

# Welcome to the

## **JEA** Awards Meeting

**January 23, 2025, 10:00 AM EST**

You have been joined to the meeting with your **audio muted** by default.

At the designated public comment time we will provide opportunity for you to unmute to speak.

During the meeting, public comments received via e-mail regarding any matter on the agenda for consideration will be read out. Per the Public Notice Agenda posted on [JEA.com](http://JEA.com), public comments by e-mail must be received no later than 9:00 a.m. on the day of the meeting to be read during the public comment portion of the meeting.

Please contact **Sarah Millsap** by telephone at **(904)776-4311** or by email at **millse@jea.com** if you experience any technical difficulties during the meeting.

**JEA Awards Agenda**  
**January 23, 2025**  
**225 North Pearl St., Jacksonville, FL 32202 - Hydrangea Room 1st Floor**

[Teams Meeting Info](#)

**Consent Agenda**

The Chief Procurement Officer offers the following items for the JEA Awards Consent Agenda. Any item may be moved from the Consent Agenda to the Regular Agenda by a committee member asking that the item be considered separately. All items on the Consent agenda have been approved by OGC, Budget and the Business Unit Vice President and Chief. The posting of this agenda serves as an official notice of JEA's intended decision for all recommended actions for **Formal Purchases** as defined by **Section 3-101 of the JEA Procurement Code**. Please refer to JEA's Procurement Code, if you wish to protest any of these items.

Award #	Type of Award	Solicitation # & Short Description/Title	VP	Awardee	Funding Source	Business Unit Estimate	Award Amount	Original Award Amount	New Not-to-Exceed	Amendments	Term (Projected) Start Date - End Date	JSEB Participation (Y/N) If Y, then list company name(s)
1	Minutes	Minutes from 01/16/2025 Meeting	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2	Developer Agreement	Wildlight – 2023-2311 Chester Road Widening	Zammataro	Wildlight, LLC	Capital	\$3,501,509.00	\$1,912,830.23	N/A	\$1,912,830.23	N/A	Project Completion Start Date: 7/01/2024 End Date: 8/31/2025	N
<p>Advertised: 5/01/2024            Opened: 5/31/2024 Two (2) Bids Received (by Developer)            AJ Johns, Inc. Overall \$2,132,303.06 JEA Items \$1,901,789.06            Valencourt Construction Company, Inc.: Overall \$1,977,377.77 JEA Items \$1,912,830.23</p> <p>In accordance with the Wildlight Developer and Utility Service Agreement, this project includes JEA reimbursable infrastructure to Wildlight, LLC. The project includes a water main, a reclaim water main and a force main along the development spine road.</p> <p>Per the developer agreement for this project, JEA will reimburse the Developer, for certain water, sewer and reclaim improvements within the Wildlight development. The developer has followed JEA procurement directives by advertising and awarding to the highest evaluated bidder. The solicitation was advertised on 05/01/24, and a pre-bid meeting was held on 05/07/24. Four bidders attended the prebid meeting and 2 bids were received. Valencourt Construction Co., Inc. was the highest evaluated and lowest overall bid and was awarded the project. The bid is approximately 45% below the JEA estimate. The JEA estimate included the material, labor, and equipment. JEA is reimbursing in accordance with the Estuary Developer Agreement and the bid amount is deemed reasonable.</p>												
3	Invitation for Bid (IFB)	1411877047 Imeson Substation T2 Addition	Melendez	C and C Power Line, Inc.	Capital	\$1,818,778.50	\$1,790,250.00	\$1,790,250.00	\$1,790,250.00	N/A	Project Completion Start Date: 02/06/2025 End Date: 09/30/2025	Five Percent (5%) Evaluation Criteria  D B Construction (Foundations) - 13.96% or \$249,918.90 Garmin Trucking (Rock hauling) - 6% or \$107,415.00
<p>Advertised: 11/18/2024            Opened: 01/07/2025            Seven (7) Bids Received:            C &amp; C Power Line, Inc. - \$1,790,250.00            Reliable Substation Services, Inc. - \$1,914,000.00            5 Star Electric, LLC - \$2,192,668.60            Grideco, Inc. - \$2,301,823.70            Power Serve Technologies, Inc. - \$3,129,770.60            L E Myers Co. Inc. - \$3,260,534.10            National Electrical Engineering Consultants LLC dba NEEC - \$3,900,493.28</p> <p>For additional information contact: Lynn Rix</p> <p>The purpose of this solicitation is to select a vendor to provide construction services to expand the Imeson Substation with a new 138-26kV T2 power transformer with a 26kV main and transfer bus scheme accommodating three new distribution feeders and provisions for a future capacitor bank. The perimeter fence must be extended to the east and south in order to accommodate the new assets. The substation will require upgrades to its auxiliary system, lighting, and grounding, alongside necessary new construction and upgrades to substation roads, driveways, and access gates.</p> <p>Robust participation resulted in competitive bids. The lowest responsive and responsible bidder to meet or exceed the minimum qualifications set forth in this Solicitation is C and C Power Line, Inc. Their bid of \$1,790,250.00 was 1.6% or \$28,528.50 lower than the business unit estimate which was deemed reasonable.</p>												
4	Contract Increase	1410399647 Construction Services for Underground Water, Wastewater, and Reuse Grid Repair and Installation Services	Vu	J. B. Coxwell Contracting, Inc. Petticoat-Schmitt Civil Contractors, Inc.	Capital	\$4,000,000.00 \$1,500,000.00	J.B. Coxwell - \$4,000,000.00 Petticoat-Schmitt - \$1,500,000.00	J.B. Coxwell - \$2,000,000.00 Petticoat Semitt - \$1,000,000.00	J.B Coxwell - \$13,900,000.00 Petticoat-Schmitt - \$6,780,000.00	J. B. Coxwell Contracting, Inc. 04/13/2023 - \$200,000.00 05/18/2023 - \$2,000,000.00 07/13/2023 - \$2,200,000.00 12/14/2023 - \$640,000.00 01/16/2024 - \$2,000,000.00 09/04/2024 - \$860,000.00  Petticoat-Schmitt Civil Contractors, Inc. 07/27/2022 - \$100,000.00 09/23/2022 - \$1,000,000.00 04/17/2023 - \$210,000.00 05/18/2023 - \$890,000.00 01/16/24 - \$1,600,000.00 09/04/2024 - \$480,000.00	Three (3) Years w/ Two (2) - 1 Yr. Renewals Start: 12/15/2021 End: 12/14/2025	N/A
Item Moved to Regular Agenda as Item 1												

**Consent Agenda Action**

Committee Members in Attendance	Names	<b>Ted Phillips, Ricky Erixton, Stephen Datz</b>
Motion by:	<b>Stephen Datz</b>	
Second By:	<b>Ricky Erixton</b>	
Committee Decision	<b>Items 1-3 are Approved. Item 4 moved to Regular Agenda as item #1</b>	

