanical Equipment & Piping	50 days	Thu 9/24/20	Thu 12/3/20	204	226
207	**Fire Proofing**	**80 days**	**Wed 5/27/20**	**Wed 9/16/20**		
208	1st Floor FP	2 wks	Wed 5/27/20	Tue 6/9/20	183	209,225,228,232,222,346
209	2nd Floor FP	2 wks	Wed 6/10/20	Tue 6/23/20	208	210,262,268,272,265
210	3rd Floor FP	2 wks	Wed 6/24/20	Tue 7/7/20	209	211,301,307,311
211	4th Floor FP	2 wks	Wed 7/8/20	Tue 7/21/20	210	212,352
212	5th Floor FP	2 wks	Wed 7/22/20	Tue 8/4/20	211	213
213	6th Floor FP	2 wks	Wed 8/5/20	Tue 8/18/20	212	214
214	7th Floor FP	2 wks	Wed 8/19/20	Tue 9/1/20	213	215
215	8th Floor FP	2 wks	Wed 9/2/20	Wed 9/16/20	214	502
216	**Building Dry In/ Weather Tight**	**165 days**	**Wed 7/22/20**	**Mon 3/15/21**		
217	TI Start Date Dry In (Drywall L1 start - glazing and temp measures in place)	0 days	Wed 7/22/20	Wed 7/22/20	200FS-33 wks	
218	Roofing/Glazing Complete	0 days	Mon 3/15/21	Mon 3/15/21	199,200,201,204	
219	**Interior Buildout**	**205 days**	**Wed 6/10/20**	**Mon 3/29/21**		
220	**First Floor Finish (TI)**	**150 days**	**Wed 6/10/20**	**Mon 1/11/21**		
221	**Fire Protection**	**57 days**	**Wed 6/10/20**	**Thu 8/27/20**		
222	Rough In	3 wks	Wed 6/10/20	Tue 6/30/20	208,169,171	225FS-10 days,262
223	Trim Out 1st floor	1 wk	Fri 8/21/20	Thu 8/27/20	246	259
224	**Mechanical**	**140 days**	**Wed 6/17/20**	**Mon 1/4/21**		
225	Rough In	5 wks	Wed 6/17/20	Tue 7/21/20	222FS-10 days,208	226FS-10 days,246
226	Trim Out	4 wks	Fri 12/4/20	Mon 1/4/21	225FS-10 days,206	259
227	**Framing and Drywall**	**50 days**	**Wed 6/10/20**	**Tue 8/18/20**		
228	Frame Walls	4 wks	Wed 6/10/20	Tue 7/7/20	208	233FS-12 days,236FS-10 days,2
229	Drywall Install	4 wks	Wed 7/15/20	Tue 8/11/20	233,234,239	230FS-10 days,243FS-15 days
230	Finish	3 wks	Wed 7/29/20	Tue 8/18/20	229FS-10 days	249FS-10 days
231	**Electrical**	**50 days**	**Wed 6/10/20**	**Tue 8/18/20**		
232	Overhead Rough In	4 wks	Wed 6/10/20	Tue 7/7/20	208	246,272



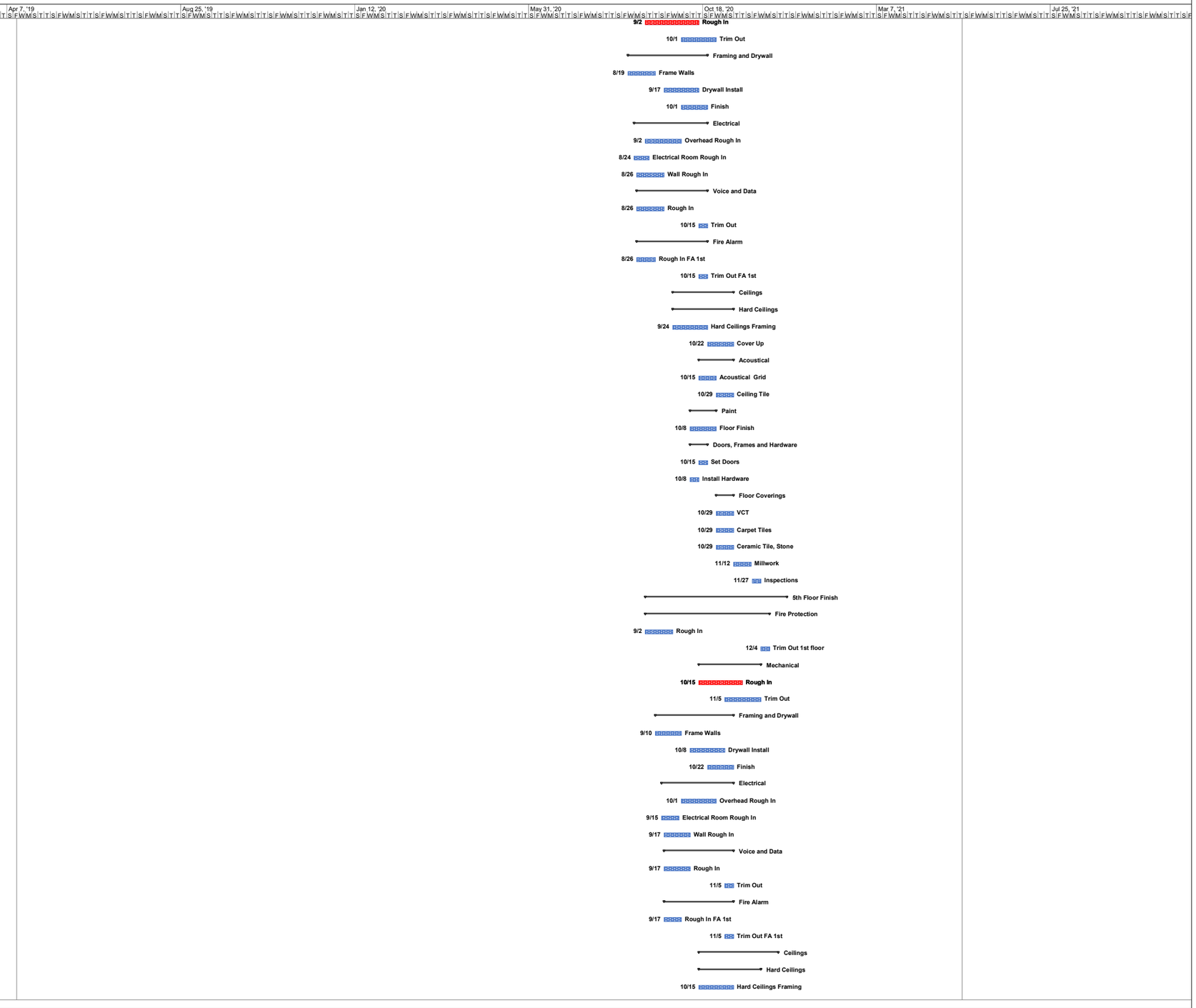
ID	Task Name	Duration	Start	Finish	Predecessors	Successors
233	Electrical Room Rough In	2 wks	Mon 6/22/20	Fri 7/3/20	228FS-12 days	229
234	Wall Rough In	3 wks	Wed 6/24/20	Tue 7/14/20	228FS-10 days	229
235	**Voice and Data**	**40 days**	**Wed 6/24/20**	**Tue 8/18/20**		
236	Rough In	3 wks	Wed 6/24/20	Tue 7/14/20	228FS-10 days	244
237	Trim Out	1 wk	Wed 8/12/20	Tue 8/18/20	249FS-10 days	259
238	**Fire Alarm**	**40 days**	**Wed 6/24/20**	**Tue 8/18/20**		
239	Rough In FA 1st	2 wks	Wed 6/24/20	Tue 7/7/20	228FS-10 days	229
240	Trim Out FA 1st	1 wk	Wed 8/12/20	Tue 8/18/20	249FS-10 days	259
241	**Ceilings**	**35 days**	**Wed 7/22/20**	**Wed 9/9/20**		
242	**Hard Ceilings**	**35 days**	**Wed 7/22/20**	**Wed 9/9/20**		
243	Hard Ceilings Framing	4 wks	Wed 7/22/20	Tue 8/18/20	229FS-15 days	244
244	Cover Up	3 wks	Wed 8/19/20	Wed 9/9/20	236,243	259
245	**Acoustical**	**20 days**	**Fri 8/7/20**	**Thu 9/3/20**		
246	Acoustical Grid	2 wks	Fri 8/7/20	Thu 8/20/20	225,232,249FS-13 days	247,223
247	Ceiling Tile	2 wks	Fri 8/21/20	Thu 9/3/20	246	259
248	**Paint**	**15 days**	**Wed 8/5/20**	**Tue 8/25/20**		
249	Floor Finish	3 wks	Wed 8/5/20	Tue 8/25/20	230FS-10 days	237FS-10 days,246FS-13 days,2
250	**Doors, Frames and Hardware**	**10 days**	**Wed 8/5/20**	**Tue 8/18/20**		
251	Set Doors	1 wk	Wed 8/12/20	Tue 8/18/20	249FS-10 days	252FS-10 days
252	Install Hardware	1 wk	Wed 8/5/20	Tue 8/11/20	251FS-10 days	259
253	**Floor Coverings**	**10 days**	**Wed 8/26/20**	**Wed 9/9/20**		
254	VCT	2 wks	Wed 8/26/20	Wed 9/9/20	249	258FS-5 days
255	Carpet Tiles	2 wks	Wed 8/26/20	Wed 9/9/20	249	258
256	Ceramic Tile, Stone	2 wks	Wed 8/26/20	Wed 9/9/20	249	258
257	**Millwork**	**10 days**	**Thu 9/10/20**	**Wed 9/23/20**		
258	Millwork	2 wks	Thu 9/10/20	Wed 9/23/20	254FS-5 days,256,255	259
259	Inspections	1 wk	Tue 1/5/21	Mon 1/11/21	226,237,247,252,244,223,25	541
260	**2nd Floor Finish (TI)**	**80 days**	**Wed 7/1/20**	**Wed 10/21/20**		
261	**Fire Protection**	**57 days**	**Wed 7/1/20**	**Fri 9/18/20**		
262	Rough In	3 wks	Wed 7/1/20	Tue 7/21/20	209,222	265FS-10 days,301
263	Trim Out 1st floor	1 wk	Mon 9/14/20	Fri 9/18/20	286	298
264	**Mechanical**	**35 days**	**Wed 7/8/20**	**Tue 8/25/20**		
265	Rough In	5 wks	Wed 7/8/20	Tue 8/11/20	262FS-10 days,209	266FS-10 days,286
266	Trim Out	4 wks	Wed 7/29/20	Tue 8/25/20	265FS-10 days	298
267	**Framing and Drywall**	**45 days**	**Wed 7/8/20**	**Wed 9/9/20**		
268	Frame Walls	3 wks	Wed 7/8/20	Tue 7/28/20	209,228	273FS-12 days,276FS-10 days,2
269	Drywall Install	4 wks	Wed 8/5/20	Tue 9/1/20	273,274,279	270FS-10 days,283FS-15 days
270	Finish	3 wks	Wed 8/19/20	Wed 9/9/20	269FS-10 days	289FS-10 days
271	**Electrical**	**45 days**	**Wed 7/8/20**	**Wed 9/9/20**		
272	Overhead Rough In	4 wks	Wed 7/8/20	Tue 8/4/20	209,232	286,311
273	Electrical Room Rough In	2 wks	Mon 7/13/20	Fri 7/24/20	268FS-12 days	269
274	Wall Rough In	3 wks	Wed 7/15/20	Tue 8/4/20	268FS-10 days	269
275	**Voice and Data**	**40 days**	**Wed 7/15/20**	**Wed 9/9/20**		
276	Rough In	3 wks	Wed 7/15/20	Tue 8/4/20	268FS-10 days	284
277	Trim Out	1 wk	Wed 9/2/20	Wed 9/9/20	289FS-10 days	298
278	**Fire Alarm**	**40 days**	**Wed 7/15/20**	**Wed 9/9/20**		
279	Rough In FA 1st	2 wks	Wed 7/15/20	Tue 7/28/20	268FS-10 days	269
280	Trim Out FA 1st	1 wk	Wed 9/2/20	Wed 9/9/20	289FS-10 days	298
281	**Ceilings**	**35 days**	**Wed 8/12/20**	**Wed 9/30/20**		
282	**Hard Ceilings**	**35 days**	**Wed 8/12/20**	**Wed 9/30/20**		
283	Hard Ceilings Framing	4 wks	Wed 8/12/20	Wed 9/9/20	269FS-15 days	284
284	Cover Up	3 wks	Thu 9/10/20	Wed 9/30/20	276,283	298
285	**Acoustical**	**20 days**	**Fri 8/28/20**	**Fri 9/25/20**		
286	Acoustical Grid	2 wks	Fri 8/28/20	Fri 9/11/20	265,272,289FS-13 days	263,287
287	Ceiling Tile	2 wks	Mon 9/14/20	Fri 9/25/20	286	298
288	**Paint**	**15 days**	**Wed 8/26/20**	**Wed 9/16/20**		
289	Floor Finish	3 wks	Wed 8/26/20	Wed 9/16/20	270FS-10 days	277FS-10 days,280FS-10 days,2
290	**Doors, Frames and Hardware**	**10 days**	**Wed 8/26/20**	**Wed 9/9/20**		



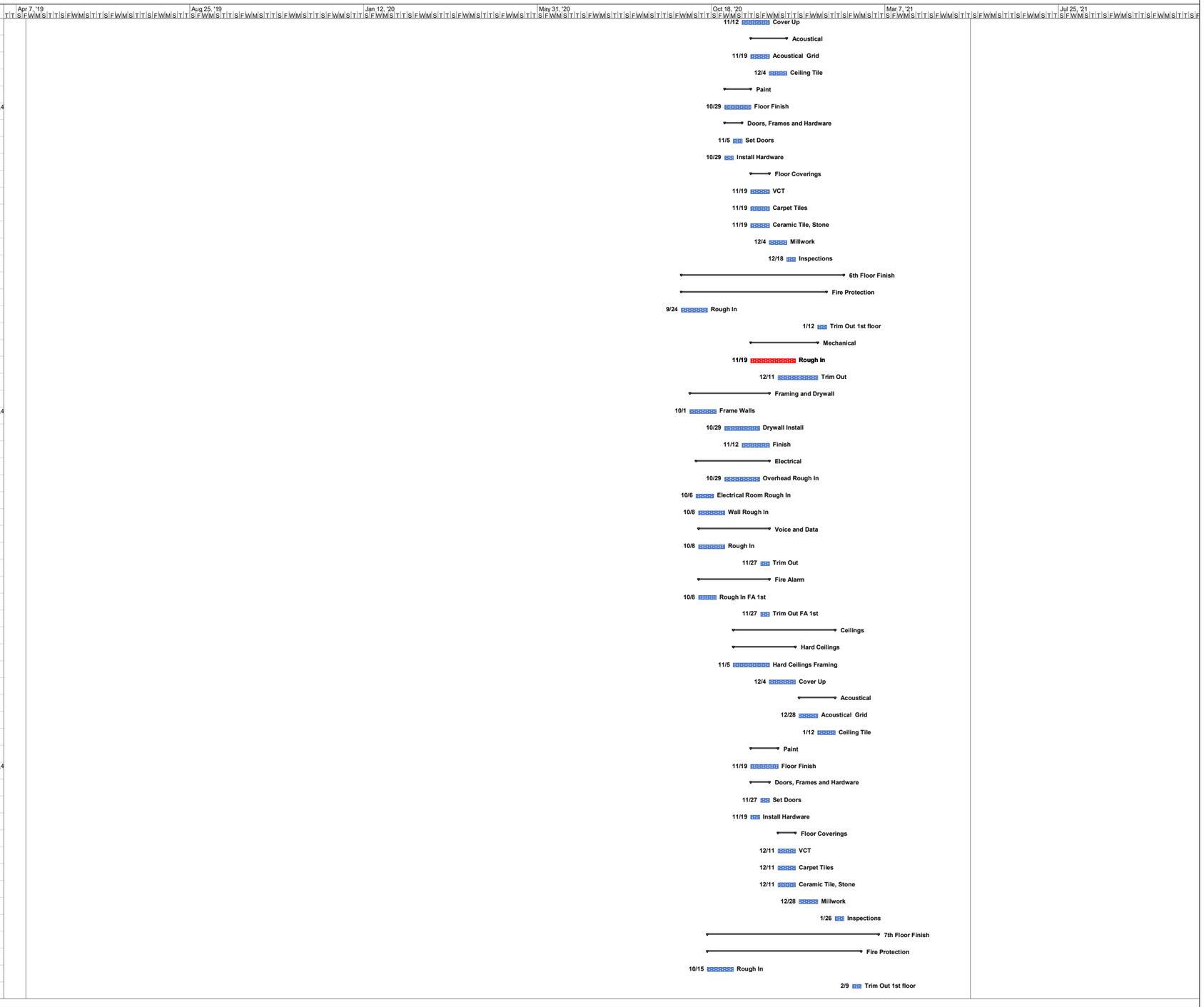
ID	Task Name	Duration	Start	Finish	Predecessors	Successors
291	Set Doors	1 wk	Wed 9/2/20	Wed 9/9/20	289FS-10 days	292FS-10 days
292	Install Hardware	1 wk	Wed 8/26/20	Tue 9/1/20	291FS-10 days	298
293	**Floor Coverings**	**10 days**	**Thu 9/17/20**	**Wed 9/30/20**		
294	VCT	2 wks	Thu 9/17/20	Wed 9/30/20	289	297FS-5 days
295	Carpet Tiles	2 wks	Thu 9/17/20	Wed 9/30/20	289	297
296	Ceramic Tile, Stone	2 wks	Thu 9/17/20	Wed 9/30/20	289	297
297	Millwork	2 wks	Thu 10/1/20	Wed 10/14/20	294FS-5 days,295,296	298
298	Inspections	1 wk	Thu 10/15/20	Wed 10/21/20	263,266,277,280,284,287,29	541,547
299	**3rd Floor Finish**	**80 days**	**Wed 7/22/20**	**Wed 11/11/20**		
300	**Fire Protection**	**57 days**	**Wed 7/22/20**	**Fri 10/9/20**		
301	Rough In	3 wks	Wed 7/22/20	Tue 8/11/20	210,262	304FS-10 days,346
302	Trim Out 1st floor	1 wk	Mon 10/5/20	Fri 10/9/20	325	337
303	**Mechanical**	**35 days**	**Wed 7/29/20**	**Wed 9/16/20**		
304	Rough In	5 wks	Wed 7/29/20	Tue 9/1/20	301FS-10 days	305FS-10 days,325,349
305	Trim Out	4 wks	Wed 8/19/20	Wed 9/16/20	304FS-10 days	337
306	**Framing and Drywall**	**45 days**	**Wed 7/29/20**	**Wed 9/30/20**		
307	Frame Walls	3 wks	Wed 7/29/20	Tue 8/18/20	210,268	312FS-12 days,315FS-10 days,3
308	Drywall Install	4 wks	Wed 8/26/20	Wed 9/23/20	312,313,318	309FS-10 days,322FS-15 days
309	Finish	3 wks	Thu 9/10/20	Wed 9/30/20	308FS-10 days	328FS-10 days
310	**Electrical**	**42 days**	**Mon 8/3/20**	**Wed 9/30/20**		
311	Overhead Rough In	4 wks	Wed 8/5/20	Tue 9/1/20	210,272	325,356
312	Electrical Room Rough In	2 wks	Mon 8/3/20	Fri 8/14/20	307FS-12 days	308
313	Wall Rough In	3 wks	Wed 8/5/20	Tue 8/25/20	307FS-10 days	308
314	**Voice and Data**	**40 days**	**Wed 8/5/20**	**Wed 9/30/20**		
315	Rough In	3 wks	Wed 8/5/20	Tue 8/25/20	307FS-10 days	323
316	Trim Out	1 wk	Thu 9/24/20	Wed 9/30/20	328FS-10 days	337
317	**Fire Alarm**	**40 days**	**Wed 8/5/20**	**Wed 9/30/20**		
318	Rough In FA 1st	2 wks	Wed 8/5/20	Tue 8/18/20	307FS-10 days	308
319	Trim Out FA 1st	1 wk	Thu 9/24/20	Wed 9/30/20	328FS-10 days	337
320	**Ceilings**	**35 days**	**Wed 9/2/20**	**Wed 10/21/20**		
321	**Hard Ceilings**	**35 days**	**Wed 9/2/20**	**Wed 10/21/20**		
322	Hard Ceilings Framing	4 wks	Wed 9/2/20	Wed 9/30/20	308FS-15 days	323
323	Cover Up	3 wks	Thu 10/1/20	Wed 10/21/20	315,322	337
324	**Acoustical**	**20 days**	**Mon 9/21/20**	**Fri 10/16/20**		
325	Acoustical Grid	2 wks	Mon 9/21/20	Fri 10/2/20	304,311,328FS-13 days	302,326
326	Ceiling Tile	2 wks	Mon 10/5/20	Fri 10/16/20	325	337
327	**Paint**	**15 days**	**Thu 9/17/20**	**Wed 10/7/20**		
328	Floor Finish	3 wks	Thu 9/17/20	Wed 10/7/20	309FS-10 days	316FS-10 days,319FS-10 days,3
329	**Doors, Frames and Hardware**	**10 days**	**Thu 9/17/20**	**Wed 9/30/20**		
330	Set Doors	1 wk	Thu 9/24/20	Wed 9/30/20	328FS-10 days	331FS-10 days
331	Install Hardware	1 wk	Thu 9/17/20	Wed 9/23/20	330FS-10 days	337
332	**Floor Coverings**	**10 days**	**Thu 10/8/20**	**Wed 10/21/20**		
333	VCT	2 wks	Thu 10/8/20	Wed 10/21/20	328	336FS-5 days
334	Carpet Tiles	2 wks	Thu 10/8/20	Wed 10/21/20	328	336
335	Ceramic Tile, Stone	2 wks	Thu 10/8/20	Wed 10/21/20	328	336
336	Millwork	2 wks	Thu 10/22/20	Wed 11/4/20	333FS-5 days,334,335	337
337	Inspections	1 wk	Thu 11/5/20	Wed 11/11/20	302,305,316,319,323,326,33	541
338	**Elevator Installation**	**140 days**	**Wed 8/19/20**	**Mon 3/8/21**		
339	Install Rails	20 wks	Wed 8/19/20	Mon 1/11/21	192,204FS-5 wks	340FS-2 wks
340	Build Cabs	4 wks	Mon 12/28/20	Mon 1/25/21	339FS-2 wks	341FS-10 days
341	Final Wiring and Adjustments	4 wks	Tue 1/12/21	Mon 2/8/21	340FS-10 days	342
342	Trim Out	3 wks	Tue 2/9/21	Mon 3/1/21	341	343
343	Inspection	1 wk	Tue 3/2/21	Mon 3/8/21	342	541
344	**4th Floor Finish**	**80 days**	**Wed 8/12/20**	**Thu 12/3/20**		
345	**Fire Protection**	**60 days**	**Wed 8/12/20**	**Wed 11/4/20**		
346	Rough In	3 wks	Wed 8/12/20	Tue 9/1/20	208,301	349FS-10 days,385
347	Trim Out 1st floor	1 wk	Thu 10/29/20	Wed 11/4/20	370	382
348	**Mechanical**	**40 days**	**Wed 9/2/20**	**Wed 10/28/20**		