**Regular Agenda**

Award #	Type of Award	Solicitation # & Short Description/Title	VP	Awardee	Award Amount	Business Unit Estimate	Original Award Amount	New Not-to-Exceed	Amendments	Term	JSEB Participation (Y/N) If Y, then list company name(s) (%), \$ - awarded)	Action
1	Contract Increase	1410399647 Construction Services for Underground Water, Wastewater, and Reuse Grid Repair and Installation Services	Vu	J. B. Coxwell Contracting, Inc. Petticoat-Schmitt Civil Contractors, Inc.	J.B. Coxwell - \$4,000,000.00 Petticoat-Schmitt - \$1,500,000.00	\$4,000,000.00 \$1,500,000.00	J.B. Coxwell - \$2,000,000.00 Petticoat Schmitt - \$1,000,000.00	J.B Coxwell - \$13,900,000.00 Petticoat-Schmitt - \$6,780,000.00	J. B. Coxwell Contracting, Inc. 04/13/2023 - \$200,000.00 05/18/2023 - \$2,000,000.00 07/13/2023 - \$2,200,000.00 12/14/2023 - \$640,000.00 01/16/2024 - \$2,000,000.00 09/04/2024 - \$860,000.00  Petticoat-Schmitt Civil Contractors, Inc. 07/27/2022 - \$100,000.00 09/23/2022 - \$1,000,000.00 04/17/2023 - \$210,000.00 05/18/2023 - \$890,000.00 01/16/24 - \$1,600,000.00 09/04/2024 - \$480,000.00	Three (3) Years w/ Two (2) - 1 Yr. Renewals Start: 12/15/2021 End: 12/14/2025	N/A	Motion by: Ricky Erixton  Second by: Stephen Datz  Committee Decision: Approved
<p>Originally Awarded: 11/18/2021 Last Award Approval: 02/15/2024 For additional information contact: Darriel Brown</p> <p>The Work performed under this Contract are for Construction Services for Underground Water, Wastewater, and Reuse Grid Repair and Installation Services, includes: Water Main replacements and/or extensions, Water, Wastewater, and/or Reclaimed Piping repairs, replacements, and/or extensions, manhole installation and repairs, service connections and large meter installations on an as needed basis.</p> <p>The task orders issued under these contracts are reactive in nature; not necessarily emergency work, but unplanned work resulting from the deterioration of an existing asset. Task orders have included repairing leaking mains, replacing assets in FDOT roadways, and replacing failing, deep manholes at pump stations. JEA W/WW Delivery &amp; Collection has had positive experiences with these unit price contracts which have allowed JEA to quickly mobilize an underground contractor, provide proactive asset replacements to maintain service to existing customers, and expanded JEA's response capacity.</p> <p>JEA has identified a need to increase these two contracts based on the monthly spend from the start of the contracts through January 2025. Additionally, a pipeline project along San Jose Blvd has been identified as needing repair. This increase funds the current contract for additional reactive projects to through 12/14/2025 with current unit rates.</p> <p><b>DISCUSSION/ACTION:</b> Was this contract increase awarded when predicted or sooner then expected? These projects can be spontaneous and undefined. We want to continue having the authorization available to take us to the end of the term of our current contract. We are not seeing more or less usage with these contracts then predicted but are increasing this contract as an administrative measure the ensure there is enough funds to get us through 2025. <b>DISCUSSION/ACTION PARTICIPANTS:</b> Ted Phillips and Justin Sencer</p>												

**Consent and Regular Agenda Signatures**

Budget	Name/Title	<u>Stephan M Nealy</u>
Awards Chairman	Name/Title	<u>Theodore B Phillips</u> CFO
Procurement	Name/Title	<u>Lisa Pleasants</u> on behalf of Jenny McCollum
Legal	Name/Title	<u>Rebecca Lavia</u>

# Award #1 Supporting Documents 01/23/2025

## JEA Awards Agenda

January 16, 2025

225 North Pearl St., Jacksonville, FL 32202 - Hydrangea Room 1st Floor

[Teams Meeting Info](#)

The Chief Procurement Officer offers the following items for the JEA Awards Consent Agenda. Any item may be moved from the Consent Agenda to the Regular Agenda by a committee member asking that the item be considered separately. All items on the Consent agenda have been approved by OGC, Budget and the Business Unit Vice President and Chief. The posting of this agenda serves as an official notice of JEA's intended decision for all recommended actions for **Formal Purchases** as defined by **Section 3-101 of the JEA Procurement Code**. Please refer to JEA's Procurement Code, if you wish to protest any of these items.

Award #	Type of Award	Solicitation # & Short Description/Title	VP	Awardee	Funding Source	Business Unit Estimate	Award Amount	Original Award Amount	New Not-to-Exceed	Amendments	Term (Projected) Start Date - End Date	JSEB Participation (Y/N) If Y, then list company name(s) (%; \$ - awarded)																				
1	Minutes	Minutes from 01/09/2025 Meeting	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A																				
2	Contract Increase	1410804046 Sanitary Sewer Manhole Structural Rehabilitation and Repair	Vu	Vortex Services LLC	Capital	\$630,000.00	\$630,000.00	\$3,000,000.00	\$3,930,000.00	11/21/24 \$300,000.00	Three (3) Years w/ Two (2) - 1 Yr. Renewals Start Date: 10/01/2022 End Date: 09/30/2025	N/A																				
<p>Originally Awarded: 10/06/2022 Last Awarded: 11/21/2024 For additional information contact: Ella Bedwell</p> <p>The scope of work for this contract includes construction services for the sealing, rescaling, coating, repair, and rehabilitation, along with any related incidental work, for the sanitary sewer manholes located within JEA's service territory, which includes Duval and surrounding counties.</p> <p>JEA W/WW Delivery &amp; Collection has had positive results with this supplier and has been able to rehabilitate more manholes than were projected for the initial 3-year contract term. The purpose of this request is to increase the contract authorization to issue additional task orders to this supplier. The request is estimated to provide sufficient contract authorization until the end of the initial 3-year contract term expiring in September 2025.</p>																																
3	Contract Increase/Renewal	017-20 JEA Routine Hydrant Maintenance	Vu	DMD Consultants, Inc	O&M	\$397,000.00	\$397,360.62	\$900,000.00	\$2,000,610.62	03/07/2023: \$90,000.00 04/68/2023: \$467,500.00 04/08/2024: \$145,750.00	Five (5) Years w/ One (1) - 1 Yr. Renewals Start Date: 06/11/2020 End Date: 06/10/2026	N																				
<p>Originally Awarded: 5/07/2020 Last Awarded: 4/06/2023 For more information contact: David King</p> <p>DMD continues to perform well on our fire hydrant inspections and routine repairs. The scope covered with this fund increase/renewal includes the servicing, sandblasting and painting of fire hydrants to maintain the 5 year scheduled maintenance of all JEA fire hydrants for all of FY25 and into FY26, at which point the contract will be bid out. DMD has maintained their pricing to JEA for the last 5 years during the contract term.</p> <p>The pricing on the renewal term, starting 06/11/2025, will increase by 20%.</p> <table border="1"> <thead> <tr> <th></th> <th>Current Price</th> <th>CPI Adj (22%)</th> <th>New Price</th> </tr> </thead> <tbody> <tr> <td>Service</td> <td>\$ 44.00</td> <td>\$ 53.85</td> <td>\$ 52.80</td> </tr> <tr> <td>Service w/out paint</td> <td>\$ 30.00</td> <td>\$ 36.71</td> <td>\$ 36.00</td> </tr> <tr> <td>Inspection only</td> <td>\$ 10.00</td> <td>\$ 12.24</td> <td>\$ 12.00</td> </tr> <tr> <td>Sandblast &amp; prime</td> <td>\$ 72.00</td> <td>\$ 88.11</td> <td>\$ 86.40</td> </tr> </tbody> </table> <p>This price increase is comparable to CPI for the corresponding time period (22%) and deemed reasonable.</p>														Current Price	CPI Adj (22%)	New Price	Service	\$ 44.00	\$ 53.85	\$ 52.80	Service w/out paint	\$ 30.00	\$ 36.71	\$ 36.00	Inspection only	\$ 10.00	\$ 12.24	\$ 12.00	Sandblast & prime	\$ 72.00	\$ 88.11	\$ 86.40
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4	Invitation to Bid (IFB)	1411880446 Streetlight Material for JEA Stock FY25	Phillips	Gresco Supply, Inc. Stuart C. Irby Company, LLC Wesco Distribution, Inc. Tri-State Utility Products, Inc.	Inventory	\$14,507,235.39	\$2,004,498.88 \$10,567,951.15 \$859,138.32 \$239,991.20	\$13,671,579.55	\$13,671,579.55	N/A	Start Date: 01/30/2025 End Date: 01/29/2028 Three (3) Years w/ Two (2) - 1 Yr. Renewals	N/A																				
<p>Moved to regular agenda</p>																																
5	Change Order	Northside, ST3 Lube Oil Cooler Inspection and Cleaning	Erixton	Siemens Energy, Inc.	Capital	\$2,022,622.00	\$2,022,622.00	\$422,632.00	\$13,320,900.00	12/05/24: \$10,875,606.00	Project Completion Start Date: 11/04/2024 End Date: 03/01/2025	N/A																				
<p>Originally Awarded: 10/24/2024 For additional information contact Jason Behr</p> <p>Originally, this contract was awarded as a Single Source to Siemens for the inspection and cleaning of the turbine lube oil cooler for Northside Unit 3 (N03). Upon inspection, an indication was found on one of the LP turbine blades necessitating the continuation of the Unit 3 shut down until the blade could be replaced. It was also discovered that the L-0 blades had reached the end of life and also needed replacement. These findings led to the Amendment to the scope on 12/05/2025 for \$10,875,606.00.</p> <p>Siemens is currently performing the work associated with the Amendment 1 and additional indications (cracks) were found on the LP-A rotor. This included two cracks at the blade root on the Generator end and nine through cracks at the air foils on the Governor end of the rotor. Due to critical locations of the cracks and high risk of blade liberation replacement is recommended. In addition, LP bearing and journal damage was discovered during the inspection and a LP bearing oil circulation with filtration is recommended.</p> <p>This request for Amendment 2 is to include the purchase of the L-1 RH and LH blades, removal of existing blades, cleaning and NDE of the empty steeples, installation of the new L-1 blades and oil circulation with filtration during reassembly.</p>																																