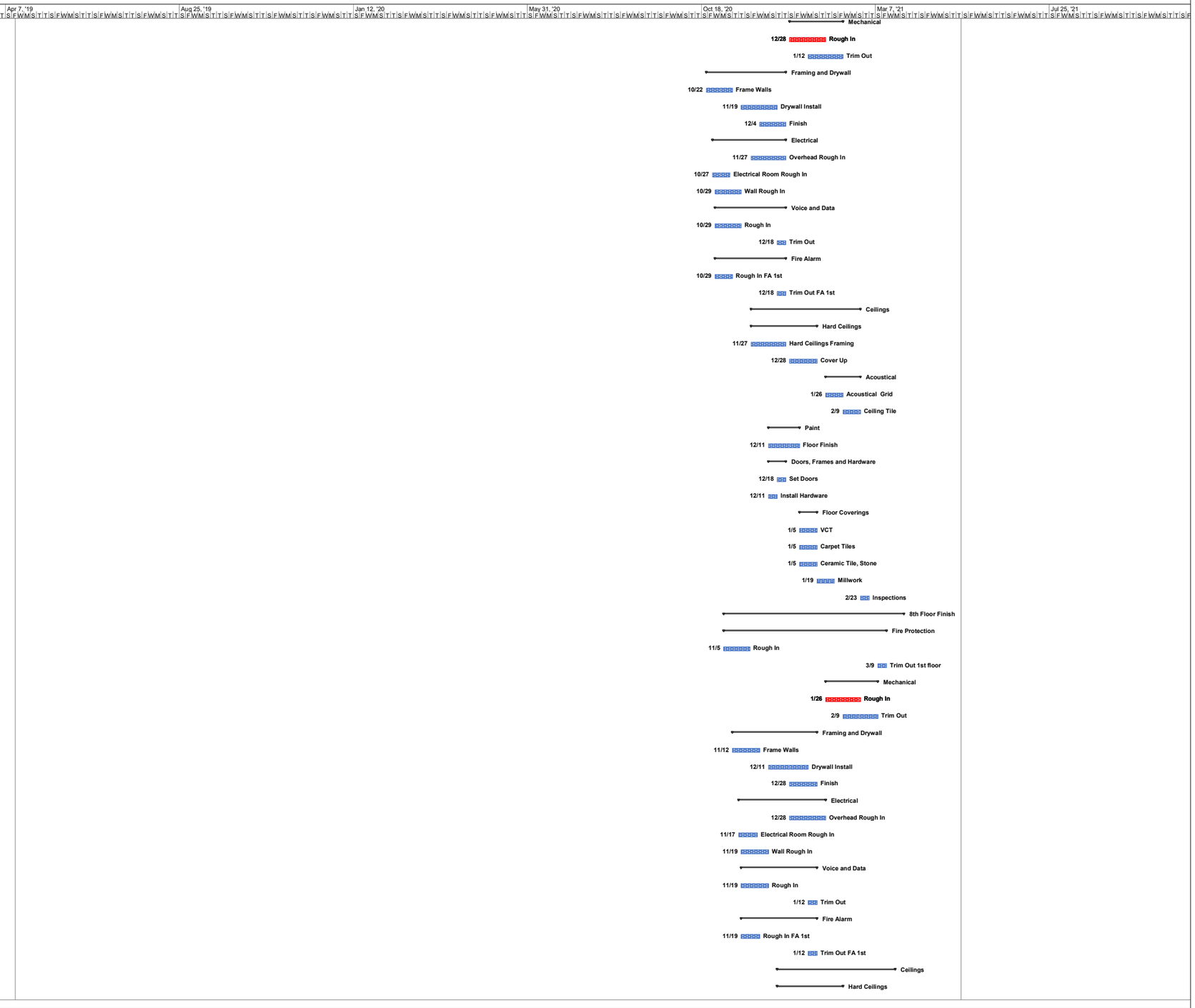
ID	Task Name	Duration	Start	Finish	Predecessors	Successors
349	Rough In	6 wks	Wed 9/2/20	Wed 10/14/20	346FS-10 days,304	350FS-10 days,370,388
350	Trim Out	4 wks	Thu 10/1/20	Wed 10/28/20	349FS-10 days	382
351	**Framing and Drywall**	**45 days**	**Wed 8/19/20**	**Wed 10/21/20**		
352	Frame Walls	3 wks	Wed 8/19/20	Wed 9/9/20	307,211	357FS-12 days,360FS-10 days,3
353	Drywall Install	4 wks	Thu 9/17/20	Wed 10/14/20	357,358,363	354FS-10 days,367FS-15 days
354	Finish	3 wks	Thu 10/1/20	Wed 10/21/20	353FS-10 days	373FS-10 days
355	**Electrical**	**42 days**	**Mon 8/24/20**	**Wed 10/21/20**		
356	Overhead Rough In	4 wks	Wed 9/2/20	Wed 9/30/20	311	370,395
357	Electrical Room Rough In	2 wks	Mon 8/24/20	Fri 9/4/20	352FS-12 days	353
358	Wall Rough In	3 wks	Wed 8/26/20	Wed 9/16/20	352FS-10 days	353
359	**Voice and Data**	**40 days**	**Wed 8/26/20**	**Wed 10/21/20**		
360	Rough In	3 wks	Wed 8/26/20	Wed 9/16/20	352FS-10 days	368
361	Trim Out	1 wk	Thu 10/15/20	Wed 10/21/20	373FS-10 days	382
362	**Fire Alarm**	**40 days**	**Wed 8/26/20**	**Wed 10/21/20**		
363	Rough In FA 1st	2 wks	Wed 8/26/20	Wed 9/9/20	352FS-10 days	353
364	Trim Out FA 1st	1 wk	Thu 10/15/20	Wed 10/21/20	373FS-10 days	382
365	**Ceilings**	**35 days**	**Thu 9/24/20**	**Wed 11/11/20**		
366	**Hard Ceilings**	**35 days**	**Thu 9/24/20**	**Wed 11/11/20**		
367	Hard Ceilings Framing	4 wks	Thu 9/24/20	Wed 10/21/20	353FS-15 days	368
368	Cover Up	3 wks	Thu 10/22/20	Wed 11/11/20	360,367	382
369	**Acoustical**	**20 days**	**Thu 10/15/20**	**Wed 11/11/20**		
370	Acoustical Grid	2 wks	Thu 10/15/20	Wed 10/28/20	349,356,373FS-13 days	347,371
371	Ceiling Tile	2 wks	Thu 10/29/20	Wed 11/11/20	370	382
372	**Paint**	**15 days**	**Thu 10/8/20**	**Wed 10/28/20**		
373	Floor Finish	3 wks	Thu 10/8/20	Wed 10/28/20	354FS-10 days	361FS-10 days,364FS-10 days,3
374	**Doors, Frames and Hardware**	**10 days**	**Thu 10/8/20**	**Wed 10/21/20**		
375	Set Doors	1 wk	Thu 10/15/20	Wed 10/21/20	373FS-10 days	376FS-10 days
376	Install Hardware	1 wk	Thu 10/8/20	Wed 10/14/20	375FS-10 days	382
377	**Floor Coverings**	**10 days**	**Thu 10/29/20**	**Wed 11/11/20**		
378	VCT	2 wks	Thu 10/29/20	Wed 11/11/20	373	381FS-5 days
379	Carpet Tiles	2 wks	Thu 10/29/20	Wed 11/11/20	373	381
380	Ceramic Tile, Stone	2 wks	Thu 10/29/20	Wed 11/11/20	373	381
381	Millwork	2 wks	Thu 11/12/20	Wed 11/25/20	378FS-5 days,379,380	382
382	Inspections	1 wk	Fri 11/27/20	Thu 12/3/20	347,350,361,364,368,371,37	541
383	**5th Floor Finish**	**80 days**	**Wed 9/2/20**	**Thu 12/24/20**		
384	**Fire Protection**	**70 days**	**Wed 9/2/20**	**Thu 12/10/20**		
385	Rough In	3 wks	Wed 9/2/20	Wed 9/23/20	346	388FS-10 days,424
386	Trim Out 1st floor	1 wk	Fri 12/4/20	Thu 12/10/20	409	421
387	**Mechanical**	**35 days**	**Thu 10/15/20**	**Thu 12/3/20**		
388	Rough In	5 wks	Thu 10/15/20	Wed 11/18/20	385FS-10 days,349	389FS-10 days,409,427
389	Trim Out	4 wks	Thu 11/5/20	Thu 12/3/20	388FS-10 days	421
390	**Framing and Drywall**	**45 days**	**Thu 9/10/20**	**Wed 11/11/20**		
391	Frame Walls	3 wks	Thu 9/10/20	Wed 9/30/20	352	396FS-12 days,399FS-10 days,3
392	Drywall Install	4 wks	Thu 10/8/20	Wed 11/4/20	396,397,402	393FS-10 days,406FS-15 days
393	Finish	3 wks	Thu 10/22/20	Wed 11/11/20	392FS-10 days	412FS-10 days
394	**Electrical**	**42 days**	**Tue 9/15/20**	**Wed 11/11/20**		
395	Overhead Rough In	4 wks	Thu 10/1/20	Wed 10/28/20	356	409,434
396	Electrical Room Rough In	2 wks	Tue 9/15/20	Mon 9/28/20	391FS-12 days	392
397	Wall Rough In	3 wks	Thu 9/17/20	Wed 10/7/20	391FS-10 days	392
398	**Voice and Data**	**40 days**	**Thu 9/17/20**	**Wed 11/11/20**		
399	Rough In	3 wks	Thu 9/17/20	Wed 10/7/20	391FS-10 days	407
400	Trim Out	1 wk	Thu 11/5/20	Wed 11/11/20	412FS-10 days	421
401	**Fire Alarm**	**40 days**	**Thu 9/17/20**	**Wed 11/11/20**		
402	Rough In FA 1st	2 wks	Thu 9/17/20	Wed 9/30/20	391FS-10 days	392
403	Trim Out FA 1st	1 wk	Thu 11/5/20	Wed 11/11/20	412FS-10 days	421
404	**Ceilings**	**45 days**	**Thu 10/15/20**	**Thu 12/17/20**		
405	**Hard Ceilings**	**35 days**	**Thu 10/15/20**	**Thu 12/3/20**		
406	Hard Ceilings Framing	4 wks	Thu 10/15/20	Wed 11/11/20	392FS-15 days	407



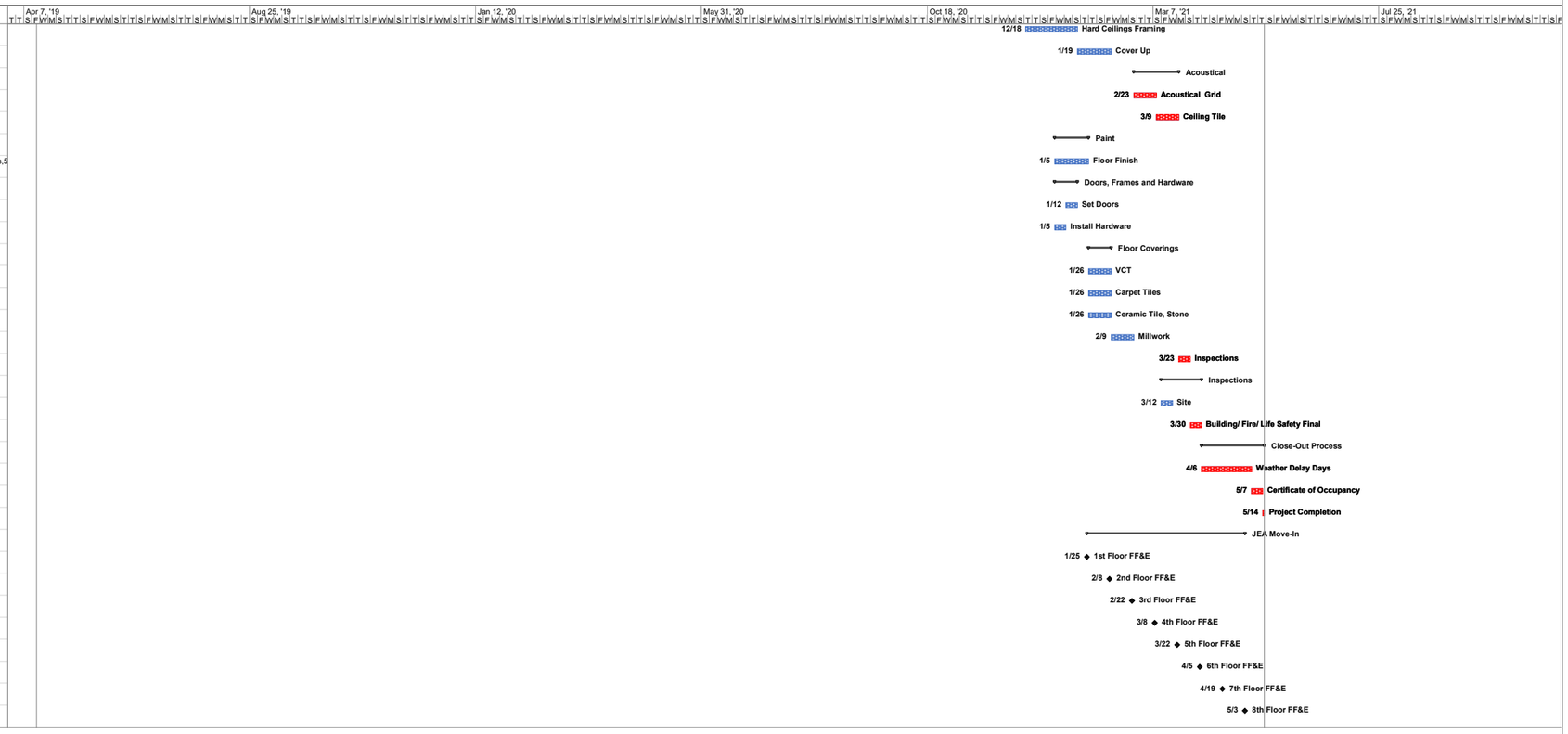
ID	Task Name	Duration	Start	Finish	Predecessors	Successors
407	Cover Up	3 wks	Thu 11/12/20	Thu 12/3/20	399,406	421
408	**Acoustical**	**20 days**	**Thu 11/19/20**	**Thu 12/17/20**		
409	Acoustical Grid	2 wks	Thu 11/19/20	Thu 12/3/20	388,395,412FS-13 days	386,410
410	Ceiling Tile	2 wks	Fri 12/4/20	Thu 12/17/20	409	421
411	**Paint**	**15 days**	**Thu 10/29/20**	**Wed 11/18/20**		
412	Floor Finish	3 wks	Thu 10/29/20	Wed 11/18/20	393FS-10 days	400FS-10 days,403FS-10 days,4
413	**Doors, Frames and Hardware**	**10 days**	**Thu 10/29/20**	**Wed 11/11/20**		
414	Set Doors	1 wk	Thu 11/5/20	Wed 11/11/20	412FS-10 days	415FS-10 days
415	Install Hardware	1 wk	Thu 10/29/20	Wed 11/4/20	414FS-10 days	421
416	**Floor Coverings**	**10 days**	**Thu 11/19/20**	**Thu 12/3/20**		
417	VCT	2 wks	Thu 11/19/20	Thu 12/3/20	412	420FS-5 days
418	Carpet Tiles	2 wks	Thu 11/19/20	Thu 12/3/20	412	420
419	Ceramic Tile, Stone	2 wks	Thu 11/19/20	Thu 12/3/20	412	420
420	Millwork	2 wks	Fri 12/4/20	Thu 12/17/20	417FS-5 days,418,419	421
421	Inspections	1 wk	Fri 12/18/20	Thu 12/24/20	386,389,400,403,407,410,41	541
422	**6th Floor Finish**	**90 days**	**Thu 9/24/20**	**Mon 2/1/21**		
423	**Fire Protection**	**80 days**	**Thu 9/24/20**	**Mon 1/18/21**		
424	Rough In	3 wks	Thu 9/24/20	Wed 10/14/20	385	427FS-10 days,463
425	Trim Out 1st floor	1 wk	Tue 1/12/21	Mon 1/18/21	448	460
426	**Mechanical**	**35 days**	**Thu 11/19/20**	**Mon 1/11/21**		
427	Rough In	5 wks	Thu 11/19/20	Thu 12/24/20	424FS-10 days,388	428FS-10 days,448,466
428	Trim Out	4 wks	Fri 12/11/20	Mon 1/11/21	427FS-10 days	460
429	**Framing and Drywall**	**45 days**	**Thu 10/1/20**	**Thu 12/3/20**		
430	Frame Walls	3 wks	Thu 10/1/20	Wed 10/21/20	391	435FS-12 days,438FS-10 days,4
431	Drywall Install	4 wks	Thu 10/29/20	Wed 11/25/20	435,436,441	432FS-10 days,445FS-15 days
432	Finish	3 wks	Thu 11/12/20	Thu 12/3/20	431FS-10 days	451FS-10 days
433	**Electrical**	**42 days**	**Tue 10/6/20**	**Thu 12/3/20**		
434	Overhead Rough In	4 wks	Thu 10/29/20	Wed 11/25/20	395	448,473
435	Electrical Room Rough In	2 wks	Tue 10/6/20	Mon 10/19/20	430FS-12 days	431
436	Wall Rough In	3 wks	Thu 10/8/20	Wed 10/28/20	430FS-10 days	431
437	**Voice and Data**	**40 days**	**Thu 10/8/20**	**Thu 12/3/20**		
438	Rough In	3 wks	Thu 10/8/20	Wed 10/28/20	430FS-10 days	446
439	Trim Out	1 wk	Fri 11/27/20	Thu 12/3/20	451FS-10 days	460
440	**Fire Alarm**	**40 days**	**Thu 10/8/20**	**Thu 12/3/20**		
441	Rough In FA 1st	2 wks	Thu 10/8/20	Wed 10/21/20	430FS-10 days	431
442	Trim Out FA 1st	1 wk	Fri 11/27/20	Thu 12/3/20	451FS-10 days	460
443	**Ceilings**	**55 days**	**Thu 11/5/20**	**Mon 1/25/21**		
444	**Hard Ceilings**	**35 days**	**Thu 11/5/20**	**Thu 12/24/20**		
445	Hard Ceilings Framing	4 wks	Thu 11/5/20	Thu 12/3/20	431FS-15 days	446
446	Cover Up	3 wks	Fri 12/4/20	Thu 12/24/20	438,445	460
447	**Acoustical**	**20 days**	**Mon 12/28/20**	**Mon 1/25/21**		
448	Acoustical Grid	2 wks	Mon 12/28/20	Mon 1/11/21	427,434,451FS-13 days	425,449
449	Ceiling Tile	2 wks	Tue 1/12/21	Mon 1/25/21	448	460
450	**Paint**	**15 days**	**Thu 11/19/20**	**Thu 12/10/20**		
451	Floor Finish	3 wks	Thu 11/19/20	Thu 12/10/20	432FS-10 days	439FS-10 days,442FS-10 days,4
452	**Doors, Frames and Hardware**	**10 days**	**Thu 11/19/20**	**Thu 12/3/20**		
453	Set Doors	1 wk	Fri 11/27/20	Thu 12/3/20	451FS-10 days	454FS-10 days
454	Install Hardware	1 wk	Thu 11/19/20	Wed 11/25/20	453FS-10 days	460
455	**Floor Coverings**	**10 days**	**Fri 12/11/20**	**Thu 12/24/20**		
456	VCT	2 wks	Fri 12/11/20	Thu 12/24/20	451	459FS-5 days
457	Carpet Tiles	2 wks	Fri 12/11/20	Thu 12/24/20	451	459
458	Ceramic Tile, Stone	2 wks	Fri 12/11/20	Thu 12/24/20	451	459
459	Millwork	2 wks	Mon 12/28/20	Mon 1/11/21	456FS-5 days,457,458	460
460	Inspections	1 wk	Tue 1/26/21	Mon 2/1/21	425,428,439,442,446,449,45	541
461	**7th Floor Finish**	**95 days**	**Thu 10/15/20**	**Mon 3/1/21**		
462	**Fire Protection**	**85 days**	**Thu 10/15/20**	**Mon 2/15/21**		
463	Rough In	3 wks	Thu 10/15/20	Wed 11/4/20	424	466FS-10 days,502
464	Trim Out 1st floor	1 wk	Tue 2/9/21	Mon 2/15/21	487	499