**Award #1 Supporting Documents 01/23/2025**

6	RFP # 199-CCNA Survey Service for Transmission Distribution and Substation Projects	Estimate Survey and Mapping, LLC	Estimate Survey and Mapping, LLC	Estimate Survey and Mapping, LLC	Estimate Survey and Mapping, LLC	\$326,186.50	\$326,186.50	N/A	\$326,186.50	N/A	Start Date: 02/03/2025 End Date: 02/02/2028  Three (3) Years w/ Two (2) - 1 Yr. Renewals	Y  Smith Surveying Group, LLC - 5%
Advertised: 07/24/2024 Opened: 08/27/2024 Six (6) Responses Received Public Evaluation Meeting: 11/22/2024  For additional information contact: Jason Behr  JEA sought proposals for a survey company to perform survey service for transmission/distribution and substation projects. This included aerial LIDAR, digital orthophotography for use in PLS-CAD, terrestrial LIDAR for Substation 3D modeling and SUE investigation. This service is required for capital projects that will be engineered and designed in-house by JEA.  JEA evaluated six (6) proposals received. Proposals were evaluated based on professional staff experience, design approach and workplan, company experience, and use of a JSEB subcontractor. Surveying and Mapping, LLC (SAM) was the highest evaluated respondent based on this criteria. After evaluation, rates were obtained from SAM. Rates were then compared to past services provided to JEA by several vendors and deemed in line and reasonable with the exception of the "per hole" rate associated with SUE services. Rate was negotiated down from \$1,250 per hole to \$850 per hole which is in line with previous services received.  The award amount is for projects that are currently identified. Funds are expected to be added in the future as more projects are identified and will return to the Awards Committee as needed.												

**Consent Agenda Action**

Committee Members in Attendance	Names <b>Ted Phillips, Jody Brooks, Hai Vu</b>
Motion by:	<b>Jody Brooks</b>
Second By:	<b>Hai Vu</b>
Committee Decision	<b>Move award item #4 to the Regular Agenda; Approve award items 1-3; 5 and 6.</b>