ID	Task Name	Duration	Start	Finish	Predecessors	Successors
465	**Mechanical**	**30 days**	**Mon 12/28/20**	**Mon 2/8/21**		
466	Rough In	4 wks	Mon 12/28/20	Mon 1/25/21	463FS-10 days,427	467FS-10 days,487,505
467	Trim Out	4 wks	Tue 1/12/21	Mon 2/8/21	466FS-10 days	499
468	**Framing and Drywall**	**45 days**	**Thu 10/22/20**	**Thu 12/24/20**		
469	Frame Walls	3 wks	Thu 10/22/20	Wed 11/11/20	430	474FS-12 days,477FS-10 days,4
470	Drywall Install	4 wks	Thu 11/19/20	Thu 12/17/20	474,475,480	471FS-10 days,484FS-15 days
471	Finish	3 wks	Fri 12/4/20	Thu 12/24/20	470FS-10 days	490FS-10 days
472	**Electrical**	**42 days**	**Tue 10/27/20**	**Thu 12/24/20**		
473	Overhead Rough In	4 wks	Fri 11/27/20	Thu 12/24/20	434	487,512
474	Electrical Room Rough In	2 wks	Tue 10/27/20	Mon 11/9/20	469FS-12 days	470
475	Wall Rough In	3 wks	Thu 10/29/20	Wed 11/18/20	469FS-10 days	470
476	**Voice and Data**	**40 days**	**Thu 10/29/20**	**Thu 12/24/20**		
477	Rough In	3 wks	Thu 10/29/20	Wed 11/18/20	469FS-10 days	485
478	Trim Out	1 wk	Fri 12/18/20	Thu 12/24/20	490FS-10 days	499
479	**Fire Alarm**	**40 days**	**Thu 10/29/20**	**Thu 12/24/20**		
480	Rough In FA 1st	2 wks	Thu 10/29/20	Wed 11/11/20	469FS-10 days	470
481	Trim Out FA 1st	1 wk	Fri 12/18/20	Thu 12/24/20	490FS-10 days	499
482	**Ceilings**	**60 days**	**Fri 11/27/20**	**Mon 2/22/21**		
483	**Hard Ceilings**	**35 days**	**Fri 11/27/20**	**Mon 1/18/21**		
484	Hard Ceilings Framing	4 wks	Fri 11/27/20	Thu 12/24/20	470FS-15 days	485
485	Cover Up	3 wks	Mon 12/28/20	Mon 1/18/21	477,484	499
486	**Acoustical**	**20 days**	**Tue 1/26/21**	**Mon 2/22/21**		
487	Acoustical Grid	2 wks	Tue 1/26/21	Mon 2/8/21	466,473,490FS-13 days	464,488
488	Ceiling Tile	2 wks	Tue 2/9/21	Mon 2/22/21	487	499
489	**Paint**	**15 days**	**Fri 12/11/20**	**Mon 1/4/21**		
490	Floor Finish	3 wks	Fri 12/11/20	Mon 1/4/21	471FS-10 days	478FS-10 days,481FS-10 days,4
491	**Doors, Frames and Hardware**	**10 days**	**Fri 12/11/20**	**Thu 12/24/20**		
492	Set Doors	1 wk	Fri 12/18/20	Thu 12/24/20	490FS-10 days	493FS-10 days
493	Install Hardware	1 wk	Fri 12/11/20	Thu 12/17/20	492FS-10 days	499
494	**Floor Coverings**	**10 days**	**Tue 1/5/21**	**Mon 1/18/21**		
495	VCT	2 wks	Tue 1/5/21	Mon 1/18/21	490	498FS-5 days
496	Carpet Tiles	2 wks	Tue 1/5/21	Mon 1/18/21	490	498
497	Ceramic Tile, Stone	2 wks	Tue 1/5/21	Mon 1/18/21	490	498
498	Millwork	2 wks	Tue 1/19/21	Mon 2/1/21	495FS-5 days,496,497	499
499	Inspections	1 wk	Tue 2/23/21	Mon 3/1/21	464,467,478,481,485,488,49	541
500	**8th Floor Finish**	**100 days**	**Thu 11/5/20**	**Mon 3/29/21**		
501	**Fire Protection**	**90 days**	**Thu 11/5/20**	**Mon 3/15/21**		
502	Rough In	3 wks	Thu 11/5/20	Wed 11/25/20	463,215	505FS-10 days
503	Trim Out 1st floor	1 wk	Tue 3/9/21	Mon 3/15/21	526	538
504	**Mechanical**	**30 days**	**Tue 1/26/21**	**Mon 3/8/21**		
505	Rough In	4 wks	Tue 1/26/21	Mon 2/22/21	502FS-10 days,466	506FS-10 days,526
506	Trim Out	4 wks	Tue 2/9/21	Mon 3/8/21	505FS-10 days	538
507	**Framing and Drywall**	**45 days**	**Thu 11/12/20**	**Mon 1/18/21**		
508	Frame Walls	3 wks	Thu 11/12/20	Thu 12/3/20	469	513FS-12 days,516FS-10 days,5
509	Drywall Install	4 wks	Fri 12/11/20	Mon 1/11/21	513,514,519	510FS-10 days,523FS-15 days
510	Finish	3 wks	Mon 12/28/20	Mon 1/18/21	509FS-10 days	529FS-10 days
511	**Electrical**	**47 days**	**Tue 11/17/20**	**Mon 1/25/21**		
512	Overhead Rough In	4 wks	Mon 12/28/20	Mon 1/25/21	473	526
513	Electrical Room Rough In	2 wks	Tue 11/17/20	Tue 12/1/20	508FS-12 days	509
514	Wall Rough In	3 wks	Thu 11/19/20	Thu 12/10/20	508FS-10 days	509
515	**Voice and Data**	**40 days**	**Thu 11/19/20**	**Mon 1/18/21**		
516	Rough In	3 wks	Thu 11/19/20	Thu 12/10/20	508FS-10 days	524
517	Trim Out	1 wk	Tue 1/12/21	Mon 1/18/21	529FS-10 days	538
518	**Fire Alarm**	**40 days**	**Thu 11/19/20**	**Mon 1/18/21**		
519	Rough In FA 1st	2 wks	Thu 11/19/20	Thu 12/3/20	508FS-10 days	509
520	Trim Out FA 1st	1 wk	Tue 1/12/21	Mon 1/18/21	529FS-10 days	538
521	**Ceilings**	**65 days**	**Fri 12/18/20**	**Mon 3/22/21**		
522	**Hard Ceilings**	**35 days**	**Fri 12/18/20**	**Mon 2/8/21**		



ID	Task Name	Duration	Start	Finish	Predecessors	Successors
523	Hard Ceilings Framing	4 wks	Fri 12/18/20	Mon 1/18/21	509FS-15 days	524
524	Cover Up	3 wks	Tue 1/19/21	Mon 2/8/21	516,523	538
525	**Acoustical**	**20 days**	**Tue 2/23/21**	**Mon 3/22/21**		
526	Acoustical Grid	2 wks	Tue 2/23/21	Mon 3/8/21	505,512,529FS-13 days	503,527
527	Ceiling Tile	2 wks	Tue 3/9/21	Mon 3/22/21	526	538
528	**Paint**	**15 days**	**Tue 1/5/21**	**Mon 1/25/21**		
529	Floor Finish	3 wks	Tue 1/5/21	Mon 1/25/21	510FS-10 days	517FS-10 days,520FS-10 days,5
530	**Doors, Frames and Hardware**	**10 days**	**Tue 1/5/21**	**Mon 1/18/21**		
531	Set Doors	1 wk	Tue 1/12/21	Mon 1/18/21	529FS-10 days	532FS-10 days
532	Install Hardware	1 wk	Tue 1/5/21	Mon 1/11/21	531FS-10 days	538
533	**Floor Coverings**	**10 days**	**Tue 1/26/21**	**Mon 2/8/21**		
534	VCT	2 wks	Tue 1/26/21	Mon 2/8/21	529	537FS-5 days
535	Carpet Tiles	2 wks	Tue 1/26/21	Mon 2/8/21	529	537
536	Ceramic Tile, Stone	2 wks	Tue 1/26/21	Mon 2/8/21	529	537
537	Millwork	2 wks	Tue 2/9/21	Mon 2/22/21	534FS-5 days,535,536	538
538	Inspections	1 wk	Tue 3/23/21	Mon 3/29/21	503,506,517,520,524,527,53	541
539	**Inspections**	**17 days**	**Fri 3/12/21**	**Mon 4/5/21**		
540	Site	5 days	Fri 3/12/21	Thu 3/18/21	142,147,148,144,123	543
541	Building/ Fire/ Life Safety Final	5 days	Tue 3/30/21	Mon 4/5/21	259,343,382,421,460,499,53	543
542	**Close-Out Process**	**29 days**	**Tue 4/6/21**	**Fri 5/14/21**		
543	Weather Delay Days	23 days	Tue 4/6/21	Thu 5/6/21	540,541	544
544	Certificate of Occupancy	1 wk	Fri 5/7/21	Thu 5/13/21	543	545,150FS-13 mons
545	Project Completion	1 day	Fri 5/14/21	Fri 5/14/21	544,155	554FS-2 wks
546	**JEA Move-In**	**70 days**	**Mon 1/25/21**	**Mon 5/3/21**		
547	1st Floor FF&E	0 days	Mon 1/25/21	Mon 1/25/21	548FS-2 wks,298	
548	2nd Floor FF&E	0 days	Mon 2/8/21	Mon 2/8/21	549FS-2 wks	547FS-2 wks
549	3rd Floor FF&E	0 days	Mon 2/22/21	Mon 2/22/21	550FS-2 wks	548FS-2 wks
550	4th Floor FF&E	0 days	Mon 3/8/21	Mon 3/8/21	551FS-2 wks	549FS-2 wks
551	5th Floor FF&E	0 days	Mon 3/22/21	Mon 3/22/21	552FS-2 wks	550FS-2 wks
552	6th Floor FF&E	0 days	Mon 4/5/21	Mon 4/5/21	553FS-2 wks	551FS-2 wks
553	7th Floor FF&E	0 days	Mon 4/19/21	Mon 4/19/21	554FS-2 wks	552FS-2 wks
554	8th Floor FF&E	0 days	Mon 5/3/21	Mon 5/3/21	545FS-2 wks	553FS-2 wks



Ryan Companies review comments 3/11/2019

Construction Addendum
Schedule 1
Development Responsibility Allocation

INTRODUCTION

Schedule History and Intent:

1. It is the intent of the Lease and this Schedule to establish Guaranteed Maximum Prices (GMP), Allowances, Metrics and Performance requirements for the Base Building (including Sitework), Garage/Parking and Tenant Improvements.
2. The ITN requested your firm's indication of total construction cost categorized as Shell GMP or Tenant Improvement (TI) GMP. Additional information submitted further breaks down those numbers into prescriptible metrics for further developing or calculating into the GMP's.
3. This Schedule is intended to separate scope into those two categories, Shell GMP & TI GMP.
4. It should be noted that, this Schedule will be a condition of the Lease and as such will prescribe notable scope impacts to the Lease or possibly to JEA's capital contribution.
5. The following rules shall exist as it relates to this Schedule and the Lease:
   - ~~a) If Respondent has not indicated that certain scope or budget items are the responsibility of JEA or the TI GMP, then by default, such scope or budget items shall be a condition which would fall within the Developer's Shell's GMP.~~
   - ~~b)~~a) There is no "third category" of project cost unless prescribed by the Developer/Respondent in response to this form. If such other "third category" is prescribed by the Developer then it will be:
     i. Clearly defined and the precedent conditions established.
     ii. The scope/budget line items in the matrix below or as added by the developer shall be clearly marked as a "third category".
     iii. AND the payment structure or other impact on the project terms, budgets and/ or costs clearly represented. (IE: do they impact the lease cost OR JEA's capital expense cost related to the Tenant Improvements.)
   - ~~) In all aspects the Developer shall deliver a Class A office building or as indicated within this Schedule, whichever is stricter or the higher quality/quantity requirement.~~

~~7.~~6. Additive scope items, assumptions or clarifications are acceptable.
~~8.~~7. Landlord, Developer and Respondent are used synonymously.

Project Description:

~~9.~~8. The project shall consist of a new office building with a rentable square footage of 170,000 to 190,000 RSF AND parking for approximately 850 vehicles (760 traditional parking spaces, including at least 30~~20~~ EV vehicle spaces with respective charging stations, 40 customer/visitor spaces and 50 fleet spaces) being developed for JEA in Jacksonville, Florida.
~~10.~~9. The square footage range is developed as low and high parameters to be further defined once programming is completed.
~~11.~~10. The new shell office building will consist of all base building costs for the office space (not including Tenant Improvements "TI's") and utility extensions as required and associated site improvements.

Based on the Landlord completing the Building Site, Shell & Core Systems ready for Tenant Improvements (TI), the Site, Shell & Core condition generally includes, but is not limited to the following:

1. Building's structural systems and exterior enclosure, fully dried in, including dry in by temporary measures for start of TI activities, and secured.
2. Partitions, Doors, Windows, Assemblies, Ceilings, Finishes, Fixtures, Equipment, Utilities, Signage and Low Voltage aspects as required by Code and as located within Shell, Core, Site or Common areas.
3. Base building mechanical, electrical and plumbing, fire, life safety and conveyance systems sized to meet the demands of the Tenant spaces, Building requirements and Amenities prescribed in the ITN and~~AND~~ pursuant to the conditions in the below matrix.
4. Telecommunications pathways and a secured c~~C~~ommunication~~s~~ (Comms or Data, synonymously) room~~s~~ at each floor.
5. Two (2) c~~C~~onvenient, accessible and stacked shafts the combination of ~~s (separate) for~~ (1) Low Voltage and (2) Electrical.
6. Finished (manufacturer premium finishes) and rated elevators.
7. Fire egress stairwells
8. Building ground floor lobby (Code required exit path lobby by Developer Design Firm – layout coordinated with TI Design Firm. Finishes by TI Design Firm as part of Shell GMP.
9. Common area restrooms and drinking fountains on each floor.

10. Core areas shall be included in Shell/Core scope, complete to the outside of the core wall surface (IE: drywall) or other surface capable of accepting Tenant finishes (finishes by Tenant).
11. Completed site work including FF&E, security, utilities to serve Shell, parking, lighting, hardscape, code signage, landscaping and irrigation.
12. Base building sprinkler loop with code-required core and shell coverage plus TI sprinklers turned up.
13. All costs shall include necessary approvals, variances, fees, permits, design, engineering, consultancy, materials, labor, supervision, indirect and direct costs associated with a fully functional, certified occupancy and AHJ approved facility.

Tenant Improvement work generally includes work outside the Site/Common/Core/Shell footprint, including the following:

1. Interior partitions
2. Interior doors, frames and hardware
3. Ceilings
4. Flooring
5. Interior paint
6. Light fixtures and controls and exit lights
7. Electrical distribution system including panels, conduits and outlets
8. Low Voltage distribution
9. HVAC distribution, fire dampers, duct detectors and controls
10. Sprinkler grid with heads added and relocations and modifications per tenant final design
11. Smoke and Fire detectors and Life Safety devices
12. Non-code related interior Signage
13. Security systems
14. All TI costs shall include necessary approvals, variances, fees, permits, design, engineering, consultancy, materials, labor, supervision, indirect and direct costs associated with a fully functional, occupiable and AHJ approved facility.

General Scope & Quality Standards:

1. Code Compliance – Applicable code compliance should be considered, to be a minimum requirement in designing the project, including the following codes without limitation plus any other local, state or federal codes and/or design requirements, not listed below:
    a) Florida Building Code, 6th Edition (2017) and as noted for wind loads in ITN Addendum 5 for Duval County.
    b) Florida Plumbing Code, 2017 Edition
    c) Florida Mechanical Code, 2017 Edition
    d) NFPA 70: National Electrical Code – 2014 Edition.
    e) NFPA 72: National Fire Alarm and Signaling Code – 2013 Edition
    f) NFPA 13: Automatic Sprinkler Systems Code – 2013 Edition
    g) Florida Fire Protection Code, 6th Edition (2017)
    h) Florida Energy Code, 2017 Edition
    i) Latest Florida State Amendments to the Building Code
    j) NFPA 1: Fire Code, 2015 Edition
    k) NFPA 101: Life Safety Code, 2015 Edition
2. Energy Efficiency – The project shall comply with state and local energy codes or ASHRAE 90.1-2013 and subsequent revisions, whichever is stricter, and shall comply with the Department of Energy's International Performance Measurement and Verification Protocol (IPMVP) for energy consumption.

3. Indoor Air Quality – The project shall comply with the provision that the ambient air quality standard requirements shall be site specific and not region specific (i.e., ambient air quality at the proposed point of fresh air intake) and the building fresh air intake shall be located away from loading areas, building exhaust fans, cooling towers and other point sources of potential contamination.