Regular Agenda

Award #1 Supporting Documents 01/23/2025

Award #	Type of Award	Solicitation # & Short Description/Title	VP	Awardee	Award Amount	Business Unit Estimate	Original Award Amount	New Not-to-Exceed	Amendments	Term	JSEB Participation (Y/N) If Y, then list company name(s) (% , \$ - awarded)	Action																		
1	Request for Proposals (RFP)	1411831248 Property and Casualty Insurance Brokerage Services	Orfano	Arthur J. Gallagher Risk Management Services, Inc.	Premiums - \$31,102,983.00 Broker Fees - \$797,523.00	Premiums - \$31,102,983.00 Broker Fees - \$797,523.00	N/A	Premiums - \$31,102,983.00 Broker Fees - \$797,523.00	N/A	Three (3) Years w/ Two (2) - 1 Yr. Renewals Start Date: 03/01/2025 End Date: 02/29/2028	N	Motion by: Jody Brooks  Second by: Hai Vu  Committee Decision: Approved																		
<p>Advised: 08/28/2024 Responses Opened: 10/15/2024 Three (3) Bids Received: Arthur J. Gallagher Risk Management Services - \$510,000.00 Aon Risk Services Central - \$525,000.00 Willis Towers Watson Southeast - \$735,000.00 For additional information contact: Elaine Selders</p> <p>On 08/28/2024, an RFP was issued to select a company to provide Property and Casualty Insurance Brokerage Services for JEA. The responses were evaluated by a team and Arthur J. Gallagher Risk Management Services, Inc. (AJG) was selected as the highest-ranked respondent. The firms were evaluated on the compensation amount, their financial responsibility, and the experience of the company and service team. A copy of the results have been attached as backup. The broker contract will include an annual flat fee for all broker services except for the cyber brokerage fees, which are negotiated annually, with a cap of 10% of the cost of cyber insurance coverage. The standard brokerage fees for the contract term are \$170,000.00 annually, totaling \$510,000.00 for the initial three-year term of the contract. Additional brokerage fees for Cyber Insurance are estimated to be \$82,800.00 for year one, \$95,500.00 for year two and \$109,500.00 for year three for a total of \$287,523.00. The total estimated not-to-exceed amount for all brokerage service fees for the initial term of the contract are \$797,523.00.</p> <p>The solicitation included but was not limited to the procurement of insurance (property and casualty) for Out-of-State Automobile Liability, Directors and Officers Liability, Property, Excess Liability, Fiduciary, ERISA Bond, Out-of-State Workers Compensation, Cyber Liability, Crime Insurance and Excess Crime Insurance, Business Travel Policy and Pollution Liability Policy. The Broker shall also provide property loss prevention engineering and claims settlement (property and casualty). The insurance premiums are negotiated and paid on JEA's behalf by AJG with the exception of out-of-state workers compensation which is paid directly to the insurance carrier. The total cost for the three-year term is estimated to be \$31,102,983.00. The estimate is based on insurance market industry data projections and the historical spend, which are reviewed annually. While a 15% annual increase has been budgeted, the broker negotiates premiums for JEA to minimize these increases.</p> <p>JEA intends to award two separate contracts, one for brokerage services and another for the payment of the insurance premiums. This request is to award Arthur J. Gallagher Risk Management Services, Inc. (AJG) with a contract for broker services in the not-to-exceed amount of \$797,523.00 and a contract for the above-mentioned Insurance Premiums in the not-to-exceed amount of \$31,102,983.00.</p> <p><b>DISCUSSION/ACTION:</b> Ted Phillips, Mary Joe Whitten, Joseph Orfano <b>DISCUSSION/ACTION PARTICIPANTS:</b> Why was Gallagher chosen for the brokerage fees and to provide a brief overview of how the brokers work. They have the expertise and understand the trends of the insurance market for all types of coverage needed. They do business around the world of man made and natural disasters along with everyday incidents. Gallagher is dedicated to keep insurance premium rates at a minimum. Roughly sixty-five percent of the total is for property insurance. We have seen increased premiums, but the premium increases have been largely in line with inflation.</p>																														
2	Invitation for Bids (IFB)	1411808846 Pearl Street Offsite Remedial Action and Parking Lot	Brooks	Entact, LLC	\$6,305,095.55	\$630,000.00	N/A	\$6,305,095.55	N/A	Project Completion Start Date: 01/27/2025 End Date: 08/08/2025	Y Alpha Envirotech Consulting, Inc. - \$13,600.00 Ballard Fence, Inc. - \$48,448.23 CSI Geo, Inc. - \$37,312.86 Garmon Trucking, Inc. - \$125,037.90 Landscape Construction, LLC - \$134,195.59 Smith Surveying Group - \$144,955.27	Motion by: Hai Vu  Second by: Jody Brooks  Committee Decision: Approved																		
<p>Advised: 10/17/2024 Opened: 12/17/2024 Two (2) Bids Received Entact LLC - \$6,305,095.55 Action Environmental, LLC - \$6,658,710.00 For additional information contact: David King</p> <p>The scope of this project is to excavate and dispose of contaminated soils that exceed Florida Department of Environmental Protection (FDEP) Soil Cleanup Target Levels (SCTLs) for arsenic in accordance with the approved off-site soil Remedial Action Plan (RAP) Addendum at Pearl Street Service addition. The contractor will be responsible for the installation of a subsurface stormwater vault for water quality and storage capacity, installation of stormwater routing system to connect upstream culvert to downstream discharge into Hogans Creek. Contractor shall have a GC license and be 40-hr OSHA HAZWOPER certified and adhere to all requirements listed in the technical specification.</p> <p>Four potential bidders attended the mandatory pre-bid meeting. Only two met the minimum qualifications. Five (5) addenda were issued answering over 100 questions, mainly focused on drawings and the bid workbook. The bid price is approximately 80% higher than originally estimated due to items added to the workbook during bidding, higher than estimated labor costs, and the addition of a 20% supplemental work authorization (SWA). The bid pricing was compared to other current projects, and deemed reasonable. Entact has performed similar work at JEA, KGS with no issues.</p> <p><b>DISCUSSION/ACTION:</b> Ted Phillips, Jaelyn Vu, Jody Brooks <b>DISCUSSION/ACTION PARTICIPANTS:</b> Explain why the business estimate was for \$630,000 and the awarded amount was for \$6.3 million. After working with the agency to develop an approved remedy, the facility has a need for the additional use of that property. The project was expanded to include the expansion of the parking lot and enhancement of the storm water treatment features out there because this is a clean-up there's storm water features are more robust than a typical storm water design. It was due to both a scope change and some changes during the design and the bidding process.</p>																														
3	Cost Reimbursement Agreement	Anheuser-Busch Force Main Relocation and Main Abandonment	Vu	Anheuser-Busch, LLC	\$450,000.00	\$397,000.00	\$450,000.00	\$450,000.00	N/A	Project Completion Start Date: 01/16/2025 End Date: 03/31/2025	N/A	Motion by: Jody Brooks  Second by: Hai Vu  Committee Decision: Approved																		
<p>Three (3) Bids Received (via Anheuser Busch) For additional information contact: Darriel Brown</p> <p>The Large Diameter Pipe Program determined the 24" force main segments SM5AIN-089461, SM5AIN-089467, and SM5AIN-089452, and the 20" force main segment SM5AIN-089455 have reached the end of their useful lives and recommended they be abandoned to avoid an unplanned failure. These segments must be abandoned until the sewage flows from the Anheuser-Busch (A-B) plant are moved to another point of connection that was installed for this purpose at the 16" force main SM5AIN-629934. The cost to reimburse A-B to relocate their point of connection is a necessary expense that will allow JEA to the abandon assets.</p> <p>A-B has followed JEA Procurement directives by advertising and awarding to MacAJon, Inc. as the highest evaluated bidder. The Cost Reimbursement Agreement limits JEA's reimbursement to no more than \$450,000.00 for the relocation of the sewer point of connection. At this time JEA anticipates that the final cost of the reimbursement including the CEI expenses and the contractor's costs to A-B will be less than the \$450,000.00 agreement limit. The \$450,000.00 is presented in Appendix B (Page 25) of the agreement and is based on the A-B engineer's estimate of the work.</p> <p><b>DISCUSSION/ACTION:</b> Ted Phillips, Daniel Kruck <b>DISCUSSION/ACTION PARTICIPANTS:</b> How do we make sure that we are getting a good value for our dollar when we are not the ones that are doing the bidding? We write into the agreement that they have to follow Public Procurement guidelines. They must advertise and solicit the project, following our guidelines. In this case, if they received multiple bids they must choose the lowest bidder. They follow the same procurement process that we do.</p>																														
4	Invitation to Bid (IFB)	1411880446 Streetlight Material for JEA Stock FY25	Phillips	Gresco Supply, Inc. Stuart C. Irby Company, LLC Wesco Distribution, Inc. Tri-State Utility Products, Inc.	\$2,004,498.88 \$10,567,951.15 \$859,138.32 \$239,991.20	\$14,507,235.39	\$13,671,579.55	\$13,671,579.55	N/A	Start Date: 01/30/2025 End Date: 01/29/2028  Three (3) Years w/ Two (2) - 1 Yr. Renewals	N/A	Motion by: Hai Vu  Second by: Jody Brooks  Committee Decision: Approved																		
<p>Advised: 11/18/2024 Opened: 12/17/2024 Four (4) Bids Received Gresco Supply, Inc. - \$14,019,096.24 Stuart C. Irby Company, LLC - \$13,781,097.68 Tri-State Utility Products, Inc. - \$6,558,531.20 Wesco Distribution, Inc. - \$15,041,743.85 For additional information contact: Lynn Rix</p> <p>The purpose of this Invitation for Bid (IFB) for Streetlight Materials for JEA Stock FY25 is to select a vendor to provide streetlight materials at the best price for JEA. Seventy-five (75) items were bid and this award request is based on each being awarded to the lowest bidder as follows:</p> <table border="1"> <thead> <tr> <th>Name</th> <th>Awarded Items</th> <th>Awarded Amount</th> </tr> </thead> <tbody> <tr> <td>Gresco Supply, Inc.</td> <td>2</td> <td>\$ 2,004,498.88</td> </tr> <tr> <td>Stuart C. Irby Company LLC</td> <td>31</td> <td>\$ 10,567,951.15</td> </tr> <tr> <td>Wesco Distribution, Inc.</td> <td>16</td> <td>\$ 859,138.32</td> </tr> <tr> <td>Tri-State Utility Products, Inc.</td> <td>3</td> <td>\$ 239,991.20</td> </tr> <tr> <td>TOTALS</td> <td>75</td> <td>\$ 13,671,579.55</td> </tr> </tbody> </table> <p>Through the competitive bidding process JEA realized a 6% savings which totals \$835,655.84 over the last price paid and having these items on contract will allow for mitigation against price volatility and savings through process efficiencies.</p>													Name	Awarded Items	Awarded Amount	Gresco Supply, Inc.	2	\$ 2,004,498.88	Stuart C. Irby Company LLC	31	\$ 10,567,951.15	Wesco Distribution, Inc.	16	\$ 859,138.32	Tri-State Utility Products, Inc.	3	\$ 239,991.20	TOTALS	75	\$ 13,671,579.55
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DISCUSSION/ACTION: Ted Phillips, Jody Brooks, Lynn Rix, Kenny Pearson  
COUNCIL ACTION: THE COUNCIL approved the 73 items on the agenda and the responses they were not required to bid on each item, since it was a wide array of items. Procurement went thru  
and received 15 items of awards. No other items were awarded.