4. Ozone Depletion / CFC – Equipment utilizing CFC refrigerants will not be permitted in the project.

5. Smoking – Smoking is banned in all areas of the building and any exterior zones within 25' of building entrances.

6. Storage and Collection of Recyclables – The project shall include a centralized ground-floor location for collection and storage of materials separated from each other for recycling, including: newspaper, glass, metals, plastics and dry waste and refrigerated storage for organic waste (food and soiled paper).

7. Thermal Comfort – The project HVAC design shall comply with ASHRAE Standard 55-2013.

8. LEED Certification – The building or improvements to be designed and constructed with LEED (Core and Shell) certification in mind. The intent of the Core & Shell would incorporate energy and water efficient design, sustainable features and wellness of the occupants, certified or not. LEED and other certifications and costs associated with the Core and Shell, shall be the Development team's responsibility.

   Should any agreed certification that firms mutually agree upon be lost due to Shell/Core, Developer or Operational fault, Developer will remedy within 30 days or Tenant may withhold a 5% deduct in lease payments until Developer provides remedy.

9. WELL Certification - The building (Shell & Core) will be designed and constructed to achieve above industry requirements for the Wellness of the occupants with operations conducted to maintain any WELL or other certification. The costs of which will remain within the Shell GMP.

   Should any agreed certification that firms mutually agree upon be lost due to Shell/Core, Developer or Operational fault, Developer will remedy within 30 days or Tenant may hold a 2% deduct in lease payments until Developer provides remedy.

10. Tenant's Workplace Strategy Guidelines – Core & Shell / Tenant Improvement
    Refer to ITN for Workplace Expectations.

11. All Site requirements, costs, utilities, stubs, parking, lighting, entrances, Right of Way improvements, equipment pads and other needs, fencing, ~~security,~~ barriers, ~~low voltage aspects, trash enclosure,~~ signage, landscaping, irrigation and exterior improvements are by the Developer as further defined herein.

12. Access/Egress/Evacuation and Building Ground Level. Building shall be designed in such a way to allow emergency Access and Egress to parking and pedestrian areas at all times. Such Emergency access will be provided, mapped, maintained and, if required, changed from time to time and shall be clear of any obstacles to the nearest elevated state road, highway, interstate or other viable access point to a municipally maintained Evacuation Route.

	BUILDING DESCRIPTION	LL	TI
I.	**SUBSTRUCTURE**		
A	**Foundations**		
a.	Prior to any foundation excavation and backfill execution on site, Developer is to undertake full geotechnical site survey and issue geotechnical report to Tenant for record purposes. Should any soil contamination or other inhibitive sub-surface condition be present, Landlord is to notify Tenant immediately and agree on remedial works required. All remediation work shall be ~~of which are~~ at the sole burden and cost of the Landlord's to bear and specifically outside of the cost of this development.	X	
b.	Subsurface Mitigation/Remediation of hazardous or contaminated site costs are not to be included in the building Pro-Forma but sites should be remediated or deemed appropriate for the intended use. Reference ITN language. Costs associated with remediation are clearly defined and will be removed from the Building Shell GMP/Budget.	X	
1	**Foundation Excavation & Backfill**		
a.	Excavate footings and foundations and backfill in accordance with findings and recommendations from the Geotechnical Report: i. Soil conditions are assumed suitable for a bearing capacity to utilize driven piles for the building and parking garage. ~~spread footings at normal foundation depths without soil correction~~ ii. Developer shall use all commercially acceptable efforts to re-use all suitable site developed fill, dirt, debris, waist etc. on the site. iii. Developer shall c~~C~~learly i~~I~~ndicate if there is known, either by the Development Team, Project Team or Current Land Holder, contamination on site. PRE-CONSTRUCTION SITE IS CONTAMINATED ____ X__ PRE-CONSTRUCTION SITE IS NOT CONTAMINATED ____	X	
2	**Slabs on Grade**		
a.	Slab on elevated grade and stem wall. Finished ground floor elevation should be 2 feet above Category 2 storm surge elevations.	X	
b.	Equipment Sub-slabs and Housekeeping Pads: i. All required pads, slab depressions, pits or imbedded conduits required for Site, Shell, Common or Core Areas or services. ii. All required pads, slab depressions, pits or imbedded conduits required for Tenant Improvements. To be included as an allowance.	X X	
3	**Dock Pit / Elevator Pit Walls**		
a.	Elevator pits / walls will be included in accordance with the ITN, this Schedule and the Lease. Including all requirements for multiple High Speed and Freight Elevators sized pursuant to the conditions of the program, the ITN, this Schedule and the lease.	X	

	BUILDING DESCRIPTION	LL	TI
II.	**SHELL**		
A	**Super-Structure**		
a.	The building shall be constructed with a floor to floor dimension that will accommodate (including all construction components, assemblies, utilities and services) a minimum 9'0' suspended ceiling heights on all floors and 12'-0" ceiling height on the 1st Floor.	X	
b.	General Structural Design with all Structural Design Loads as per the highest local (Duval and/or Florida) code requirements:	X	
c.	Structural Fireproofing: As required by code.	X	
1	**Floor Construction**		
a.	The building will feature the loading capacities indicated within the ITN and will be designed to limit the effects of vibration transmission to other areas of the building consistent with a reasonably agreeable understanding of industry standards for office buildings.	X	
b.	The floors shall be designed to accommodate a live load of 100 PSF (includes partition loading) per the requirements of the original ITN.	X	
c.	Concrete floor slabs shall be level, flat and smooth surfaces and shall be finished per ACI Specifications with FF = 25 overall, and ready for installation of flooring (type of flooring to be determined).	X	
d.	Structural enhancements if any, required to accommodate kitchen, cafeteria, fitness & EOC. As required.		X
B	**Exterior Enclosure**		
1	**Exterior Walls**		
a.	The building skin system will be composed of ~~_____~~window systems and precast concrete.	X	
b.	Any canopy / cornice / accent element at the top of the building	X	
c.	Electronic m~~M~~ock-ups: i. Landlord will provide a rendering of the exterior wall system, complete with selected finish, for Tenant's approval prior to wall construction.	X	
III.	**INTERIORS**		
A	**Interior Construction**		
a.	The main lobby, restrooms and common areas on each floor will be finished in a manner consistent with quality of Class A office product. Landlord has established an allowance for the main lobby and will ~~to~~ provide a credit/add to Tenant pending cost of final product. ~~for main lobby finishes not installed.~~	X	X
b.	Building (Site, Shell, Common and Core) shall be able to accommodate Tenant's special use space such as cafeterias, break rooms, assembly areas, data rooms, fitness and w~~W~~ellness r~~R~~ooms.	X	
c.	The building shall be able to accommodate o~~O~~ff-hours food service deliveries.		X

	BUILDING DESCRIPTION	LL	TI
d.	All wood and wood based products in the Base Building Core and Shell and the Tenant Improvements will be FSC certified provided it is not cost prohibitive and there are no significant delays in the construction schedule.	X	X
e.	Landlord's design and construction teams will work proactively with the Tenant's teams throughout design and construction phases, to vet all materials for Site, Shell, Common and Core build out.	X	
1	**Partitions**		
a.	Landlord to provide fire rated demising partitions (2-hour, etc.) as required by code between the Core & Shell and Tenant spaces with level 4 finish, unpainted:	X	
b.	Partition installation in both Core & Shell and in Tenant space, to meet Tenant's acoustical (STC) guidelines and requirements. An allowance will be carried to meet Tenant's STC requirements for Core & Shell.	X	X
c.	All partitions shall be provided to meet the project and space program needs and the minimum state and local requirements. Where conflicts between codes exist, the most restrictive code will be used.		X
B	**Staircases**		
1	**Stair Construction**		
a.	Stair core and sizing shall be designed to 115% of the code required for this program and building type.	X	
2	**Stair Finishes**		
a.	Landing, doors, ~~required utilities,~~ handrails and finishes. Doors will be fully prepped for access control including conduit for CCTV, card access and electrified door locks.	X	
b.	CCTV, Card readers and door locks are to be provided within Shell Budget, to Tenants specification.	~~X~~	X
C	**Core/Shell Finishes**		
1	**Wall Finishes**		
a.	Perimeter Drywall Conditions: i. The perimeter ~~drywall~~ wall conditions, including knee walls, columns, pilasters, drain downpipes and window pockets, shall include metal studs, insulation and vapor barrier as part of the shell provided by landlord. All drywall and drywall finishing is by Tenant as part of the TI Allowance. ~~should be boarded, taped and sanded complete and ready for wall finish~~	X	X
b.	Core Wall Drywall Conditions: i. The core perimeter drywall conditions, including core walls and core columns, should be boarded, taped and sanded to a level 4 finish, complete and ready for wall finish painting / covering to the following levels, and up to 6" above finished ceiling: ii. Level 5 finish – Minimum to areas receiving Tenant's corporate branding wallcovering	X	X
2	**Floor Finishes**		
a.	Floor Leveling: i. Concrete floor slabs shall be level, flat and smooth and shall be finished per ACI specifications with FF = 25 overall, and ready for installation of flooring (type of flooring to be determined) ii. Sealed concrete floors should be smooth trowel finish	X	

	BUILDING DESCRIPTION	LL	TI
b.	Core R~~R~~estroom Floor Finishes Specification: i. Porcelain ~~restroom~~ floor tiles	X	
3	**Ceiling Finishes**		
a.	Building Lobby Ceiling Finishes Specification: i. Vaulted ceiling with recessed and cove lighting, with varying ceiling heights. ii. Combination of gypsum, wood, ACT system treatment, exposed ceiling and floating acoustical ceiling panels	X X	
b.	Elevator Lobbies 1. Elevator lobby flooring and wall coverings included as an allowance 2. Elevator ceilings will be drywall ceilings with soffits and recessed lighting 3. Elevator walls at elevators shafts will include metal studs, drywall and drywall finishing. 4. Elevator lobby doors to the tenant spaces will be in magnetic hold opens and solid core wood in material.	X X X X	
~~b.~~c.	Restroom/Wet Area Ceiling Finishes Specification: i. ACT system treatment to meet Tenant's acoustical requirements. Drywall ceiling installed over sink zone. ii. All wet area finishes to include moisture resistant substrate and finishes.	X	
~~c.~~d.	Tenant Improvement Space Ceiling Finishes Specification: i. Pending final space program layout approval by Tenant and where applicable, combination of exposed ceiling, gypboard ceiling and ACT system treatment to meet Tenant's acoustical requirements.		X
IV.	**SERVICES**		
A	**Conveying Systems**		
1	**Elevators**		
a.	Elevators shall be high speed (250+ FPM) will be designed and bid and meet 115% of occupancy load or code requirement, whichever is more restrictive.	X	
b.	Elevator bank shall include at least 1 Service Elevator (not dual purpose) in centrally located core locations in the building.	X	
c.	The cab heights will be no less than 8'-9".	X	
d.	The elevator cab doors and frames will be stainless steel. Finish options of the doors and frames on each level to be approved by Tenant prior to bid package award.	X	
e.	Interior cab and ceiling finishes shall be consistent with manufacturer's premium standard finishes, and approved by Tenant prior to bid package award.	X	
f.	Protection pads and hooks shall be provided for one (1) standard elevator cab ~~the swing car~~ at project completion.	X	
g.	Elevators will be fully prepped for cameras including traveling cables.	X	
h.	Card readers and secured access solution to be provided by Developer, to Tenants Specifications.	X	X

	BUILDING DESCRIPTION	LL	TI
B	**Plumbing**		
1	**Plumbing Fixtures**		
a.	The building will provide hot and cold domestic water for all shell, core~~, common~~ and site requirements. Cold domestic water will be provided at a single valved/capped location on each floor for extension by tenant for Tenant Improvement areas only. All water shall be pre-treated by an acceptable filtration system. The filtration system will be included as an allowance.	X	
b.	Building water service entrance will be complete for fire protection and domestic water. All connections between the domestic water system and process uses will be protected by reduced pressure type back flow preventers.	X	
c.	A complete plumbing system will be provided, including all underground piping to public mains, consisting of sanitary waste piping, sanitary vent piping, domestic hot and cold-water piping, and storm sewer piping installed to all facilities and in accordance with all applicable codes.	X	
d.	Core plumbing fixtures to be provided with sensor operated faucets and flush valves.	X	
e.	Internal downspouts with overflow roof scuppers shall be provided for all roof areas and will discharge to the storm sewer system. All horizontal downspout lines in the ceiling space shall be insulated.	X	
f.	Install one hi/lo drinking fountain per floor, or as required by code, whichever is more restrictive, near the core restrooms.	X	
g.	Plumbing Fixtures: Fixture shall be "water-saver" type with electronic controls. All faucet/shower heads shall be provided with flow restrictors. BAS Monitoring for leak detection at one location at each restroom core.	X	
h.	All plumbing fixtures shall be vitreous china, low consumption and commercial quality. The quantity of plumbing fixtures shall be provided to meet the actual occupancy of the building or the minimum state and local requirements, whichever is greater. Where conflicts between codes exist, the most restrictive code will be used. Restrooms are to be fully compliant with provisions of the ADA.	X	
2	**Domestic Water Distribution**		
a.	A potable water supply shall be provided to the Base Building and extended to all plumbing fixtures. Design and sizing of the hot and cold-water distribution shall be by good engineering practice using methods and materials acceptable to the local authority having jurisdiction. Sizing of all systems shall be able to support various Micro-market, break room, coffee/water stations etc~~.~~ as required and built by Tenant in Tenant areas. Fitness and Cafeteria needs must be addressed in base building design and sizing.	X	
b.	Domestic hot and cold-water distribution shall be provided to Base Building Restroom: i. All domestic water piping inside the building shall be CPVC ii. All hot and cold-water piping will be insulated iii. Underground water distribution will be provided as required by code, but shall not be galvanized iv. Vertical wet stacks including sanitary line are included in an independent shaft within the Core area v. Domestic water service connection within 5' of building perimeter vi. Tenant responsible for hot and cold water distribution requirements in any Tenant area needs	X	X
c.	Domestic Hot Water Generation: i. Water Heaters: Shell building systems shall supply hot water at 105 degrees	X	

	BUILDING DESCRIPTION	LL	TI
	ii. Hot water heaters will be 5-gal point of use or small tank type water heaters to service multiple floors and uses (but not located in tenant pantry cabinetry) or as approved by Developer AND JEA to provide more sustainable/efficient solutions.		
d.	No less than two (2) drain columns with a 4" waste and a 4" vent, and one (1) ~~a~~ cold-water riser system will be provided with connections at each floor for future tenant fixtures. The tenant wet stacks will be located at the core(s).	X	
e.	Hose bibs will be provided in major mechanical areas, loading dock, ~~site dumpster/trash enclosures,~~ as required on site by code, as convenient for landscaping and at or near all entry/exit locations to building.	X	
f.	Localized water heater will be provided and sized to provide domestic hot water for the Restroom facilities and shall meet ADA requirements, which may service two or more floors.	X	
g.	Services Sinks: Floor mounted molded fiberglass type receptors will be provided at the Janitor's Closet on each floor. Janitor closets shall include floor drains, overflow monitored on BAS.	X	
3	**Sanitary Waste**		
a.	Base building shall include sufficient quantities, sizes and capacities of plumbing waste, vent and water to accommodate normal class A office building ~~Tenant~~ requirements and to collect all waste discharge from building fixture and drains. On each floor, two ~~a minimum of~~ (2) plumbing stack riser with waste, vent and one (1) water stub out for future Tenant use ~~pantry tie in~~. Sizing of all systems shall be able to support various Micro-market, break room, coffee/water stations etc~~.~~ as required and built by Tenant in Tenant areas. Fitness and c~~C~~afeteria needs must be addressed in base building design and sizing.	X	
b.	Sizing, layout and design shall be per codes using approved methods and materials.	X	
~~c.~~	~~Number of plumbing waste and vents risers shall be enough for future Tenant spaces without requiring long horizontal runs.~~	~~X~~	
~~h.~~c.	Provide floor sinks, roof receptors for HVAC condensate system drains.	X	
~~i.~~d.	Provide hub drains for sprinkler system drainage systems.	X	
~~j.~~e.	Floor drains shall be provided per code and, as a minimum, in each Restroom and Janitorial closet (whichever is more restrictive).	X	
4	**Rain Water Drainage**		
a.	Provide storm drainage systems and connection in compliance with local code requirements.	X	
b.	Internal roof drains shall be provided for all areas and will drain to roof leaders that run inside the building alongside the building columns.	X	
c.	Overflow drainage internal roof drains connected to the rain leaders below the roof line ~~shall be discharged at roof scuppers~~.	X	
d.	All roof rain water shall be discharged a minimum of 15' from the building footprint and foundations. Such discharge shall be coordinated with site Storm Water system and removed from site or otherwise remediated to prevent flooding.		
e.	Overflow drain alarming is included.	X	
C	**HVAC**		
a.	The buildings mechanical system will be a Class "A" office heating, cooling and ventilation system ~~serving all Tenant spaces~~.	X	

	BUILDING DESCRIPTION	LL	TI
b.	Landlord will hire a commissioning agent to perform all tasks for Enhanced Commissioning with respect to the Base, Site, Shell and Core. Tenant will hire a commissioning agent to perform all tasks for Enhanced Commissioning with respect to the Tenant Improvements.	X	X
c.	Provide after-hours HVAC service through an automated Tenant interface which Tenant may connect to as part of its Tenant Improvements.	X	
d.	Air Filtration: Supply air to the occupied spaces shall be filtered with media type filters with a minimum MERV 7 rating pre-filter and MERV 13 final-filter based on ASHRAE Test Standard 52.2-2012 and with an average efficiency of forty (40%) to thirty (30%) percent and eighty-five (85%) percent based on ASHRAE Test standard 52.1-1992.	X	
e.	Tenant Area distribution shall be part of the Tenant Improvements.		X
	Air Distribution Systems:		
f.	Primary cooling, ~~VAV~~ ductwork risers and primary supply air duct capped at each tenant floor mechanical shaft wall, extended to exterior core walls (or adjacent Tenant Space as required for a balanced distribution and design) will be provided.	X	
g.	All primary supply air ductwork (whether included in the Base Building Scope of Work or the Tenant Improvements) shall be sealed in accordance with SMACNA standards for Seal Class "A". Ducts will be sealed to the highest SMACNA seal and leak ratings.	X	X
h.	Primary ductwork (whether included in the Base Building Scope of Work or the Tenant Improvements) shall be insulated with external glass fiber insulation unless internal duct liner is required for acoustical benefit.	X	X
i.	All ~~Secondary~~ ductwork and insulation downstream of the two (2) primary air duct stubs per floor including ~~-~~all VAV boxes ~~air terminal devices serving Tenant Improved Zones~~ shall be included as part of the Tenant Improvement.		X
	Air Distribution Systems – Overhead System:		
j.	Interior diffusers shall be provided as part of the Tenant Improvements.		X
k.	Outside ventilation air will be provided and will be flow monitored and adjustable through the building control and management system in accordance with ASHRAE 62-2013 Standards. The system will have the capability to monitor supply, return and ambient air at the fresh air intake for carbon dioxide (CO2). Base design will incorporate demand control ventilation.	X	
l.	All outside air intake shall be located minimum distance (required per ASHRAE 62.1) away from any exhaust fan or plumbing vent.	X	
m.	Extended Hours: HVAC system can operate with Tenant request via sensor interface.	X	
1	**Controls & Instrumentation**		
a.	Refer to ITN requirements for Building Automation System (BAS)	X	
b.	After hours access by the Tenant will be required to the BAS.	X	
2	**Systems Testing & Balancing**		
a.	Air Balance / Testing for the Core/Shell, Lobbies and Restrooms will be completed within the Core & Shell scope of work. Air Balance / Testing / Commissioning of Tenant Improvements will be completed with completion of Tenant Improvements scope of work.	X	X

	BUILDING DESCRIPTION	LL	TI
b.	Start-up and commissioning of all HVAC systems and equipment will be complete in accordance with the manufacturer's requirements. VAV box startup and commissioning to be part of the Tenant Improvements.	X	X
c.	Base building shall include sufficient quantities, sizes and capacities of plumbing waste, vent and water to accommodate Tenant requirement and to collect all waste discharge from building fixture and drawings.	X	
D	**Fire Protection**		
a.	A fully sprinklered building will be provided in accordance with the requirements with NFPA standards, the local Fire Marshall and applicable codes	X	
b.	Refer to current building codes and NFPA requirements for Fire Protection standards	X	
E	**Electrical**		
a.	Electrical design shall meet base level ~~any agreed~~ LEED certification requirements ~~building goals~~.	X	
b.	The entire electrical distribution system shall comply with local codes and the National Electrical Code as well as any additional applicable code authorities.	X	
c.	Refer to current building and electrical codes and information set forth in this document and the ITN.	X	X
1	**Electrical Service & Distribution**		
a.	The electrical service will be supplied from a power company outdoor sidewalk vault ~~pad mount~~ transformer. The service will consist of pad mount oil-filled transformers connected on the primary to the utility network. Service conductors from the transformers will serve the main switchboards with 480Y/277 volt, 3 phase, 60Hz power.	X	
b.	The switchboards will include 100% rated heavy duty circuit breakers with solid state trip functions and ground fault protection and/or 100% rated load-break fused disconnect switches with current limiting fuses and ground fault protection.	X	
c.	Electrical service to the typical floors will be served from 480Y/277 volt building pipe and wire distribution system. This system will be sized to provide 8.0 watts per usable square foot of electrical connected load capacity for tenant use above and beyond the base building electrical requirements.	X	
d.	480Y/277 volt panels at each floor will serve the tenant provided fan powered ~~terminal~~ VAV boxes ~~units~~ and electric heating coils.	X	
e.	A 480Y/277 volt ~~distribution~~ panels at each floor will serve the tenant provided lighting and miscellaneous loads. These panels will be sized for a total connected load of 6.0 watts per usable sq. ft. capacity for tenant use above and beyond base building electrical requirements, leaving 2.0 watts per usable square foot capacity in the system for future tenant electrical loads. On floor distribution shall be a part of the Tenant Improvements.	X	
f.	A dry-type transformer (K13 rated suitable for use on systems with non-linear loads) at each floor will serve 208Y/120 volt panelboards with 200% neutrals for tenant provided receptacle and equipment loads. Transformers, panels, and distribution will be sized for 3.0 watts per usable sq. ft. capacity for tenant use (this capacity is part of the above described 6.0 watts per usable sq. ft. provided for tenant use at 480Y/277 volts). Tenant Improvement distribution shall be a part of the Tenant Improvements.	X	~~X~~ X X
g.	All line voltage wiring will be in conduit or EMT. Where approved for use in the applicable occupancy and by the local code authorities, type MC cable may be used for branch circuits where not subjected to damage. Aluminum conductors shall be allowed for sizes #1/0 AWG and above where terminated with crimp type compression connectors. Wiring for individual	X	X

	BUILDING DESCRIPTION	LL	TI
	fire alarm indicating and initiating devices shall be plenum rated cable, if acceptable to local code authorities.		
h.	An outdoor 480Y/277V diesel powered emergency generator in a weatherproof and sound attenuated enclosure, as required, and standby power distribution system utilizing automatic transfer switches shall be provided to serve the following loads: i. Stair lighting ii. Fire Command Station iii. Swing Passenger / Service Elevator iv. Fire alarm system v. Tenant exit way emergency lighting vi. BAS Systems vii. MDF/IDF Rooms (including conditioning) viii. Life Safety ix. Security Central Command and monitoring systems x. 25% of Workstations xi. EOC	X	
i.	Landlord emergency generator shall be capable of running above loads for 7 days.	X	
j.	Provide power metering for the building. Provide Power Monitoring and Control System with digital meters and network capability for base building HVAC and lighting. Meters for kitchen, IDF/MDF, tenant lighting, tenant plug loads and UPS usage shall be part of the Tenant Improvement (TI) work.	X	X
k.	Provide panelboards and transformers as required to accommodate new office equipment and furniture. Additional 120/208volt panel boards and transformers for Tenant Improvement (TI) work only shall be a part of the TI package. Electrical room shall be adequate to accommodate TI panels and transformers including lighting control relays, meters (including minimum 3 circuits per meter in the measured panel), security panels and fire alarm panels. Electrical Room shall be independent from IDF/MDF rooms.	X	X
l.	Comply with MDF and IDF room requirements including dual power source, local UPS power within MDF room, high efficiency transformers, and electrical distribution.		X
m.	Transfer switches for Tenant equipment to be provided for tenant loads Transfer switches for building emergency life/safety loads are part of Base Building Improvements.	X X	
n.	480Y/277V e~~E~~mergency distribution panels, ~~transformers,~~ conduit and feeders to be provided by Landlord ~~for base building (~~in base building~~)~~. Transformers, 120/208V panels and all distribution for T~~t~~enant 480Y/277V and 120/208V loads by Tenant ~~(~~in Tenant Improvements~~)~~.	X	X
o.	In car parking area, provide electrical infrastructure to support 30 Electrical Vehicle charging stations. Initial chargers shall be provided by LL. Final location and quantity and capacity for additions shall be confirmed by Tenant.	X	X
2	**Lighting and Branch Wiring**		
a.	PE & JEA FM to provide detailed specifications of special electrical requirements, outlets, etc., if any.	X	X
b.	Lighting systems shall utilize high efficiency, low glare fixtures with LED technologies utilized where possible	X	X

	BUILDING DESCRIPTION	LL	TI
c.	Lighting controls shall include lighting control system, dimmable lights control for daylight harvesting, and occupancy sensors per Florida Energy Code.	X	X
d.	Provide dedicated panel boards with power for measurement and verification.	X	
e.	Lighting Performance Criteria: i. Open Office areas – 30 fc (horizontal) at the work surface ii. Private Offices – 30 fc (horizontal) at the work surface iii. Conference Rooms – Adjustable from 20 to 50 fc (horizontal) at the work surface iv. Training Rooms – Adjustable from 20 to 50 fc (horizontal) at the work surface v. Corridors – 20 fc (horizontal) at the work surface File / Copy Room – 20 fc (horizontal) at the work surface		X
f.	Lighting for the Core & Shell will be provided as follow: i. Main Lobbies: Recessed can lights and cove lighting ii. Restrooms: Recessed can lights and cove lighting iii. Hallways & Exit Corridors: LED light fixtures iv. Stairwells: LED strips v. Electrical, IDF's and Janitor's Closets: LED strips vi. Exit & Emergency Lighting: As required by code. Exit lighting finish to be edge lit clear acrylic vii. Lighting controls will be provided with a low voltage lighting control panel. Individual control will be provided through localized low-voltage switching. viii. Tenant Improvement lighting controls will be provided as part of Tenant Improvement design.	X	X
g.	Exterior Lighting (same as Site Development / Improvements): i. Lighting will be required for all streets, parking areas, sidewalks and pedestrian walkway areas of the project ii. Minimum requirements shall be per ITN or herein, whichever is more strict. iii. Exterior illumination of the building signage will provide an appropriate image from streets and freeways iv. Minimum lighting requirements and standards to be provided are: a. ~~Surface~~ Parking – 1.5 to 2.5 Foot-candles (average, maintained), with an average to minimum ratio of 5 to 1 b. Building / Architectural Site Illumination – Accent lighting at entry and around the perimeter of the building c. Building entries and pedestrian ways shall be lighted for appropriate image, safety and security d. Exterior lighting design shall limit illuminance and light power density at exterior areas to reduce light pollution. Photocell and time clocks will be utilized for exterior lighting control.	X	
3	**Fire Alarms Systems**		
a.	A complete code-compliant fire alarm system with fully addressable devices shall be provided throughout the building, and shall be completed, tested, and operational in accordance with all applicable codes, ADA requirements and regulatory agency requirements. Final fire alarm and emergency lighting design and costs are subject to the Fire Marshall or Authority having Jurisdiction approval. BAS Monitored. Fire alarm devices in the tenant areas shall be part of the Tenant Improvements.	X	X
b.	Refer to code and quality standards set forth in this document and the ITN.	X	

	BUILDING DESCRIPTION	LL	TI
4	**Telecommunication Systems**		
a.	A main telephone point of presence (MPOP/MPOE) room will be located near the point of service to the building. Space for telephone terminations will be provided in two (2) separate telephone closets at each typical floor level. A series of sleeves will be provided in these telephone closets for main stacked vertical distribution.	X	
b.	All individual tenant telephone switches and equipment will be located within the tenant spaces.		X
c.	Two dedicated, secure, telecommunication riser closet on each floor, stacked. The closets to be located near the building core.	X	
d.	Plywood backboards, lighting, grounding bar, and convenience power outlets at riser closets.	X	
	Wire line Service providers at the site; Service provider's TBD. On all floors, Tenant telecommunications equipment shall be located in the Tenant's space.		X
f.	Two 2" conduits for future communication cable pathways are provided from the MDF room stubbed out of the building footprint in a TBD location by JEA.	X	
5	**Security Systems**		
a.	Landlord shall coordinate and fully interact all work, floor layouts, electrical connections, etc. with Tenant's appointed Consultants and Security installer vendor, to execute the work.	X	
b.	LL to provide a centralized guard station for at least 2 persons at the primary entry for the public access to building and/or elevator core.	X	
c.	The buildings will function 24 hours per day, 7 days per week, with appropriate security systems (intrusion, CCTV and access control) to be provided at all entry points and loading dock, and JEA will provide physical guard staff to mitigate risks, ensure a safe and secure site and provide necessary common business practice activities.		X
d.	Head end system and c~~C~~ard controlled access to fifteen (15) locations~~all public entry points to the building and loading dock are required,~~ along with fifteen (15)~~supplemental~~ CCTV cameras. The base building access control system must be compatible and work with Tenant's existing company issued access cards (Specifications can be supplied when requested). Tenant reserves the right to place its own access control system on certain access and egress points to the site and building if so desired.	X	X
e.	Tenant's desire is that only authorized persons will have the ability to reach Tenant space, either through building access controlled points or manned security posts. JEA will require approval of the buildings overall security plan and approve.		X
f.	Security installation to include but is not limited to the following components: i. Front-end security system ii. Security cameras: Conduit, wiring, boxes, cameras, hardware iii. Card reader access control at all levels iv. Please see ITN Exhibit D, Preliminary Security Design Criteria		X
6	**Special Electrical Systems – Low Voltage Cabling**		
a.	Pending final approval by Tenant, Landlord shall coordinate and fully interact all low voltage cabling work, layouts, electrical connections, etc. with Tenant's appointed Consultants and Low Voltage Cabling installer vendor. All low voltage cabling by Tenant as part of the Tenant Improvements.	X	X

	BUILDING DESCRIPTION	LL	TI
V.	**EQUIPMENT & FURNISHINGS**		
A	**Equipment**		
1	**Other Equipment**		
a.	Waste management area including compactor pad/pavement ~~and CMU wall enclosure for waste container storage and handling.~~	X	
b.	Waste container storage and handling area or room as necessary to manage trash, recycling, and composting for Core/Shell Requirements.	X	
c.	Waste container storage and handling area or room as necessary to manage trash, recycling, and composting for Tenant Improvements.	X	~~X~~
d.	LL to provide adequate serviceable area within Site/Building design for g~~G~~rease t~~T~~rap.	X	
e.	Kitchen grease exhaust duct shall be designed and installed as part of the Tenant Improvements.		X
B	**Furnishings**		
a.	Landlord shall coordinate and fully interact all work, furniture layouts, electrical connections, low voltage connections, etc. with Tenant's appointed Consultants and Furniture Vendor.	X	X
1	**Window Treatments**		
a.	Blinds / drapes / shades Glare control devices (Mecho shades or similar) shall be installed on all exterior windows. Manual control will be typical and motorized control only at specified exterior training rooms or large (12+) conference/flex rooms.	X	
2	**Casework / Millwork**		
a.	LL Core/Shell areas, including, but not limited to, Bathrooms, Security Station (guard station), Lobby (1st floor only) requirements. Security station millwork will be an allowance.	X	
b.	Tenant Improvement Areas.		X
3	**Signage**		
a.	Per ITN Requirements and in accordance with Lease allowances.	X	
VI.	**BUILDING SITEWORK**		
A	**Site Preparations**		
1	**Site Development / Improvements**		
a.	JEA shall require review and approval of final elevations, grades and sitework.		
b.	Landscaping: The landscaping shall meet the following Tenant's criteria: i. Provide identity for the site development ii. Enhance the structure of the building iii. Compliment the natural environment of the site iv. Maintain responsible stewardship towards the local and regional environments. v. Meet the conditions of the ITN.	X	

	BUILDING DESCRIPTION	LL	TI
c.	Threat analysis will be provided by JEA.		X
d.	Site design will embrace CPTED strategies to respond to Threat requirements.	X	
e.	Roadways / Aprons / Entries: i. All site roads / aprons / entries shall be asphalt with base material ii. Curb and Gutter, entry aprons etc~~.~~. shall be concrete. iii. ~~Access roads, traffic circle, and c~~Curb cuts (two entries) ~~and retention needs~~ shall be provided by LL. ~~Retention pond will be designed and professionally maintained to inhibit algae growth, aquatic weeds, and mosquitoes~~	X	
f.	Car Parking: i. ~~Surface P~~parking shall be provided to accommodate all parking needs for employees, visitors and fleet vehicles per ITN. ii. One-way drive aisles shall be a minimum of 17'. Two-way d~~D~~rive aisles a minimum of 24'. iii. Handicap spaces provided in accordance with ADA and/or local regulations. iv. The total number of parking spaces provided shall comply with the local jurisdiction zoning code requirements. v. Curb at drop-off areas: The concrete curb between vehicular and pedestrian paving at the drop-off areas should be adequately secured from vehicular threats to the building with decorative bollards with lighting.	X	
g.	LL to provide pedestrian ~~walkways around building and~~ shaded exterior meeting/sitting area on the 9th Floor and ground floor of the Building.	X	
h.	Exterior Lighting (same as Site Development / Improvements): i. Lighting will be required for all streets, parking areas, sidewalks and pedestrian walkway areas of the project ii. Minimum requirements shall be per ITN or herein, whichever is more strict. iii. Exterior illumination of the building signage will provide an appropriate image from streets and freeways iv. Minimum lighting requirements and standards to be provided are: a. ~~Surface~~ Parking – 1.5 to 2.5 Foot-candles (average, maintained), with an average to minimum ratio of 5 to 1 b. Building / Architectural Site Illumination – Accent lighting at entry and around the perimeter of the building c. Building entries and pedestrian ways shall be lighted for appropriate image, safety and security Exterior lighting design shall limit illuminance and light power density at exterior areas to reduce light pollution. Photocell and time clocks will be utilized for exterior lighting control.	X	
i.	Site Drainage: i. All site drainage installation shall comply with local requirements for storm water control	X	
B	**Site Electrical Utilities**		
1	**Site Communication & Security**		
a.	Site fencing, landscape barriers and/or core/shell related security needs to be identified and designed accordingly for site plan and or permit/planning submission and approval requirements.	X	
b.	Infrastructure: i. All infrastructure shall be completed including all site roads, turn lanes, utilities, etc. ii. All utilities shall be provided to the site and located underground within public utility easements (as required) and shall be individually provided to the building	X	

	BUILDING DESCRIPTION	LL	TI
	including storm sewer, sanitary sewer, domestic water, fire service, electrical power and telecommunications. iii. Utility service shall comply with JEA, municipality and other utility company requirements		
VII.	**MISCELLANEOUS ITEMS**		
a.	Freight Elevator Usage: i. The freight car (swing cab) during Tenant Improvement construction, furniture installation and the move shall be made available to Tenant free of cost ii. Landlord shall maintain a minimum of one (1) operational freight elevator during the term of the lease and any subsequent renewal periods	X	
b.	Local Labor & JSEB Requirement: i. Landlord will endeavor to utilize ___% in construction contract value in local labor and ___% in contract value with contractors/vendors from the Jacksonville Small and Emerging Businesses (JSEB) Program ii. Landlord to research current, City of Jacksonville, approved JSEB vendors, Landlord to confirm with JEA proposed list of subcontractors from this list prior to award	X	
c.	Utility design and connection fees	X	
d.	Impact, Environmental, Concurrency Fees	X	
e.	Plan check fees and permit fees	X	X
VIII.	**SMART BUILDING SYSTEMS**		
1	**Site Communication & Security**		
a.	System Integration Platform i. The building systems will be integrated into a Non-proprietary system which will function as both the Building Automation System (BAS) and the Enterprise Level Integration Platform. It will be the connection point that enables individual systems to interact and will provide a Unified User Interface (UUI) to allow operators a single portal to run the building. The system will serve as the primary interface, source of schedules, and point of alarm management for the entire building. ii. JEA's Enterprise Level Integration Platform will be off-site and available for connection in the future.	X	X
b.	HVAC Systems & Control: i. The HVAC control system should consist of BACnet controllers, when and where possible, with an open protocol platform that will not require additional, proprietary software licenses to allow the building systems to communicate to the Integration Platform.	X	
c.	Lighting Systems & Control: i. Lighting fixtures shall be LED and provided with controls that allow daylight harvesting (where applicable), utilize occupancy sensors for on/off control, and include a complete integration to the Enterprise Level Integration Platform.		X

	ii. Lighting fixtures shall be circuited or grouped through control in such a manner that daylight harvesting, egress, lobby, and work areas can be controlled independently, each according to its own sequence.		X
d.	Access Control: i. Integration – TBD		X
e.	Fire Suppression: i. A DACT (Digital Alarm Communicator Transmitter) shall be provided to facilitate the code requirement for remote monitoring services. The DACT shall support an individual relay for each of the following system conditions; alarm, trouble and supervisory. ii. The three relays shall be hardwired to dedicated inputs on the Enterprise Level Integration Platform. iii. In the event a Fire Detection system is provided the Fire Suppression points shall be connected to this system with each suppression system device being individually identified within the analog addressable system. Note: a dedicated DACT may not be required by code.	X	X X X
f.	Fire Detection System: i. Design and integration of the fire alarm system to the Enterprise Level Integration Platform shall be implemented. ii. The integrated fire alarm system ~~system~~ shall include but not be limited to smoke detectors, manual pull stations, horn/strobes (SLC) and monitoring points for the sprinkler system associated with lobbies, bathrooms and loading areas ~~(if present)~~. The fire alarm system shall provide individual status points, for all connected devices, to include but not be limited to, alarm, trouble and supervisory of each analog addressable device and FACP. ~~ii.~~iii. Fire alarm devices associated with the Tenant Improvement areas by Tenant	X X	X
g.	Fire Extinguisher Monitoring: i. The fire extinguishers shall be monitored.		X
h.	Intrusion Detection: i. Integration – Two relays shall be provided and programmed as part of the intrusion detection system and monitored by the BAS. a. System Armed b. Intrusion Alarm		X
i.	Video Surveillance: i. Integration: TBD		X
j.	Metering: i. Electrical meters and submeters shall be connected to the System Integration Platform. This information will be used to troubleshoot equipment issues, track building performance, verify energy conservation measure benefits, and display on enterprise wide dashboards. ii. The following loads shall be metered: a. Main service entries b. Lighting total power c. HVAC total power d. Cafeteria/Food Service total power e. Electric vehicle charging stations (if applicable) The data from each meter shall include (at a minimum)	X X	

	a. Power (kW) b. Energy (kWh) c. Voltage (V, individual phases, line to line and line to neutral) d. Current (A, individual phases) e. Power factor	**X**	
k.	Gas:		
	i. If provided in the building, natural gas meters shall be connected to the System Integration Platform.		**X**
	ii. The following loads shall be metered: a. Main service entries		**X**
	The data from each meter shall include (at a minimum): a. Consumption rate b. Total Consumption	**X**	
l.	Water:		
	i. Water meters and submeters shall be connected to the System Integration Platform.	**X**	
	ii. The following loads shall be metered with digital pulse counter, Modbus or BACnet communicating meters and connected to the System Integration Platform: a. Main service entries b. Irrigation	**X**	
	The data from each meter shall include (at a minimum): a. Consumption rate b. Total Consumption		
m.	Generator Monitoring:		
	i. The emergency backup generator shall be monitored for status and alarms to minimize downtime due to issues and allow the System Integration Platform to shed loads to allow the generator to operate in the event that primary power is interrupted.		
	ii. The emergency backup generator shall be connected to the System Integration Platform. The generator shall be monitored with the following data points (at a minimum): a. Generator status b. Emergency stop button status c. Generator switch (on/off/standby) position d. Actual generator power output (kW) e. Maximum generator power output (kW) f. Equipment alarms g. Battery status h. Fuel level	**X** **X**	
n.	UPS Monitoring:		
	i. Any local Uninterruptible Power Supply (UPS) in the MDF/IDF rooms (to be supplied and installed and controls connected by Tenant) shall be monitored for the following data points (at a minimum): a. UPS Status b. Remaining battery time c. Maximum battery time d. Equipment alarms		**X**