**Award #1 Supporting Documents 01/23/2025**

**Consent and Regular Agenda Signatures**

Budget	Name/Title <u>Stephanie M Kealy</u>
Awards Chairman	Name/Title <u>Theodore B Phillips</u> CFO
Procurement	Name/Title <u>Lisa Pleasants</u> on behalf of Jenny McCollum
Legal	Name/Title <u>Rebecca Lavis</u>

**DEVELOPER AND UTILITY SERVICE AGREEMENT**

**[JEA UTILITY SERVICE - EAST NASSAU]**

THIS DEVELOPER AND UTILITY SERVICE AGREEMENT ( "**Agreement**") is made and entered into on June 27<sup>th</sup>, 2023 (the "**Effective Date**"), by and between the **WILDLIGHT LLC**, a Delaware limited liability company, whose address is 1 Rayonier Way, Wildlight, Florida 32097 (the "**Developer**"), and **JEA**, a body politic and corporate, whose address is 21 W. Church Street, Jacksonville, Florida 32202 (collectively, the "**Parties**" and each, a "**Party**").

**RECITALS:**

1. Developer is the developer of the real property located in Nassau County, Florida and shown on the attached **Exhibit "A"** (the "**Property**").
2. All or a majority of the Property is owned by Developer and Raydient LLC dba Raydient Places + Properties LLC, a Delaware limited liability company.
3. The Property will require water, sewer, and reclaimed water capacity as described and defined in this Agreement.
4. Developer and JEA desire to extend JEA's water, wastewater, and pressurized reclaimed water system to serve the Property (including, without limitation, the improvements conceptually shown on **Exhibits "B", "C" and "D"**) and to provide capacity in JEA's water and wastewater treatment plants and in JEA's reclaimed water facilities so that JEA can provide service to the Property.
5. Water, sewer, and reclaimed water capacity for the Property is outlined in the capacity and phasing schedule attached as **Exhibit "E"** (the "**Capacity and Phasing Schedule**") and shall be provided in the manner described below subject to the terms and conditions provided in this Agreement.
6. JEA is willing to expand JEA's utility system and to provide such service so that an adequate water and reclaimed water supply and wastewater disposal system may be provided to the Property and future occupants, subject to all of the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual undertakings and agreements contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby covenant and agree as follows:

1. **Recitals.** The above recitals are true and correct and form a material part of this Agreement.
2. **Definitions.** The parties agree that in construing this Agreement, the following words, phrases, and terms shall have the following meanings:
  - 2.1 "Agreement" means this Developer and Utility Service Agreement as it may be amended from time to time.
  - 2.2 "Capacity and Phasing Schedule" shall mean the time schedule for construction of water, sewer, and reclaimed water capacity for the Property as shown on **Exhibit "E."**



2.3 “Customer Installation” means all facilities on the customer’s side of the Point of Delivery.

2.4 “Developer” means Wildlight LLC, a Delaware limited liability company and its successors and assigns.

2.5 “District” means the East Nassau Stewardship District.

2.6 “Developer’s Engineer” means the Florida licensed, registered professional engineer selected by Developer or its successors and assigns from time to time.

2.7 “Developer’s Onsite Improvements” means the portion of the water, sewer, and reclaimed water facilities to be constructed by Developer, and/or its successors or assigns, at their expense, on the Property, consisting of all water, sewer, and reclaimed water facilities located on the Property that are not part of JEA’s Onsite Improvements, as defined below.

2.8 “Development Unit” means a part of the Property which is being or which is to be developed as platted property or as an unplatted Lot or Tract with a separate site plan and specific metes and bounds legal description.

2.9 “FDEP” means the Florida Department of Environmental Protection, an agency of the State of Florida, or any successor agency.

2.10 “FDOT” means the Florida Department of Transportation.

2.11 “GPD” means gallons per day on an annual average basis.

2.12 “JEA’s Offsite Improvements” means the water, sewer, and reclaimed water facilities not located on or within the Property.

2.13 “JEA’s Onsite Improvements” means the water, sewer and reclaimed water improvements conceptually shown on the attached **Exhibits “B”, “C” and “D”**. The exact location of JEA’s Onsite Improvements shall be determined as development of the Property progresses.

2.14 “JEA’s System” means all water, sewer, and reclaimed water facilities and interests in real and personal property owned, operated, managed, or controlled by JEA now or in the future and used to provide water, sewer, and reclaimed water capacity to existing and future customers. The JEA System ultimately includes JEA’s Onsite and Offsite Improvements and Developer’s Onsite Improvements after acceptance by JEA.

2.15 “Lot or Tract” means each separate subdivided building site.

2.16 “Manuals” means JEA Rules and Regulations for Electric, Water and Sewer Services, JEA Water and Sewer Standards, Details and Materials Manual, and JEA’s Developer-Installed System Manual, as amended from time to time.

2.17 “Plans and Specifications” means those documents and drawings prepared by Developer’s Engineer and approved by JEA for the design and construction of certain water, sewer, and reclaimed water facilities.

2.18 “Point of Delivery” means the point where JEA’s service line is connected to the customer’s line and unless otherwise indicated by JEA, the Point of Delivery shall be at a point on the customer’s lot line.

2.19 “Property” is defined in the Recitals above.

2.20 “Reclaimed Water” or “Reuse Water” means wastewater that has been treated in accordance with the treatment and water quality requirements for reclaimed water for public access and residential irrigation established in Chapter 62-610, *Florida Administrative Code*, which will be provided by JEA at pressure to retail customers.

2.21 “SJRWMD” means the St. Johns River Water Management District.

2.22 “Sewage” or “Wastewater” means water-carried wastes from residences, business buildings, institutions, industrial establishments, and other customers of JEA’s System.

2.23 “Transmission mains” means Water mains and Reuse mains; all pipes 16” in diameter and greater; Sewer Gravity trunk mains 16” in diameter and greater; Sewer force mains; and all pipes 12” and greater.

2.24 “Water” means potable water meeting the applicable federal, state and local laws and regulations for human consumption, fire protection, irrigation and consumption by business and industry.

2.25 “Water and Sewer Capacity” and “Reclaimed Water Capacity” means the readiness and ability of JEA to furnish water, sewer, and reclaimed water service at pressure (at pressure ranges established by JEA for the applicable use) to each Lot or Tract in accordance with applicable governmental requirements and regulations. Capacity relating to water, sewer, and reclaimed water is typically expressed as a rate of water flow measured in GPD.

2.26 “Water and Sewer Capacity Charges” and “Reclaimed Water Capacity Charges” means the charges made by JEA for each new Customer Installation to JEA’s System, which are designed to defray the cost of JEA’s water and sewer facilities and reclaimed facilities which are consistent with JEA’s Uniform System of Rates and Charges.

2.27 “Water and Sewer Facilities and Reclaimed Water Facilities” means all facilities, including but not limited to, water plants, wells, pumps, treatment, production, transmission and distribution force mains, meters and other appurtenant facilities for the provision of piped water onto the Property and/or sewer plants, lift stations, treatment, disposal, transmission force mains, pumps and other appurtenant facilities to collect, transmit, treat, and dispose sewage from the Property and/or reclaimed water treatment, production, transmission and distribution force mains, meters and other appurtenant facilities for the provision of piped reclaimed water onto the Property.

3. Design and Construction of Water, Sewer, and Reclaimed Water Facilities.

3.1 Cost Participation. With respect to the water mains, reuse mains, and wastewater force mains along the principal and minor arterial and major collector roads as depicted in Exhibits B, C, and D, JEA shall pay the full construction costs in accordance with the terms and conditions of this Agreement. JEA shall have no obligation to pay any costs associated with the construction of any mains smaller than Transmission Mains within the Development.