o.	Computerized Maintenance Management Systems (CMMS): i. Equipment data and maintenance schedules will be recorded in tenant's CMMS. To optimize maintenance efforts and ensure equipment reliability it is tenant's intention to provide a fault detection and diagnostic solution for the purposes of identifying anomalies in the building's performance with respect to lighting, HVAC, and other systems as may be available.	X	X
p.	Sound Masking: i. Sound masking equipment will be utilized to reduce distraction for occupants in open office areas. The System Integration Platform will connect to the sound masking system and modulate the level (volume).		X
q.	BAS Control Strategy: i. The BAS system follows multiple schedules based on the operating hours of the building. Occupied and unoccupied temperature setpoints and lighting levels vary based on function of the individual areas and occupancy sensors where applicable.	X	
IX.	**USER INTERFACE, EXPERIENCE, & OPERATION**		
a.	Maintenance Staff: i. Building maintenance staff is not always on site and will require remote access when off site. Secure access to the system must be provided through a standard web browser with no additional software requirements other than VPN software.	X	X
b.	Unified User Interface (UUI): i. The unified user interface shall be accessed using an internet browser from a desktop/laptop computer or other supported device.	X	X
c.	Security: One of this project's requirements is the ability to access the BAS remotely.	X	
d.	Reporting: Limited custom reporting will be required prior to base building acceptance.	X	X
e.	Alarms: Alarms must be identified through the UUI and via e-mail.		X
A	**EASE OF USE**		
a.	Operating System: i. The proposed system must be easily maintained by the on-site maintenance staff. The definition of maintainability for the purposes of this project is: the ability of a user to isolate system failures or their cause, correct performance criteria, manage changing environments and demands, and the ability to repair or replace faulty components without major effort, cost or system down time. The system shall not be of a proprietary design where the components of the system can only be obtained through a single or very limited source. The system needs to be user friendly with a UI that is easily understood.	X	
b.	Scalability: i. The solution must have the ability to accommodate additions to its capacity and capabilities in hardware, software and integration.	X	X
c.	Adaptability: i. The solution must have the ability to adapt to changing needs or circumstances. The solution cannot be a single purposed solution only focusing on one	X	X

	compartmentalized function such as HVAC control alone. The solution is intended to be a single point of building systems interoperability, control, management and data analysis.		
d.	Redundancy: i. The main operating software supporting the UUI must be capable of functioning on a virtual server. The virtual server will be provided by JEA.		X
C	**ENERGY EFFICIENCY LOADS**		
a.	HVAC Related Loads: i. Data analytics/FDD to identify deteriorating conditions, improved performance through smarter control, night setback and morning startup schedules, adjust setpoints based on occupancy.		X
b.	Lighting Related Loads: i. Light harvesting, occupancy sensor, unoccupied space schedules.		X
b.	Metering: i. Provide meters for the main electrical services, sub-meters for HVAC and lighting. The purpose for the metering is to obtain baselines, discover anomalies with FDD and analytics, and provide M&V on ECMs implemented on future projects.	X	X
F	**SUCCESS CRITERIA**		
a.	Operational Efficiency: i. Analytics will aid in the identification and timely resolution of equipment and comfort issues.	X	X
b.	Comfort/Environmental: i. Maintain a consistent, comfortable, environment for the building occupants.	X	X
c.	Community Awareness/Marketing: i. The System Integration Platform shall record electrical, water, natural gas, and other applicable data to aid in corporate reporting.		X
d.	Commissioning: i. A complete point to point checkout of all points and systems connected to the BAS solution to assure data collection and control sequences will operate as intended. FDD and analytics will be used to continuously commission our building systems to verify that appropriate issues will be resolved during the warranty process. This will minimize the cost of repairing conditions that may not appear during the initial commissioning process.	X	X
e.	Certifications: i. LEED a. Achieve agreed LEED Certification(s) b. Achieve latest version LEED Certification ii. WELL Standard a. Achieve any agreed WELL Certification(s) in Core b. Achieve agreed WELL Certifications in TI space	X X	X X

Please note: select pages from the ITN, Exhibit C of the ITN, and Exhibit D of the ITN are attached hereto with additional notes and clarifications. They are considered part of our official response for a redline of the DRA document.

INVITATION TO NEGOTIATE ("ITN") #010-19 FOR ACQUISITION OF NEW CORPORATE HEADQUARTERS

Invitation to Negotiate for the Acquisition of New Corporate Headquarters

We are pleased to submit this ITN ("ITN") to the investment and development community on behalf of our client, JEA ("Client"), for the occupancy of a single tenant Building ("Building") to be developed or retrofitted by Landlord for JEA's use and occupancy. This ITN is not exhaustive of all of the business terms of importance to JEA; additional terms and conditions will be discussed and negotiated only if Respondent is selected for further consideration. Submittals will be evaluated and pursued if JEA views the economics to be an acceptable solution to its long-term financial and office space needs.

Statement of Purpose

The overall purpose of this undertaking is to enhance JEA's business continuity and to improve organizational effectiveness, resulting in business strategies and daily operations that will ultimately better serve the customers and employees of JEA.

The Building shall incorporate elements supporting an "office of the future" philosophy including forward thinking wireless technologies, energy efficiency, sustainability, and environmentally responsible design. The Building shall contain a mix of enclosed offices and open office areas, conference rooms, visitor lobby and waiting area, cafeteria, break areas, support areas and interior and exterior collaborative spaces. As detailed in the workplace programming document in Exhibit B. JEA desires an environmentally conscious, energy efficient and sustainable approach to the Building solution.

A sustainable design solution should be a guiding principle to support and enable design excellence, wellness, technological innovation and environmental stewardship to integrate energy efficiency into the design, maximizing day-lighting opportunities while implementing high performance environmental systems and exterior envelope assemblies that raise building and energy performance. The design should be innovative and flexible in order to promote employee recruitment and retention, maximize space, flexibility and functionality, creating an environment that encourages creativity, the sharing of ideas and collaboration across departments. Both today and into the future.

More Specifically:

- Access to outdoor spaces, seating and walkways
- Ease and secure access to employee services, cafeteria, break rooms, conference space
- Transparency, day lighting office environments and creating collaborative zones and alternative spaces to gather
- Materials and finishes that are durable and easy to maintain, and provisions for wellness and acoustical and visual privacy
- Easy and secure access, from parking to Building
- Employees should benefit from trends in micro markets, cafeteria, break areas, huddle and wellness rooms, building lobby and reception areas

Purpose and Vision

JEA is soliciting Responses for a new corporate headquarters ("Building") to be developed and delivered to JEA by a private developer, or the purchase of an existing building. JEA will consider a long term lease/lease-to-own scenario of 15 years firm, with an option to purchase at the end of year 12 or 15. JEA will also require three (3) five year renewal options at fair market value (FMV), given it meets JEA requirements. The purpose of the Building is to provide a site to replace the existing JEA corporate facility, enhancing business continuity, and providing better services. The Building will take advantage of contemporary workplace technology and design strategies, designed at an optimal size and layout that considers both initial and life-cycle costs.

The Building will welcome customers and provide them convenient access to JEA services. The Building will provide state-of-the-art productive and healthy environments for JEA staff members, thereby not only supporting the efficient provision of JEA services, but helping to attract and retain an effective, service-oriented workforce and to provide exemplary service to the public. To create this kind of environment, public spaces and work areas will be open to natural daylight as much as possible.

JEA's needs will change over the years and the Building's layout must accommodate such changes as readily and inexpensively as possible. Workspace areas will effectively support individual and collaborative work and recognize the varying needs of JEA and its staff functions. Meeting and waiting areas for the public will be readily accessible from Building entrances and will support hospitable and efficient service and public participation while maintaining security.

The Building will provide appropriate levels of security for JEA employees and customers. Customer access to high-traffic public service areas will be via a secured entrance. Access by customers to JEA staff areas will require entry via separate, restricted security. Please see Exhibit D for further information. Respondents to the ITN should propose an appropriate system of security entries that may include separate entry level access for visitors or additional security on employee floors.

The Building must be located in an active urban environment and contribute to its vitality.

The Building will also reflect energy-efficient and environmentally-friendly design and construction principles as well as resilient design strategies appropriate to JEA's climate and environment.

ITN Requirements

Respondents to the ITN will be required to propose a turn-key development of the Building that meets the requirements delineated below. Respondents must include:

- Conceptual interior floor plans for the functions designated to be housed in the Public Zone
- Conceptual interior floor plan, including furniture layout, for a typical office floor in the Department Zone
- Conceptual parking plans
- Furniture, Fixtures and Equipment (FF&E) expectations
- A plan and expectation around environmental, sustainable, and wellness initiatives
- Elevations of both headquarters and parking solutions, adequate to show mass & general design intent

Further details on submission requirements follow below in the Building Requirements, Location, Transit and Parking Requirements and Common Area and Workspace Requirements sections.

These requirements are designed to meet the needs of the specific JEA departments and functions designated to occupy the Building. The requirements are a combination of prescriptive and performance specifications intended to afford respondents maximum flexibility to meet the requirements while utilizing best Building practices and innovative design and engineering.

Response must demonstrate control of or active negotiations for the proposed building site.

Building Requirements

1. The Building will comprise approximately 200,000 rentable square feet, or approximately 232 SF/person for 836 employees, plus 836 parking spaces. The required square footage may be increased or decreased as a result of further programming. Please reference the attached Workplace programming in Exhibit B. This should be considered a "Phase 1" of a two-phase process. The "Phase 2" would be included in JEA's tenant improvement design phase associated with the development. Adjacencies, Test-Fits, meeting, huddle, café, fitness and other ancillary aspects of the program will be further established in Phase 2. Any shell or core design will

need to maintain flexibility to meet the requirements of JEA's tenant design. General detail is provided in Exhibit C (Facilities Requirements). Additional information will be provided in an addendum in November.

2. Either existing or to-be-built facilities may be proposed. Existing Buildings must meet all functional and technical requirements of this ITN. To the extent that an existing or to-be-built Building cannot meet the requirements, explain how the Building meets the functional and environmental requirements notwithstanding each deviation. JEA reserves the right not to accept any of the deviations and reject the proposed facility.

3. The base Building shall be of sound and solid construction with facades of stone, glass, steel or other permanent materials.

4. The Building must meet or exceed all applicable codes, including but not limited to, Florida Building Code, ADA Accessibility requirements, Life Safety requirements, Environmental requirements, and other City of Jacksonville, State and Federal requirements as applicable.

5. The Building design must recognize and reflect the JEA brand; it must appear welcoming to visitors and its architectural design must fit both an energized look and functional integrity. It should respect the public nature of this development with particular care around value.

6. Finished ceiling heights on typical office floors should be no less than 9 feet. Finished ceiling height on the ground floor should be a greater height; the public hearing room should have a ceiling height of no less than 12 feet.

7. The Building must meet or exceed similarly sized, current industry standard office Building dimensions, in floor plate, bay depth and ceiling height expectations, developed in the last two (2) years.

8. In order to maximize flexibility of workspace layout, spacing of any columns in workspace areas should be 30 feet on center. Perimeter columns should be spaced no less than 20 feet on center.

9. The Building shall meet all requirements of the Florida Building Code, including relevant provisions of High Velocity Hurricane Zones that will allow the Building to maintain operation through Grey-Sky events.

10. The Building shall be designed as an environmentally sustainable solution, the certification of which shall be developed to represent a high-value balance between invested dollars and responsible design for the environment, local economic development and building performance.

11. Building floors shall support a live load of no less than 100 pounds per square foot with the ability of the structure to support higher live loads in strategic areas.

12. The Building facades and interiors shall be designed to maximize the amount of natural daylight available to light the regularly occupied spaces (public spaces, offices, workstations and meeting areas, etc.).

13. The Building must have redundancy and be designed to operate for one week with an emergency generator and without externally furnished power and a fuel tank with a capacity of one week's fuel. UPS shall be designed to support all MDF/IDF rooms, EOC and supporting approximately 25% of workstation and building critical system loads like life safety, fire alarm and security, and EOC. Generator and building electrical design will meet requirements of DRA, not this item 13.

14. Building shall have an internal cafeteria with full service kitchen, and a Fitness center adequately supporting the designed occupants. Program will include micro market solutions on all floors.

15. HVAC shall be a new, centrally distributed system or its equivalent. HVAC and the Building design shall be coordinated to minimize non-renewable energy usage. HVAC controls shall permit differential settings in zones throughout the Building.

16. JEA chilled water system should be considered for HVAC where available and feasible.

17. Building Automation (BAS)/Building Control Management (BCM) system shall allow for remote control of all Building functions including:

    a. Security
    b. Lighting
    c. HVAC
    d. Fire Alarm; Life Safety
    e. Generator
    f. UPS
    g. Monitoring and Sub-monitoring
    h. Water, Electric, Gas
    i. Edge Devices

17. BAS/BCMS system shall run on an enterprise network, with interoperability customizable dashboard with the ability to track

sustainable and energy consumption goals. System should allow multi-vendor integration from different manufactures and disparate systems.

18. Landscaping should use native species, that can survive naturally the irrigation of which shall involve a sustainable solution addressing storm water quantity and quality, trackable within the BAS/BCMS.

19. The bottom of windows on typical office floors shall be no higher than 30 inches from the finished floor. Preference will be given to Buildings whose window lines offer maximum views outside and that also utilize exterior or interior elements to reduce solar gain and glare on the most affected facades.

20. The Building shall have full WiFi, including coverage on any outdoor plaza or terrace, rooftop and public spaces. Network solutions shall be SDN with fiber to edge and expandable to 5G with minimum investment.

WiFi equipment, power and cabling for data service is by Tenant as part of the Tenant Improvement work.

21. Signage shall be provided for the Building. Monument site signage and Building signage shall be included along with wayfinding and JEA branding of the Shell and Core.

22. The new facility will require:

    a. A customer service center for utility bill payments and display of service and product offerings

    b. A bid receipt and bid opening office with bid meeting space

    c. A call center for 130 agents

    d. Flex space to house a training center and auditorium that can be used as an Emergency Operations Center

*** More detail is provided in Exhibit B Workspace Programming and Exhibit D Facilities Requirements.**

*** Additional program details will be provided in an ITN addendum in November.**

Location, Transit and Parking Requirements

1. The Building must be located within Duval County, however, JEA believes that for local economic benefit, customer access and community service the facility will likely be located within Jacksonville's Downtown Investment Authority (DIA) footprint. Alternate locations must make the business case and show clear advantages from other developments within the DIA boundary. **Please see map on page 19.**

2. The Building should be located within a 1/4 mile service radius of:

    - Accessible public transportation nodes (i.e., bus, skyway etc.)
    - Customers and Employees, shall have access to services and allow for adequate exposure to numerous dining facilities, stores, shopping etc.

3. If sufficient food service is available within ¼ mile of the Building's main entrance(s) to meet half the seating requirement of the employee cafeteria. The Building cafeteria may be reduced by one-third of its seating capacity. The cafeteria should have access to an outside seating area.

4. The Building may be part of a mixed-use development; however the Building itself will be a Building or Buildings occupied solely by JEA functions.

6. The Building requires parking as delineated below:

    a. 75 spaces during weekday service hours that are reserved for visitors to the Building. The spaces must be within a one block walk to the public entrance of the Building.

    b. If possible, JEA would like 75 "non-24 fleet spaces" will be occupied by JEA-owned vehicles. These vehicles may be used off-site during weekday working hours, but will be parked at the Building at other times. They are shared among JEA employees.

    c. 836 employee spaces will be occupied by privately-owned vehicles of JEA employees during weekday working hours. Should the respondent be able to prove a lower parking requirement, then that solution will be considered.

    7. Secure parking must be provided.

    8. Parking facility will include:

        1. Public spaces, similar to current solutions
        2. Employee spaces, securely separated; and
        3. Utility spaces for fleet vehicles (required 8' clear height). All employee/fleet spaces shall be separate from any other programmed spaces.
        4. Electric vehicle charging stations

Common Area and Workspace Requirements

1. In interior workspace and public or common area spaces, the design, materials and finishes shall be comparable in quality to that of contemporary new or renovated Buildings in the Jacksonville market offered to major institutional or corporate users for occupancy. For planning purposes, standard fit-out beyond warm lit shell for a typical floor should be assumed to be approximately $75/USF.

2. The typical office floor should provide a minimum of 20,000 USF and provide maximum flexibility in structure and layout. It is expected that organizational structure will change in the future and the space should support rapid and inexpensive changeover to meet the needs of JEA functions in the longer term.

3. The Building shall include adequate number of rooms for Wellness suites as a percentage of total employee count.

4. The Building will provide at least one freight elevator accessing all floors. Freight elevator to be separated from standard Building elevators and capable of handling larger loads accessible from loading dock.

5. The Building will provide a loading dock capable of screening for the Building population and functions.

6. The ground floor will provide a main pedestrian entrance into the lobby that in scale and design provides welcoming entry. Precise and attractive and digital interactive signage must be provided to guide visitors to destinations in the lobby and elsewhere in the Building.

7. The customer center area will provide a common waiting area easily identified and accessible from the main entrance.

8. Adjacent to the ground floor waiting area, there must be a space to accommodate a service counter, workstations and meeting tables for meetings with customers and developers.

9. The Building must utilize measures such as electronic entry turnstiles, surveillance cameras, locked-off elevators and remote- view entry doors to restrict entry to employee work areas.

10. The Public zone must provide Board of Directors public hearing room of approximately 2,900 square feet including a raised dais (platform).

11. The Building must provide a fitness facility, with equipment and showers sufficient to accommodate the program.

12. Developer, at their sole expense, shall include the full remediation and/ or environmental resolutions required in their financial and real estate solution. No subsequent financial or schedule adjustments will be allowed due to environmental issues. Respondent acknowledges that any such issues will be borne separately and at their risk.

Passive venting system for underground gas release is included in the shell pricing.

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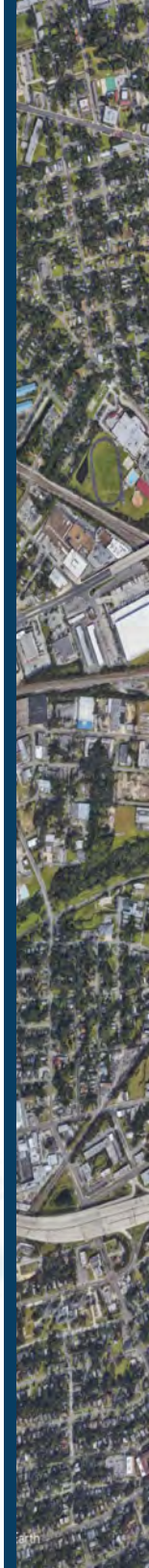

EXHIBIT C

Facilities Requirements

General

Long term Maintenance Cost

- Technology to hold down maintenance cost per square foot
  - Handheld technology (manuals, as-builds, etc.)
- Smart design
  - Simple architecture (no specialized equipment to maintain MEP)
  - Structural design for ease of building long term maintenance (window and building envelope cleaning)
  - Designed to prevent mold growth by material selection
  - Landscaping is xeriscape (low irrigation requirements)

Measurable Energy Management

- Energy smart technology
  - Environmentally sustainable and responsible facility with proven performance requirements and metrics.
  - Renewable technology (roof top solar incorporated into energy management)
  - Building designed to capitalize on Florida's climate to control energy usage

Roof top solar is not included by Landlord, but can be added if desired by Tenant. It is not required for LEED certification.