3.2 Developer, or its designee shall design, in accordance with JEA standards, produce and submit to JEA for its review and written approval prior to construction, graphic plans and specifications for the construction of Developer’s Onsite Improvements and JEA’s Onsite Improvements. The Plans and Specifications may be limited to the improvements

necessary to serve only the first Development Unit or Development Units and Plans and Specifications for subsequent Development Units may be furnished from time to time for JEA's review and written approval prior to construction of subsequent Development Units. Each such Development Unit, however, shall conform to the Capacity and Phasing Schedule. Developer may modify the Capacity and Phasing Schedule only with the prior written consent of JEA, which consent shall not be unreasonably withheld

3.3 JEA shall review, and provide written approval or requests for modification, of any Plans and Specifications submitted pursuant to Subsection 3.2 above within 15 days after JEA receives the Plans and Specifications. Developer's Engineer shall make corrections or modifications to any portion of the Plans and Specifications which are in conflict with the manual and shall resubmit the corrected or modified Plans and Specifications to JEA for further review within 30 days.

3.4 Developer, or its designee is responsible for procurement of all applicable permits required for construction of Developer's Onsite Improvements and JEA's Onsite Improvements and will submit to JEA one copy of each permit issued for the project, e.g.: FDEP, SJRWMD, applicable FDOT, Nassau County right-of-way permits, railroad crossing approvals, etc.

3.5 After JEA's approval of the Plans and Specifications for any Development Unit or portion of Developer's Onsite Improvements, Developer shall, at its expense, construct and install that Development Unit or portion of Developer's Onsite Improvements as depicted in JEA-approved Plans and Specifications and in accordance with the Manuals. Developer shall comply with applicable governmental requirements. Prior to commencement of construction, Developer shall submit the construction bids or proposals to JEA. JEA shall have 30 days within which to accept or reject the bids or proposals. Once the bids or proposals have been approved, JEA shall be responsible for the cost of construction of JEA's Onsite Improvements. If all bids or proposals are unacceptable to JEA, JEA shall have the right to reject all such bids or proposals and construct the work itself. Unless JEA notifies Developer at the time of bid review with regard to any segment of JEA's Onsite Improvements that JEA desires to construct or contract independently in its own name for such portion of JEA's Onsite Improvements, then Developer shall contract for construction of JEA's Onsite Improvements in Developer's name at JEA's expense in accordance with the payment procedures set forth in Subsection 3.6 below. Developer shall cause its contractor to provide a payment and performance bond, for the benefit of JEA prior to commencement of construction. If the duty to construct any JEA Onsite Improvements is assigned to the District pursuant to Section 14.1 below, the District shall solicit bids for construction of improvements in accordance with Section 255.20, Florida Statutes, and any contractor awarded a contract shall be required to provide any bonds required pursuant to Section 255.20, Florida Statutes, for the benefit of JEA and the District prior to commencement of construction of such improvements.

3.6 Upon satisfactory review of the Developer's Application for Payment by JEA's construction inspector, JEA shall make a 50% progress payment on account of the contract price. This 50% payment shall be measured by the schedule of values or in the case of unit price work, based on the number of units completed.

3.6.1 JEA's maximum indebtedness for reimbursement of all fees, costs, expenses, and all other amounts payable under this Agreement shall be a fixed

monetary amount not-to-exceed One Hundred Sixty Million Dollars 00/100 (\$160,000,000). All amounts payable under this Agreement are contingent upon the existence of lawfully appropriated funds therefor. JEA shall seek such appropriations.

3.6.2 Final Payment - Upon satisfactory completion of the Work in accordance with the project close-out and acceptance process as stated herein, the Developer shall submit to JEA a request for final payment for the balance of the contract amount. Upon review and approval of JEA Project Manager, JEA will pay the balance of the lump sum contract price.

3.6.3 The Developer warrants and guarantees that title to all work, materials, and equipment covered by any Application for Payment whether incorporated in the Project or not, will pass to JEA no later than the time of payment free and clear of all liens, judgments, encumbrances and mortgages.

3.7 During construction of Developer's Onsite Improvements and JEA's Onsite Improvements, JEA's contract administration representative shall have the continuing right to inspect such installations to determine compliance with the Plans and Specifications. JEA shall have the right to control the quality of the installation and further, shall be entitled to perform standard tests for pressure, exfiltration, infiltration, line and grade, and all other normal engineering tests to determine if the system has been installed in accordance with the Plans and Specifications and good engineering practice, but it shall remain the responsibility of Developer's Engineer to certify that such construction by Developer complies with approved Plans and Specifications and applicable regulatory requirements.

3.8 Prior to acceptance of any portion of Developer's Onsite Improvements and JEA's Onsite Improvements for ownership, operation and maintenance by JEA, Developer shall, with respect to such improvements constructed or otherwise provided by Developer: (a) cause the conveyance, grant or dedication to JEA free and clear of all liens and any environmental or other fines or penalties, and subject only to such encumbrances as are subordinate to JEA's interest or do not otherwise unreasonably interfere with the easement rights granted to JEA, such easement or rights-of-way as are reasonably necessary for JEA to own, construct, operate, maintain, repair and replace Developer's Onsite Improvements and JEA's Onsite Improvements accepted by JEA; and (b) cause the transfer and conveyance, to the extent that the same are transferable, all permits, certificates, licenses, warranties and other approvals related to Developer's Onsite Improvements and JEA's Onsite Improvements and notify all governmental agencies of such transfer and conveyance as may be required by law. JEA shall review and approve or reject within 21 days after receipt, all documents submitted by Developer pursuant to this Subsection. JEA shall accept such documents which comply with the requirements of this Agreement.

3.9 Upon acceptance by JEA of any of Developer's Onsite Improvements or JEA's Onsite Improvements, the accepted improvements shall become a part of JEA's System and Developer shall surrender any Developer control of such improvements, and execute and deliver, or cause the execution and delivery, to JEA of all documents or instruments necessary for that purpose, including but not limited to, a bill of sale and a waiver and release of lien both in form customarily acceptable to JEA. If Developer shall fail or refuse to do so, then JEA shall be entitled to specifically enforce the provisions of this Subsection against Developer. JEA's

right to specific performance shall not limit JEA's right to any other remedy allowed by this Agreement or applicable law.

3.10 Developer shall be responsible for submitting all required documentation in form customary as established by JEA for acceptance of facilities constructed by Developer. Upon receiving this documentation, JEA will issue a utility acceptance letter and take on ownership, operation and maintenance authority of the installed Developer's Onsite Improvements and JEA's Onsite Improvements which shall then become a part of JEA's System. Developer's contractor will continue to be responsible for repairs and replacements required as covered by and described in the warranty made directly to JEA for customary warranty, as required by JEA.

4. Operation and Maintenance of Developer's Onsite Improvements. Upon acceptance and assumption of the responsibility for the operation and maintenance of Developer's Onsite Improvements, all customers connecting to those improvements shall be deemed customers of JEA's System and JEA shall set and collect all water, sewer, and reclaimed water rates, fees, charges and deposits, without exception, in accordance with its then current rate schedule. All property owners and customers must provide at their expense necessary individual service lines to the Point of Delivery, or JEA will provide such lines for a fee, as a condition precedent to receiving water, sewer, and reclaimed water service from JEA.

5. Grant of Easements. Developer shall grant or cause the grant to JEA, its successors and assigns, of the non-exclusive, perpetual right, privilege and easement to construct, reconstruct, operate, maintain, repair, replace, improve, alter, remove, relocate and inspect water and reclaimed water transmission and distribution mains, wastewater collection mains, pipelines, lateral lines, valves, connections and appurtenant equipment over, across and under any portion of the Property owned by Developer where the JEA System is located. Prior to JEA providing service to the Property, Developer shall execute or cause to be executed such grant or grants of easement in recordable form to be approved by JEA, specifically granting to JEA the above rights necessary, in the discretion of JEA, to provide water, reclaimed water, sewer, and wastewater utility service to the Property. Nothing contained in this Agreement shall prevent Developer (or the applicable owner of easement parcel) from granting exclusive or non-exclusive rights, privileges or easements to any other parties for furnishing utility services other than water, reclaimed water or wastewater, provided that JEA's use, occupancy and enjoyment of its easements shall be maintained so as to allow JEA to provide the utility service contemplated under this Agreement. JEA shall not be obligated to furnish any water, reclaimed water or wastewater service to any building which may be built on the Property to which it does not have access. All easements granted to JEA pursuant to this Agreement shall be non-exclusive and shall reserve to Developer or the applicable grantor all uses of the surface and subsurface areas that do not unreasonably interfere with JEA's installations.