- Building automation system
  - Smart lighting controls (occupancy sensors)
  - BIM incorporated into handheld technology (individualized climate control for executive suite, conference rooms and auditorium)
  - Information displayed floor by floor on usage, recycling activities, etc.)
  - Employee interactive lighting and comfort control

Space integration-long term options (ever-changing employee needs)

- Floors designed so spaces can be efficiently changed without major building modifications
  - Movable walls and cubicles (glass walls, movable IT, etc.)
  - Workspace management systems
    - Software systems (APPs) to manage floor space and employee mapping
- Storage for the pieces and parts to maintain and reconfigure floors
- One central cafeteria managed by an outside contract
  - Coffee and water bottle filling stations on each floor
  - Gathering area with small library, tables.
- Fitness center managed by an outside contract

Movable walls and cubicles as well as storage area and the workplace management system are by the Tenant as part of the Tenant Improvement work.

Parking garage to meet all needs

- Garage deck height to allow larger vehicles (SUV's, PU trucks, etc.)
  - 7' height
- Occupancy indicators per floor

- EV parking that is well marked and able to charge all types of EV
- Adequate Handicap spaces
- LED lighting
    - Several circuits controlled by ambient lighting, etc.
- Parking spaces for customers separated by security badging
- Parking set aside for C-Suite
- Parking for maintenance vehicles (PU truck)

EV charging stations are included as required by the DRA.

Call Center Guidelines

JEA utilizes two call center operations within the corporate headquarters. The residential customer call center should consider:

a. Seating for 130 Call Center Agent

b. Office or workspace for two directors and 9 managers

c. Office or workspace for Quality, Training and Workforce Management teams (12 employees)

d. Adjacency to on-site cafe that serves hot meals as early as 6:30 am through 2:00 p.m.

e. Break Rooms with refrigerators, microwave ovens, ice machines, tables, seating, and vending machines

f. 2 training rooms to house up to 30 people each. The rooms must be outfitted with computers, phone, a screen and projector, audio and video

g. Conference room or meeting space that will support confidentiality needs

h. The final and perhaps most important requirement is natural light with views of outdoor spaces.

The commercial/business customer call area should consider and will be adjacent to commercial account executives:

a. Seating for 15 business specialists

b. Adjacent manager office

The training center, auditorium and EOC, in their entirety, are by Tenant as part of the Tenant Improvement work.

Flex Space – Training Center/Auditorium convertible to Emergency Operations Center (EOC)

JEA training center includes classrooms, computer labs, conference and meeting rooms, a kitchen, an auditorium and restroom/locker room/showers that convert to an emergency operations center during emergencies (storm response, etc.)

The Auditorium should seat 400 in auditorium setting and 80 in table setting. Training center should include 4 classrooms, 5 PC labs (can be shared with Call Center training), 2 large conference rooms, 4 small conference rooms, library conference room, kitchen/breakroom and shower/locker rooms and 8 offices and 4 workstations.

A raised auditorium cannot be accommodated by the current Landlord building design, but the design can be modified if desired by the Tenant.

The EOC is generally set up in table groups in the following format:

JEA CONCEPT EOC			
Department:	**Seats:**	**Department:**	**Seats**
Planning	8	Environmental	4
Finance	4	Public Info	6
Waste Water/Water	4	Incdn Cmd/SLT	14
Electrical	8	Safety	4
Technology	8	COJ*	4
Logistics	14	St. John's*	1
Human Resources	4	Clay*	1
Customer Exp.	8	Nassau*	1
Public Affairs/Media	6	Incdn Cmd Support	4
Conference Need	6-12 PPL	2	
Media Briefing	25 PPL	1	

a. All stations/tables require video feeds to prescribed monitors locations, microphones (mutable at station) for a common announcement system within the room and telephone and conferencing capabilities at that station.

b. Room will require central podium for room announcements. Should be adjacent primary video display adequate for speaker to engage to the floor.

c. AV solution to include broadcast system for the entire room with switchable connectivity to the Call Center and Conference Needs above.

d. Consider Access Flooring (room to be auditorium, training and flex space during Blue Sky conditions) for flexibility.

e. Existing Video solutions include 14 monitor stations. Primary position to be touch-screen with editable content near Podium location. Secondary solutions to include monitors each with separate input capability from the various stations. Entire system should default to One (1) output in Training/auditorium mode.

f. Program should include a small staging area for equipment, supplies, Handhelds, First Aid, etc.

g. Program will need large conference room or classroom to convert into an accessible "café-service" area. Secondary adjacent conference will used to serve/store into café-service area.

h. Bathrooms to supply full EOC need with showers, changing area and lockers. This area may serve an adjacent Fitness Center need as well.

i. Recommend Primary Entry Queuing area for security.

j. Dedicated services to the room to include:

k. Primary and Redundant Fiber Feeds.

l. AT&T, Comcast and other services.

m. Genset with ATS/UPS. Building generator with ATS is by Landlord at part of the shell cost. UPS is by Tenant as part of the Tenant Improvement work.

n. HAM Radio Omnidirectional Collinear, Folded Dipole or Wideband Discone Antennae.

Building Community®

Downtown Headquarters Building – Preliminary Security Design Criteria

September 27, 2018

1. Building Exterior

a. Construction

i. The building should be positioned to provide ample standoff distance from all parking locations and roadways. stand off distances are as provided on Landlord's site plan.

ii. Concrete planters and benches should be strategically positioned around building. No concrete planters or benches are included with Landlord's work.

iii. Vegetation and landscaping around the exterior of the building should be kept to a minimum to enhance the ability to detect unattended items or unauthorized persons.

iv. All publically accessible waste receptacles should be in a clear field of view and located outside of the building stand-off zone. These waste receptacles should be constructed of concrete materials or secured to prevent unauthorized relocation.

v. All windows, and inset door glass, should be equipped with reflective and blast resistant glazing to minimize the potential of secondary fragmentation. All associated window frames must be appropriately rated to match the protection of the window glazing.

vi. The number of windows on the first floor should be limited to the greatest extent possible.

vii. Video surveillance cameras will employed around the exterior of the building to provide 360° coverage around the building and of the areas/pathways leading to the facility.

Access control and surveillance cameras are included by Landlord as outlined in the our DRA response. All additional access control and surveillance cameras are by Tenant as part of the Tenant Improvements.

viii. All mechanical rooms will only be accessible from the interior of the building or equipped with access control devices and video surveillance cameras.

ix. Protective lighting minimum standards for area lighting is 0.2 fc and 2 fc for all pedestrian entrances. The light-to-dark minimum acceptable ratio is 4-to-1 and the preferred lighting type is LED.

b. Access Points

i. Limited number of access points into the building to control entry.

ii. All access points will be controlled by card reader and monitored by video surveillance cameras.

iii. Separate private access point(s) for JEA employees and authorized individuals. This access point should be located away from the public access doors and allow for discrete entry.

iv. All public access points should be positioned to allow a clear field-of-view from the street level.

v. All private access point doors should be solid core construction and provide the interior occupant the ability to view an individual on the exterior without opening the door.

2. Building Interior

a. Construction

i. The layout of the building interior should be designed to provide a clear transition from the public to the private space.

The emergency duress system, in its entirety, is by Tenant as part of the Tenant Improvement Work.

ii. Security Officers should be located at all transitional zones to control/monitor all private space access.

iii. All Security Officer positions should be equipped with an elevated workspace, emergency duress button, and screening equipment (X-Ray machines, metal detectors, etc.).

All screening equipment, in its entirety, is by Tenant as part of the Tenant Improvement Work.

iv. The transitional zone must allow for the queuing of individuals waiting to be screened while allowing authorized individuals into the private space without congestion.

v. All access points, within the transitional zone, will be equipped with card readers and bi-parting glass doors. These doors will be equipped with anti-tailgating technology.

vi. Video surveillance system cameras will be installed to monitor all access points within the transitional zone.

b. High Security Areas

i. Based upon their function, certain areas will be designated as “high security” and will receive these additional security measures.

ii. All access point doors must be controlled with card readers and monitored by video surveillance cameras.

The video intercom system, in its entirety, is by Tenant as part of the Tenant Improvement work.

iii. The elevator lobby of this area will be equipped with a video intercom for requesting access from an authorized individual.

iv. All access point doors should be solid core construction and provide the interior occupant the ability to view an individual on the exterior without opening the door.

v. Video surveillance cameras will be installed throughout the interior of the floor.

vi. Designated offices will be equipped with an emergency duress button.

vii. The floor will be equipped with a Safe Haven for emergency sheltering in place.

c. Conference Rooms

i. A large-sized conference room should be provided on the ground floor, within the public space, for contract and general meetings open to the public.

ii. The public conference room access point doors will be controlled by card readers and monitored by video surveillance cameras.

iii. Video surveillance cameras will be installed within the interior of all public accessible conference rooms.

d. Security Area

i. Offices should be designated on the ground floor for Security Officer operations and a Security Dispatch Center. These offices must be provided multiple egress doorways out of the secure space to provide response options.

The Security Dispatch Center, in its entirety, is by Tenant as part of the Tenant Improvement work. Secondary isolated HVAC system shall be provided by Landlord. UPS system shall be provided by Tenant as part of the Tenant Improvement work. All communications cabling, conduits and junction boxes shall be provided by Tenant as part of the Tenant Improvement work.

ii. All access point doors into this location must be controlled by a card reader and monitored by video surveillance cameras.

iii. The office space designated for the Security Dispatch Center must be constructed with a six-wall physical border, raised floor design, and share no exterior building walls.

iv. The Security Dispatch Center must be equipped with a secondary isolated HVAC system and be on the building's UPS/back-up generator system.

v. All communications cabling for the Security Dispatch Center must be encased in conduit with all associated junction boxes equipped with vandal resistant security screws.

e. Mailroom

i. The mailroom should be located on the ground floor and share multiple exterior walls.

ii. The mailroom must be equipped with a secure area for storage of parcels and the ability for controlled public access to deliver mail/parcels. The room should span the public and private spaces to allow expedited delivery while providing secure storage.

iii. The access point, and secure storage, doors will be controlled card readers and monitored by video surveillance cameras.

iv. The mailroom will be equipped with a video intercom system on the unsecure side for requesting access outside of business hours.

v. Video surveillance cameras will be installed within the mail collection, storage, and delivery areas.

All X-ray screening equipment, in its entirety, are by Tenant as part of the Tenant Improvement work.

vi. The mailroom must be provided sufficient space for conducting X-ray screening of all parcels and operating operational equipment.

f. Safe Havens

Construction of all safe havens, in their entirety, are by Tenant as part of the Tenant Improvement work.

i. All floors will be evaluated for the potential addition of a Safe Haven. At a minimum, safe havens should be provided on alternating building floors.

ii. Safe Havens may serve as a traditional office space during normal business situations.

iii. All interior walls should be provided with bullet resistant fiberglass materials.

iv. All access point doors should be ballistic-rated solid core construction and provide the interior occupant the ability to view an individual on the exterior without opening the door.

v. The access point door will be equipped with an internal locking mechanism that cannot be overridden from the exterior of the door. This device should be connected to the JEA access control system for remote release by the Security Dispatch Center.

vi. Safe Havens will be equipped with an emergency in-wall call box that provides a direct connection to the onsite Security Dispatch Center.

vii. Safe Havens will have interior video surveillance cameras for remote monitoring.

g. Telecommunication Rooms

i. All access point doors into telecommunication rooms will be controlled by a card reader and monitored by a video surveillance camera.

h. Elevators/Stairwells

Card readers in the elevator cabs by Landlord as part of the shell construction. These card readers are in addition to the fifteen (15) identified in the DRA.

i. All elevators and stairwell doors will be equipped with card readers to enable the ability to restrict/control floor access. The card readers will be installed within the cab of the elevators to control specific floor access.

ii. Video surveillance cameras will be installed at all elevator lobbies and on the secure side of all stairwell doors.

iii. All elevator lobbies will be equipped with video intercoms to allow emergency communications with the Security Dispatch Center.

i. Loading Docks

i. All loading dock bays should be located away from the public entrances to the greatest extent possible.

ii. All overhead doors and access control point doors will be controlled by card readers and monitored by video surveillance cameras.

iii. The loading dock will be equipped with a video intercom system on the unsecure side for requesting access.

iv. Video surveillance cameras will be installed within the loading dock to monitor all activity within the bays.

3. Parking Area

a. The parking area must provide for a physical separation between secured parking spaces and public parking.

b. All access for the secured parking spaces must be controlled by a card reader and monitored by video surveillance cameras.

c. The entrance and exit of the secured parking spaces should be restricted through the use of an automatic gate system coupled with a traffic control barrier arm system.

d. All elevators, or access point doors, that permit access into the secured parking area must be controlled by a card reader and monitored by video surveillance cameras.

e. Video surveillance cameras will be installed to monitor the driving lanes and elevator waiting areas on all floors of the parking area.

Landlord has included ten (10) emergency call boxes in the parking area.

f. Emergency call boxes should be installed throughout the parking area to allow for emergency contact with the Security Department.

g. Protective lighting minimum standards for this area is 5 fc and 2 fc for all pedestrian entrances. The light-to-dark minimum acceptable ratio is 4-to-1 and the preferred lighting type is LED.

4. Customer Center Area

a. Lobby

i. The design of the customer lobby should be of such to facilitate clear line of sight for the Security Officers and the video surveillance system. Decorative displays or vegetation should be kept to a minimum to eliminate areas of security concern or blind spots.

ii. Any transition from public to private space, within the lobby, should be easily discernable to the customers.

iii. Security Officers should be located within the lobby area to control/monitor all activity. The Security Officer workspace should be elevated and positioned near the public entrances and in the most optimal location for observation of the space.

iv. Video surveillance cameras will be installed to provide 100% visual coverage of all areas within the lobby. In particular, cameras will be focused on waiting lines, entry points, and any service desks.

b. Teller

i. The teller area must be constructed to only permit access from the private space.

ii. All access point doors into teller area will be controlled by a card reader and monitored by a video surveillance camera.

The Customer Center Area lobby, teller area, revenue assurance area, and vault/cash handling area construction, in its entirety, shall be by Tenant as part of the Tenant Improvement work.

iii. The teller area will be provided a bullet resistant barrier for all service locations and adjacent walls. This barrier must consist of bulletproof transaction windows, service trays, and bullet resistant fiberglass panels below the desktop and within all adjacent walls.

iv. Designated locations will be equipped with an emergency duress buttons.

v. Video surveillance cameras will be installed at numerous locations throughout the teller area.

c. Revenue Assurance (RA)

   i. Offices should be designated within the Customer Center Area to support the Revenue Assurance group. These offices should be located near the lobby waiting areas but segregated and isolated from the public. The access point doors for this area should be located in a close proximity to the Security Officer position within the lobby area.

   ii. RA should be provided a designated waiting area in the lobby that is enclosed and controlled by a card reader. This waiting area should be of sufficient size to accommodate security-screening equipment.

   iii. Video surveillance system cameras will be installed at all access points into the waiting area and within each RA office.

   iv. Designated locations will be equipped with an emergency duress button.

d. Vault/Cash Handling Room

   i. The vault/cash handling rooms must be located within the private space and have a limited number of access points.

   ii. All access point doors leading into these areas will be controlled by a card reader and monitored by video surveillance cameras.

   iii. Video surveillance system cameras will be installed throughout the interior of the vault room, cash handling room, and all associated passageways.

   iv. Designated locations will be equipped with emergency duress buttons.

The DRA includes the following for security as part of the Landlord's base building requirements:

Head end system and card controlled access to fifteen (15) locations along with fifteen (15) CCTV cameras in included by Landlord as part of the shell work. The base building access control system will be compatible with Tenant's existing company issued access cards. Tenant shall have the right to install access control and video surveillance throughout the building as required as part of the Tenant Improvement work.

JEA LEASE REDLINE MEETING NOTES

FOLLOW UP COMMENTS AS PART OF OUR BEST AND FINAL OFFER SUBMITTAL

MARCH 11, 2019

-
- General: We told them Landlord may be an LLC, but if we did there would be a full guaranty by Ryan. They were OK with this.
- Section 4.02(b) Management Fee: They would like the management fee to be 2.5% of the base rent, not base rent plus operating expenses. **BAFO Response**: Ryan is fine with the management fee of 2.5% on base rent only.
- Section 4.03(a) Renewal Rate Calculation: They want to remove the floor and only go with fair market value. We explained the challenges associated therewith. **BAFO Response**: A floor is required to protect the value of the asset for the landlord. We revise our proposal to offer a renewal rate of 95% of the in place rent at the time of the renewal.
- Section 4.03(a) Renewal Commitment: They would like to have ability to rescind their option to renew if they do not like the final rate. We agreed to give a preliminary read and give them a chance to back out. We agreed once the brokers are hired both sides are locked in regardless of outcome.
- Section 5.04 Emergency Generator: To be furnished and installed by Tenant. They were fine with this.
- Section 5.11 Building Staff: They want us to interview the existing JEA property management team with no obligation to hire. We told them that was fine.
- Section 5.11 Property Management Staff Reimbursement: They only want to reimburse for those directly involved with management of the building. Building engineers, day porters, property managers, etc. We told them this was fine.
- Section 5.18 Criminal Background Checks: They need them for all staff after JEA occupies the building. Not during construction. We told them this was fine.
- Section 6.01 Parking Garage Operating Expenses: They want the garage operated as a separate budget. We told them this was fine.
- Section 8.02 Low Voltage Cabling: They did not want to be obligated to remove the data/comm cabling. **BAFO Response**: Ryan is fine with removing the obligation to remove the data/comm cabling at lease termination.
- Section 9.01 Damage: They want to right to take the insurance proceeds and make the repairs directly. We told them we would not be able to provide because the lender would insist the proceeds go to them. We agreed to give them a 50% offset in base rent until repairs are made.
- Section 11.02(b) Removal of Tenant's Property: They would like us to give them time at the end of the lease to remove their property. We said we would address this in the hold over provision. **BAFO Response**: Ryan is fine with the first month of the hold over period be at the in place monthly rent at the time. Months 2-6 would remain at 125% of the in place monthly rent at the time.
- Section 12.04 Condemnation: Tenant wants the award to come to them. We said we have the same lender issue. We agreed to all them to pursue their own award of damages as long as it does not diminish Landlord's award. They seemed fine with this.
- Section 13.01 Tenant Default: They did not want to be placed in default for missing a rent payment. We agreed to allow them a five (5) day grace period on rent payment before a default. We further agreed to provide two (2) notices within a 12 month period on late rent without a default. The stated that if Tenant is in default, they are fine with the Landlord having the ability to accelerate rent payments. They requested that if for some reason they are evicted and we bring in a new tenant, they would only be liable for the rent gap in lieu of the full payment. We agreed on this.
- Section 13.02 Landlord Default: They wanted immediate emergency step in rights. We said that as manager, we wanted ability to manage an emergency situation. They were fine with this and stated they would like self-help regarding emergencies after landlord has been on it for a period of time. We agreed. If there is a landlord default that keeps them out of the space for period of time, there would be a rent offset up to 50% of the base rent to mitigate. We agreed.
- Section 13.03 Dispute of Operating Expenses: They wanted this reinstated in some way. We said that is should not be an issue because there was no pro rata requirement given the full building user. They seemed OK with leaving this out.
- Section 15.02 Compliance with Certifications: The wanted us to maintain compliance with certifications after construction was complete. We said that this is really a tenant issue. We cannot make the tenant do what it takes to maintain certifications. They agreed. We suggested that changes to the building comply with laws and certifications post occupancy would be capital expenses that would be included in the operating expenses per the lease. They agreed.