6. Plant Site. To the extent necessary to provide service for the Property, JEA shall acquire title to that certain plant parcel as generally depicted on **Exhibit "B"** attached hereto (the "**Plant Site**"). JEA acknowledges that the location of the Plant Site is conceptual and that the location and configuration of the Plant Site may change from time to time. Such conveyance shall be made by special warranty deed, free and clear of all liens, claims, or encumbrances that would materially interfere with JEA's use of the Plant Site, and shall restrict use of the Plant Site to providing utility services for the Property. JEA acknowledges that the Plant Site may be

conveyed by a Developer as grantor. JEA shall pay to the applicable owner of the Plant Site at the closing of such conveyance the fair market value of the Plant Site as determined by an appraisal prepared by an MAI appraiser selected by JEA and mutually acceptable to JEA and the seller of the Plant Site. The cost of the appraisal, survey, title insurance, applicable taxes, recording costs, and any other closing costs related to the conveyance of the Plant Site shall be the obligation of JEA and the applicable owner of the Plant Site, to be paid one-half by JEA and one-half by the applicable owner of the Plant Site.

7. Rates, Fees, and Charges. All water, reclaimed water, and sewer service shall be provided to the Property at applicable rates, fees and charges in accordance with JEA's Water and Sewer Rate Document, latest edition (or similar successor document), as amended from time to time. Notwithstanding any provision in this Agreement, JEA may establish, amend, revise and enforce, from time to time in the future, its rates, fees and charges provided that such rates, fees and charges (including, but not limited to, all Water and Sewer Capacity Charges and Reclaimed Water Capacity Charges), and deposits are uniformly applied to customers in its service area and are non-discriminatory as applied to the same classification of service. JEA may establish, amend, or revise, from time to time in the future, and enforce rules and regulations covering Water and Sewer Capacity and Reclaimed Water Capacity to the Property. Any initial or future lower or increased rate, rates schedules, capacity charges (including, but not limited to, all Water and Sewer Capacity Charges and Reclaimed Water Capacity Charges) or other fees and charges, and rules and regulations established, amended or revised and enforced by JEA from time to time in the future, shall be applicable to the user or customer of the Property on a nondiscriminatory basis with other users or customers in its service area.

8. Capacity and Phasing Schedule. The original Capacity and Phasing schedule shown on **Exhibit "D"** is intended for planning purposes. The schedule shall be updated annually with the actual number of connections and an updated forecast for future growth. The schedule will be utilized by JEA for water, sewer and Reclaimed Capacity Planning and compliance with Section 9 of this agreement.

9. Allocation and Provision of Water and Sewer Capacity and Reclaimed Water Capacity.

9.1 Subject to Developer's compliance with the terms and conditions of this Agreement, JEA will provide Water and Sewer Capacity and Reclaimed Water Capacity necessary to serve the Property as requested by Developer pursuant to the Service Notice to JEA, in the amount necessary to serve the Property as set forth in the Capacity and Phasing Schedule.

9.2 After the completed conveyance of Developer's Onsite Improvements and JEA's Onsite Improvements to JEA, after payment of applicable rates, fees and charges, after the physical connection of a given Customer Installation to JEA's System, and after payment of all Water and Sewer Capacity Charges and Reclaimed Water Capacity Charges for the Customer Installation, JEA shall provide water, reclaimed water, and sewer service to said Customer Installation in accordance with the terms and conditions of this Agreement and in accordance with the Capacity and Phasing Schedule.

9.3 JEA shall, at its expense, design, permit and construct (including acquisition of any necessary land and easements) the JEA Offsite Improvements so as to supply

for all Water and Sewer Capacity and Reclaimed Water Capacity to the Property consistent with the requirements of this Agreement.

9.4 Notwithstanding anything to the contrary contained in this Agreement, the Parties recognize that the Parties may be required to obtain approvals from various environmental regulatory authorities having jurisdiction and regulatory power over the construction, maintenance and operation of the Water and Sewer Facilities and Reclaimed Water Facilities before JEA can render service to the Property. Each Party will diligently and earnestly make the necessary and proper application to all such authorities and will use its good faith reasonable efforts to obtain such approvals for that parties' own improvements. Applications for the approval of Plans and Specifications shall be forwarded by Developer's Engineer to the applicable regulatory authorities subsequent to JEA's approval of such Plans and Specifications.

10. Incorporation of Laws, Rules, and Policies. This Agreement shall be read in conjunction with and shall be subject to all existing and future federal, state and local laws, rules and policies applicable to water and sewer utilities in any manner or form, and all existing and future JEA rules, policies, and service provisions, applied in a non-discriminatory basis.

11. Covenant not to Engage in Utility Business. Developer, as a further consideration for this Agreement, agrees that so long as this Agreement remains in effect and JEA provides the water, reclaimed water, and sewer capacity for the Property in accordance with the terms of this Agreement, Developer shall not engage in the business of providing water, reclaimed water, or sewer capacity to the Property, it being the intention of the Parties that the foregoing provision shall be a covenant running with the land and it being intended that JEA shall have the sole and exclusive right and privilege to provide Water and Sewer Capacity and Reclaimed Water Capacity to the Property and to the occupants of each residence, building or unit constructed on the Property so long as this Agreement remains in full force and effect and JEA is not in default under this Agreement.

12. Limitations on Liability.

12.1 Each Party shall be an independent contractor, and neither shall be an agent of the other.

12.2 Neither Party shall be liable or responsible to the other Party as a result of injury to property or person or failure to comply with the terms of this Agreement proximately caused by force majeure. The term "force majeure" as employed in this Agreement shall be acts of God, strikes, lock-outs, or other industrial disturbances, acts of public enemy, wars, blockades, riots, acts of armed forces, epidemics, pandemics, delays by carriers, and the inability to obtain materials or right-of-way on reasonable terms, acts of public authorities, acts of vandals or other third parties, or any other causes whether or not of the same kind as enumerated herein that are not within the reasonable control of the Parties, provided that lack of funds or inadequate funding shall not be "force majeure".

12.3 This Agreement is solely for the benefit of and shall be binding on the Parties and their respective authorized successors and assigns and no right or cause of action shall accrue by reason of this Agreement to or for the benefit of any third party not a party to this Agreement or any unauthorized successor or assignee. Notwithstanding the foregoing, the Developer and their successors and assigns, are entitled to Water and Sewer Capacity and Reclaimed Water Capacity under this Agreement under the same terms and conditions of this

Agreement. Notwithstanding anything in this Agreement to the contrary, upon prior notice to JEA, the Developer may assign its rights under this Agreement, including, without limitation, to purchasers, tenants, or prospective purchasers or prospective tenants, of portions of the Property.

12.4 Nothing in this Section shall be interpreted as waiving or abrogating either Party's right of sovereign immunity pursuant to Section 768.28, *Florida Statutes* or any successor statute.

13. Default and Remedies. In the event of a breach of this Agreement by one Party, the other Party shall have all rights and remedies available at law or in equity. As to any material breach by either Party under this Agreement, the breaching Party shall proceed in good faith to use all reasonable action to cure such breach. In the event the breaching Party fails to cure, the non-breaching Party may proceed at law or in equity to enforce its rights under this Agreement, including the right to specific performance and mandamus or to terminate this Agreement and recover damages. Each of the Parties to this Agreement shall give the other Party written notice of any defaults under this Agreement and shall allow the defaulting Party 30 days from the date of its receipt of such notice within which to cure any such defaults.