Lease Clarifications

- Section 15.03 Hazardous Materials: We agreed they would not be able to terminate the lease because of hazardous materials issues. We agreed to give them self help rights and a rent offset up to 50% of the base rent to mitigate.
- Section 16.01 Subletting: They wanted to be sure that if they split off part of the company and did not occupy the entire building that they would pay actual operation expenses as opposed to paying on the full building like it was fully utilized. We agreed and said you would only pay actual expenses whatever they may be. Also they wanted the ancillary user requirement to go to 6,000SF since to cover their wellness center and cafeteria. We agreed.
- Section 16.01 Assignment: They wanted a preapproval of an assignment with certain financial thresholds. We pushed back on this and said we would look at it on a case by case basis. **BAFO Response**: No change from our original redline. Ryan is open to reviewing potential assignments on a case by case basis with an agreement to be reasonable in our review.
- Section 19.01 Land Acquisition: They understood the land acquisition contingency requirement. They commented they may want to tighten up the timing a bit and the understanding. We were fine with that.
- Section 27.02 Purchase Price: They wanted to delete the concept of total project costs by a multiplier. The said the second and third options were OK in concept. They said the fair market value of the building has the same issues as trying to figure out the FMV for the rent. We agreed. They though the 2.5% escalator on purchase price was a bit of a double dip. **BAFO Response**: Ryan is OK with dropping the first purchase price calculator. Options 2 and 3 for calculating the purchase price remain as offered.
- Section 28.03: If the exercise a ROFO right, we agreed on a sixty (60) day close.
- Construction Addendum, Article 1.32 Tenant Improvement Allowance: They may self-fund all or a portion of the TI Allowance. I suggested this would be fine but wanted to verify. **BAFO Response**: Ryan is fine with Tenant self-funding up to 100% of the Tenant Improvement costs.
- Construction Addendum, Article 1.42 TI Contractor: They have a difficult time with Ryan being pre-approved as the TI Contractor. I told them this was a deal killer for us. They would like us to consider being open on this. **BAFO Response**: Ryan is open to further discussion regarding the TI contractor. With an open book approach and a collaborative design coordination effort we think we would do a great job for JEA. Construction coordination on site with two different general contractors will be a challenge. We look forward to further discussion on this point.
- Construction Addendum, Article 5.2(b) Escrow of TI Allowance: We told them Wells Fargo would be OK with funding the TI allowance at loan closing. Interest would start immediately but could be offset by investment of the escrowed dollars. They were fine with this concept.

Operating Expense Estimate

JEA

TOTAL BUILDING SQUARE FOOTAGE: 195,426

PROPOSED OPERATING EXPENSES

	Full Service Total	PSF	Comments
Janitorial	$255,000.00	$1.30	Night Cleaning 5 days a week and 2 day porters daily
Landscaping	$14,000.00	$0.07	
HVAC	$5,000.00	$0.03	PM's and minor repairs
Elevator	$75,000.00	$0.38	
R&M	$152,000.00	$0.78	1 Full time engineer on site +R&M
Administration	$93,750.00	$0.48	Assistant Property Manager on site
Security	$10,000.00	$0.05	Card reader system maintenance
Fire Life Safety	$23,000.00	$0.12	Includes inspection of FM200 System
Trash	$36,000.00	$0.18	
Electric	$275,000.00	$1.41	Landlord estimate - To be paid directly by Tenant
Water/Sewer	$60,000.00	$0.31	Landlord estimate - To be paid directly by Tenant
Garage Expenses	$231,000.00	$1.18	
Taxes	$371,309.40	$1.90	
Insurance	$65,000.00	$0.33	
Total	$1,666,059.40	$8.53	
Management Fee	$163,180.71	$0.84	Base rent estimated at $33.40/RSF. 2.5% fee on base rent only
Total:	**$1,829,240.11**	**$9.36**	

No Security guard personel included in operating expense estimate.

WIFI Service not included in operating expenses. Considered Tenant system.

011000 – General Conditions

- The project general conditions include the field management personnel Ryan feels are necessary to manage the shell construction work. The following personnel are included and the allocation of their time follows this narrative in spreadsheet format:
    - Senior Superintendent
    - Superintendent
    - Assistant Superintendent
    - Field Coordinator
- The three superintendents will lead the shell and garage construction with support from the Field Coordinator.
- Overall costs are down slightly based on best and final pricing and costs for the personnel listed above
- General Conditions cost per month $59,065 based on 19 months of construction

015000 – General Requirements

- The project general requirements include costs for services and equipment to manage the construction. These costs include but are not limited to the following:
    - Field per diems and travel costs
    - Job trailers and storage facilities
    - Office supplies and equipment
    - Utility costs
    - Site toilet facilities
    - Site security
    - Branding and Signage
- General Requirements cost per month $53,710 based on 19 months of construction

024100 – Demolition & Structure Moving

- Pricing has been updated with additional input regarding the required demolition for the site in order to begin foundation installation. The best and final offer pricing is reflective of this.
- The demolition pricing has also been updated to include a Passive Vapor Management Venting system at the recommendation of our site environmental consultants.

026000 – Environmental

- This cost has been eliminated per ITN direction

033000 – Cast In Place Concrete

- An additional review of the shell building design was completed by our foundation consultant Hayward Baker. In the previous pricing effort, Hayward Baker provided budgetary unit costs only. Hayward Baker is very familiar with the sub-surface conditions in the downtown Jacksonville area and was the contractor who completed the foundations for the Duvall County Courthouse across the street from our proposed site. The best and final offer pricing is inclusive of the necessary deep foundation system per Hayward Baker recommendations based on further review of the design during the best and final offer period.

- An additional review of the parking structure design was also completed by our foundation consultant Hayward Baker. The updated cost for the parking deck foundations have been moved from the lump sum parking structure line item into the overall schedule of values for the best and final offer pricing.
- Concrete required for the parking structure curbs, slopes and wash outs have been taken from the lump sum parking structure pricing and incorporated into the overall schedule of values for the best and final offer pricing.

034000 – Precast Concrete

- The precast parking deck pricing in the initial proposal consisted of a per stall budget initially developed in conjunction with Gate Precast. For the best and final offer, the design was reviewed in conjunction with parking structure design consultant Walker Consultants. The revised design would consist of a pre-cast parking structure of 1 ground and 8 elevated floors. Each floor will consist of approximately 35,989 sf providing 2 accessible and 100 standard parking stalls with the ground floor also consisting of 11,000 gsf of retail shell space in cold dark shell condition. The best and final offer pricing includes a structure exterior consisting of 2 curtainwall glass stair towers as well as an additional $500,000 exterior skin upgrade allowance. The revised parking structure incorporates efficiency and economy while providing the necessary aesthetics for incorporation into the JEA development. The best and final offer is representative of the revised design and has been fully budgeted in conjunction with Gate Precast.
- The initial proposal carried all costs associated with the parking deck in this line. For the best and final offer pricing, this line item accounts only for the parking deck structure and all items associated with the foundations, interior items and MEP's have been reallocated to their respective SOV line items.

034500 – Architectural Precast

- Pricing was reduced slightly due to best and final pricing from precast supplier in conjunction with finalized garage pricing.
- The parking deck masonry walls consisting of stair and elevator shafts were moved from the lump sum parking deck line in the initial proposal to the Masonry SOV line for the best and final offer pricing.

051200 – Steel Fabrication

- Additional costs associated with material fabrication and steel safety materials were included in the building pricing.
- The parking deck elevator support steel and metal pan stairs were moved from the lump sum parking deck line in the initial proposal to the Steel Fabrication SOV line for the best and final offer pricing.

051210 – Steel Erection

- Additional erection costs for steel safety and fall protection have been included in the scope.
- Erection costs for steel in the parking garage have been broken out for this section as well.

055000 – Misc. Metals

- Slight reduction to this scope based on overall efficiency gained during best and final pricing.

061000 – Rough Carpentry

- Effectively no change to this scope of work for best and final.

062000 – Finish Carpentry

- There have been no changes to the Finish Carpentry pricing for the best and final offer.

071400 – Water / Damproofing

- There have been no changes to the Water / Damproofing scope for the best and final offer pricing.

074200 – Metal Wall Panels

- For the best and final offer pricing an allowance of $500,000 for the parking deck skin upgrades has been included in this line.
- Building pricing was reduced based on improved pricing during best and final pricing efforts.

075100 – Roofing

- The revised building square footage in conjunction with additional subcontractor pricing input is reflected in the best and final offer pricing for the Roofing scope.

078200 – Fireproofing

- The revised building square footage in conjunction with additional subcontractor pricing input is reflected in the best and final offer pricing for the Fireproofing scope.

079200 – Joint Sealers, Caulking

- There have been no changes to the Joint Sealers and Caulking scope for the best and final offer pricing.

081100 – Doors, Frames & Hardware

- The necessary doors, frames and hardware for the parking deck have been moved from the parking deck lump sum line and put into the Doors, Frames & Hardware SOV line for the best and final offer pricing.
- Additional wood doors with hollow metal frames have been included in the best and final offer pricing for the doors associated with the finished elevator lobbies and core space requirements on each floor per the DRA.

083300 – Overhead Doors

- There have been no changes to the Overhead Doors scope for the best and final offer pricing.

084100 – Automatic Entrance / Revolving Doors

- Minor adjustments to provide an allowance of $70,000 for automatic entrances into shell building

088100 – Glass & Glazing

- Final pricing includes glass cleaning provided by installing contractor after best and final pricing.
- Includes blast resistance to ground floor glass
    - As confirmed by CBRE, the alternate pricing provided in the initial proposal for the upgrades required to provide a blast resistance to the ground floor skin have been included in the best and final offer pricing. The basis of design for this blast resistance is per ASTM F1642-04 in addition to GSA TS01-2003. Specifically, the included system was tested with a 500 lb charge at 148' 3" distance. This scope has been included at an allowance of $400,000.
- The curtainwall glass for the parking deck stair towers in the initial proposal has been moved from the parking deck lump sum line and incorporated into the Glass & Glazing SOV line for the best and final offer pricing.
- Curtainwall/Envelope Consultant Allowance: $60,000

092100 – Drywall Systems

- Includes additional costs not originally associated with the shell pricing based on CBRE provided DRA
- Additional drywall scope has been included in the best and final offer pricing for the framing and drywall associated with the finished elevator lobbies on each floor.
- Includes combination of hard lid and acoustical ceilings in main lobby, elevator lobbies and core restrooms.

093300 – Tile

- Includes adjusted pricing based on CBRE provided DRA. Includes tile allowances of $12/SF for wall/floor tile and $15/SF for tile base in restroom and lobbies of core area.
- We have included an allowance of $50,000 for upgraded floor and wall finishes in first floor elevator lobby.

095100 – Acoustical Ceiling Tile

- Cost was broken out for acoustical ceilings in elevator lobbies.

096800 – Carpet

- Additional carpet scope has been included in the best and final offer pricing for the carpet associated with the elevator lobbies on each floor per the DRA.

099100 – Paint & Wallcoverings

- Additional paint and wallcovering scope has been included in the best and final offer pricing for the painting of the elevator lobbies on each floor per the DRA.

101400 – Identification Devices

- Allowances have been updated to incorporate those provided by CBRE. These allowances include a Ground Monument Sign allowance of $30,000, a Building Identification Sign allowance of $120,000 and a Lobby Wayfinding Signage and Directories allowance of $15,000.

102100 – Toilet Partitions & Accessories

- Additional toilet partitions & accessories scope has been included in the best and final offer pricing for the painting of the elevator lobbies on each floor per the DRA.

122000 – Window Treatments

- Based on the information provided in the Schedule 1 Development Responsibility Allocation, window treatments are to be included in the shell pricing. The previous proposal did not include window treatments. The best and final offer pricing includes window shades at all exterior window locations.

142000 – Elevators & Escalators

- Based on the performance information provided in the Schedule 1 Development Responsibility Allocation, the elevator system was revised to meet the required performance specifications including the minimum cab dimensions. The best and final offer pricing is representative of the revised elevator system.
- Includes pricing for temporary conveyance for construction personnel as well as for tenant fit out during construction.
- Elevator Consultant Allowance: $7,500

210000 – Fire Protection

- The fire protection design for the shell building included in the initial proposal was reviewed with the fire protection contractor and consultant. The best and final offer pricing is inclusive of adjustments made within the fire protection system as recommended by the fire protection consultant.
- With the referenced parking structure re-design, the associated fire protection system has been reviewed by the fire protection consultant and the best and final offer pricing is representative of this. The cost for the parking deck fire protection in the initial proposal has been moved from the parking deck lump sum line item and included in the Fire Protection SOV line item for the best and final offer pricing.
- Parking garage pricing also includes 11,000 SF of shell fit out for the activation of the garage.

212000 – Fire Protection Specialties

- The cost of the fire protection specialties associated with the parking structure in the initial proposal have been moved from the parking structure lump sum line into the Fire Protection Specialties SOV line for the best and final offer pricing.
- Parking garage pricing also includes 11,000 SF of shell fit out for the activation of the garage.

220000 – Plumbing

- The overall plumbing pricing on the building went down based on efficiencies gained and market pricing received during best and final review.
- With the referenced parking structure re-design, the associated plumbing system has been reviewed by the plumbing contractor and consultant and the best and final offer pricing is representative of this. The cost for the parking deck plumbing system in the initial proposal has been moved from the parking deck lump sum line item and included in the Plumbing SOV line item for the best and final offer pricing.
- Parking garage pricing also includes 11,000 SF of shell fit out for the activation of the garage.

230000 – HVAC

- The HVAC system design for the shell building included in the initial proposal was reviewed with the HVAC contractor and consultant. Additional information from the Schedule 1 Development Responsibility Allocation was also incorporated and resulted in updated overall HVAC pricing.
- Pricing for on site chiller plant to feed the building HVAC system has been included in the best and final offer pricing.
- The costs associated with the parking deck HVAC system in the initial proposal have been moved from the parking deck lump sum line item and included in the HVAC SOV line item for the best and final offer pricing.
- Parking garage pricing also includes 11,000 SF of shell fit out for the activation of the garage.
- Commissioning Consultant Allowance: $175,000
- Energy Modeling Consultant Allowance: $45,000

260000 – Electrical Systems

- The electrical scope included in the initial proposal was reviewed with electrical contractor and consultant. Additional information from the Schedule 1 Development Responsibility Allocation was also incorporated. The primary revisions to the electrical systems include the inclusion of a generator fuel tank sized to run for one week per the ITN, with the addition of the 200% neutrals requirement and provision of K13 transformers. These revisions have been incorporated into the best and final offer pricing.
- We have a $20,000 allowance included for the shell low voltage backbone.
- With the referenced parking structure re-design, the associated electrical systems have been reviewed by the electrical contractor and consultant and the best and final offer pricing is representative of this. The costs associated with the parking deck electrical system in the initial proposal have been moved from the parking deck lump sum line item and included in the Electrical SOV line item for the best and final offer pricing. These costs are inclusive of secure access control arms into the structure, elevator security, cctv camera system and 30 electric vehicle charging stations as defined in the DRA.
- Parking garage pricing also includes 11,000 SF of shell fit out for the activation of the garage.
- The electrical costs have been updated to include an underground transformer vault as this will be most likely required due limitations and site constraints.
- The electrical costs have been updated to include the required occupancy sensors throughout the parking deck.

312000 – Earthwork

- The earthwork costs associated with the parking deck in the initial proposal have been moved from the parking deck lump sum line item and included in the Earthwork SOV line item for the best and final offer pricing.

312300 – Structural Excavation

- The costs associated with structural excavation of the parking structure in the initial proposal have been moved from the parking structure lump sum line into the Structural Excavation SOV line for the best and final offer pricing.

312500 – Soil Erosion Control

- The costs associated with soil erosion control of the parking structure in the initial proposal have been moved from the parking structure lump sum line into the Soil Erosion Control SOV line for the best and final offer pricing.

320100 – Site Concrete

- The costs for misc. site concrete including aprons and associated tie-ins for the parking structure in the initial proposal have been moved from the parking structure lump sum line into the Site Concrete SOV line for the best and final offer pricing.

323100– Site Fencing

- This includes fencing around the project site during construction.

329100 – Planting, Irrigation Systems

- The costs for misc. plantings for the parking structure in the initial proposal have been moved from the parking structure lump sum line into the Planting, Irrigation Systems SOV line for the best and final offer pricing.

330000 – Site Utility Services

- The costs for misc. utility services for the parking structure in the initial proposal have been moved from the parking structure lump sum line into the Site Utility Services SOV line for the best and final offer pricing. These costs are for necessary revision to existing utilities for tie-ins.

337000 – Site Electrical

- An allowance of $7,500 to extend the fiber optic cabling from the property line to the JEA MPOP has been included in the best and final offer pricing.

501000 – Design Costs

- The Ryan A+E design costs included in the initial proposal have been reviewed with the Ryan management team and the best and final offer pricing is inclusive of these updated design costs. This fee includes architectural, structural, and interior design at core and shell finish spaces.
- Also included under the design costs are the following consultants
    - LEED Consultant: $80,000
    - Accessibility Consultant: $5,000

- The overall design costs are carried at 5% of total cost over the total building and garage pricing and split prorata in the SOV.

502000 – Permits

- The permit costs included in the best and final offer pricing are based on re-calculated job costs and confirmation with the city of Jacksonville permit fee schedules.

504000 – Insurance, Bonds, & Misc.

- The Insurance, Bonds, & Misc. costs included in the best and final offer pricing are based on re-calculated job costs. These costs include Builder's Risk Insurance, General Liability Insurance, and Sub-guard Insurance.
- Sub-guard insurance is included at a price of $453,785. The cost of a payment and performance bond is the same.

506000 – Quality Assurance Testing

- The Quality Assurance Testing costs included in the best and final offer pricing are based on re-calculated job costs.

507000 – Inspections & As-Built Surveys

- There have been no changes to the Inspections & As-Built Surveys pricing for the best and final offer.

511000 – Special Conditions/Weather Conditions

- The Special Conditions costs included in the best and final offer pricing are based on re-calculated job costs and includes costs for temporary weather protections including temporary roof for early start on interior finishes.

512000 – Travel, Housing & Subsistence

- The Travel, Housing & Subsistence costs include travel costs for the office personnel assigned to the project.

531000 – Project Management Personnel

- This scope consists of the project management personnel that Ryan feels will be adequate to successfully manage the project. For breakdown of manpower the attached personnel projection details the time included.
- The project management cost per month during preconstruction is $42,557
- The project management cost per month during construction is $61,146

602000 – Contingency

- We have included a total contingency of 5.5% for best and final pricing. That includes a 5% construction contingency and a 0.5% design contingency. We feel this is an adequate contingency at this stage of the project based on current design and market pricing received to date.

- The contingency costs are carried over the total building and garage pricing and split prorata in the SOV.

661000 – Contractor's Fee

- The contractor's fee included in the best and final offer pricing is based on re-calculated job costs.
- The contractor's fee is carried over the total building and garage pricing and split prorata in the SOV.

WELLS FARGO

Commercial Real Estate
MAC N9305-18B
90 South Seventh Street
18th Floor
Minneapolis, MN 55402

December 5, 2018

Dan Levitt
SVP – Capital Markets Group
Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, MN 55415

RE: Jacksonville Electric BST

Dear Dan:

It's my understanding that Ryan Companies US, Inc ("Ryan") is submitting a proposal to construct a 200,000 square foot, Class A office building located in Jacksonville, Florida. Furthermore, Jacksonville Electric, a public utility company possessing an investment grade credit rating, will execute a triple net lease for a minimum of 15 years.

Wells Fargo considers this development project to be a strong candidate for construction financing. Please use this communication as confirmation of Ryan's banking relationship with Wells Fargo and our expressed interest in said project.

Ryan has been a valued customer of Wells Fargo's Commercial Real Estate Group for more than 30 years and we have provided financing for multiple real estate projects covering a wide range of property types (including but not limited to office, retail, industrial, hospitality, GSA build-to-suits, medical, senior housing, mixed-use and land). In the capacity of Senior Vice President and Market Manager for our Commercial Real Estate Group, I have been involved with the Ryan relationship and its principals for more than 15 years. My team has provided more than $500MM in commercial real estate financing to Ryan over this period and all loans have been paid as agreed. We have the utmost respect for Ryan's ownership and leadership teams, their capabilities for managing all facets of complicated development projects and accessing institutional capital markets.

We have financed a number of corporate build-to-suit projects, such as the proposed Jacksonville Electric project, for Ryan. In addition, Wells Fargo contracted with Ryan to construct 1.2 million sf of BTS office space to be owned and occupied by Wells Fargo in downtown Minneapolis. We have a sincere interest in providing the financing for the subject Florida BTS project and we look forward to receiving more details in the near future. In the meantime, please don't hesitate to call with any questions.

Best regards,

Glenn A. Sansburn
Sr Vice President

Together we'll go far