14. Notice. Any notices required or allowed to be delivered under this Agreement shall be in writing and shall be deemed to be delivered when (1) hand delivered to the official designated below, or (2) upon such receipt of such notice when deposited in the United States Mail, Postage Prepaid, Certified Mail, Return Receipt Requested, addressed to a Party at the address set forth under the Parties name below or at such other address as the Party shall have specified by written notice to the other Party delivered in accordance with this Agreement:

To JEA:

JEA

Attn: Director of New Development Project Coordination  
225 North Pearl Street  
Jacksonville, Florida 32202

With Copy To:

Office of General Counsel  
Attn: Chief Legal Officer, JEA  
City of Jacksonville  
117 West Duval Street, Suite 480  
Jacksonville, Florida 32202

To Developer:

Wildlight LLC  
Attn: Wes Hinton  
1 Rayonier Way  
Wildlight, Florida 32097  
Email: wes.hinton@rayonier.com



WITH COPY TO:

John Campbell, Esq.  
Rayonier Inc. Law Department  
1 Rayonier Way  
Wildlight, Florida 32097  
Email: john.campbell@rayonier.com

WITH COPY TO:

Spencer Cummings, Esq.  
Gunster Yoakley & Stewart, P.A.  
1 Independent Drive, Suite 2300  
Jacksonville, Florida 32202  
Email: scummings@gunster.com

14. Assignments.

14.1 The rights and interests of Developer under this Agreement may be assigned, in whole or in part, to any person or entity who owns or acquires the Property or any portion of the Property, provided (i) JEA is notified in writing of such assignment, and (ii) such assignee assumes all of Developer's liabilities and responsibilities under this Agreement as to the portion of the Property conveyed to such assignee and agrees as a condition to service hereunder, to obtain or cause to be obtained any easements or rights of way over and upon any portion of the Property as may be required under Sections 3.8 and 5 above to serve the portion of the Property conveyed to such assignee. Notwithstanding and in addition to the foregoing, the Developer may assign rights and obligations under this Agreement to the District. Upon any such permitted assignment under this Section 14.1, Developer shall be released from the obligations hereunder assumed by such permitted assignee, it being intended that upon assumption of obligations by any permitted assignee(s) this Agreement shall be several independent agreements between JEA and such permitted assignees.

14.2 JEA shall have the right to assign or transfer this Agreement or the rights and responsibilities contained in this Agreement to Nassau County or any properly authorized commission, authority, corporation, or other public or private person, firm, or entity who acquires all or substantially all of the assets of JEA in the County.

15. Binding Agreement on Successors. This Agreement shall be binding upon and shall inure to the benefit of Developer, JEA, their respective successors and assigns, including, without limitation, any entity that assumes the right and responsibility to provide water and sewer service to the Property. For purposes of clarity, this Agreement does not run with title to any land and nothing in this Agreement shall constitute a lien or encumbrance or otherwise affect title to any land.

16. Recordation. The parties agree that an executed copy of this Agreement and exhibits shall be recorded in the public records of Nassau County, Florida.

17. Applicable Law and Venue. This Agreement and the provisions contained in this Agreement shall be construed, controlled and interpreted according to the laws of the State of Florida. Litigation involving this Agreement shall take place in the state or federal courts located in Jacksonville, Duval County, Florida.

18. Time of the Essence. Time is of the essence of this Agreement.

19. Representations and Warranties. Developer makes the following representations: (1) Developer is a limited liability company duly organized, validly existing, and in good standing in the State of Delaware, is authorized to do business in the State and has the power and authority to enter into and fully perform this Agreement; (2) all necessary action on the part of Developer to authorize execution and delivery of this Agreement and the performance of its obligations under this Agreement have been duly taken and, assuming due authorization, execution and delivery by JEA, this Agreement shall be valid and enforceable against Developer in accordance with its terms; and (3) to the best of Developer's knowledge and belief after due inquiry, the terms and conditions of this Agreement do not violate the provisions of any applicable law or any applicable order or regulation of any government authority having jurisdiction over Developer and compliance with this Agreement will not violate the terms and conditions of any agreement or instrument to which Developer is a party. JEA makes the following representations: (1) JEA is a duly organized and validly existing body corporate and politic of the State of Florida and JEA has full power and authority to enter into the transactions contemplated by this Agreement; (2) to the best of its knowledge and belief after due inquiry, JEA is not in default under any provisions of the laws of the State of Florida material to the performance of its obligations under this Agreement; (3) JEA has duly authorized the execution and delivery of this Agreement and, assuming the due authorization, execution and delivery of this Agreement by the other Party, this Agreement constitutes a valid and legally binding obligation of JEA enforceable in accordance with its terms; and (4) to the best of JEA's knowledge and belief after due inquiry, the terms and conditions of this Agreement do not violate the provisions of any applicable law or any provision of the constitution of the State of Florida.

20. County Interlocal Agreement. JEA and Nassau County are parties to that certain Nassau County/JEA Water and Wastewater Interlocal Agreement dated December 17, 2001, as amended and as may be amended (collectively, the "**Interlocal Agreement**"). If the County and JEA enter into any negotiations or discussions for JEA to sell its utility facilities in Nassau County to the County pursuant to the Interlocal Agreement, then in connection with such transaction JEA shall use good faith efforts to cause the County to assume JEA's rights and obligations under this Agreement accruing from and after any such acquisition by the County. If the County does not agree to assume such obligations and the County thereafter acquires all of JEA's utility facilities in Nassau County and assumes JEA's service obligations as to the Property pursuant to the Interlocal Agreement, then either Party shall have the right to terminate this Agreement by written notice to the other, whereupon neither Party shall have any further rights or obligations under this Agreement from and after such termination (other than payment by JEA of any amounts which may be or become due to Developer or its assignees under this Agreement as to any utility improvements constructed or under construction by the Developer or its assignees as of the date of termination, which shall specifically survive termination of this

Agreement). For purposes of clarity, no termination of this Agreement shall relieve Nassau County from any utility service obligations to the Property that may exist under any other agreements or under applicable law.

[Signatures commence on following page]

IN WITNESS WHEREOF, Developer and JEA have executed or caused this Agreement with the named exhibits attached, to be duly executed in counterparts, each of which shall be considered an original executed copy of this Agreement, the day and year set forth above.

JEA:

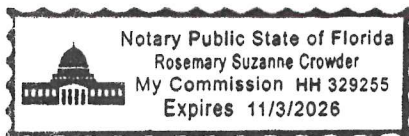
JEA

By: JCS  
Name: Jay C. Stowe  
Title: Managing Director & CEO

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 6<sup>th</sup> day of July, 2023 by Jay C. Stowe as Managing Director CEO of JEA, who ✓ is personally known to me or \_\_\_\_\_ has produced \_\_\_\_\_ as identification.

(NOTARIAL SEAL)



RSC  
Notary Public Rosemary S. Crowder  
Commission No. HH 329255  
My. Commission Expires 11/3/2026

[Signatures continue on the next page]

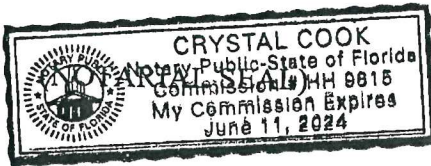
**DEVELOPER:**

**WIDLIGHT LLC**, a Delaware limited liability company

By: John R. Campbell  
Name: JOHN R. CAMPBELL  
Title: Vice President

STATE OF FLORIDA  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 8<sup>th</sup> day of May, 2023 by John R. Campbell as Vice President of Wildlight LLC, a Delaware limited liability company, on behalf of the company, who  is personally known to me or \_\_\_\_\_ has produced \_\_\_\_\_ as identification.

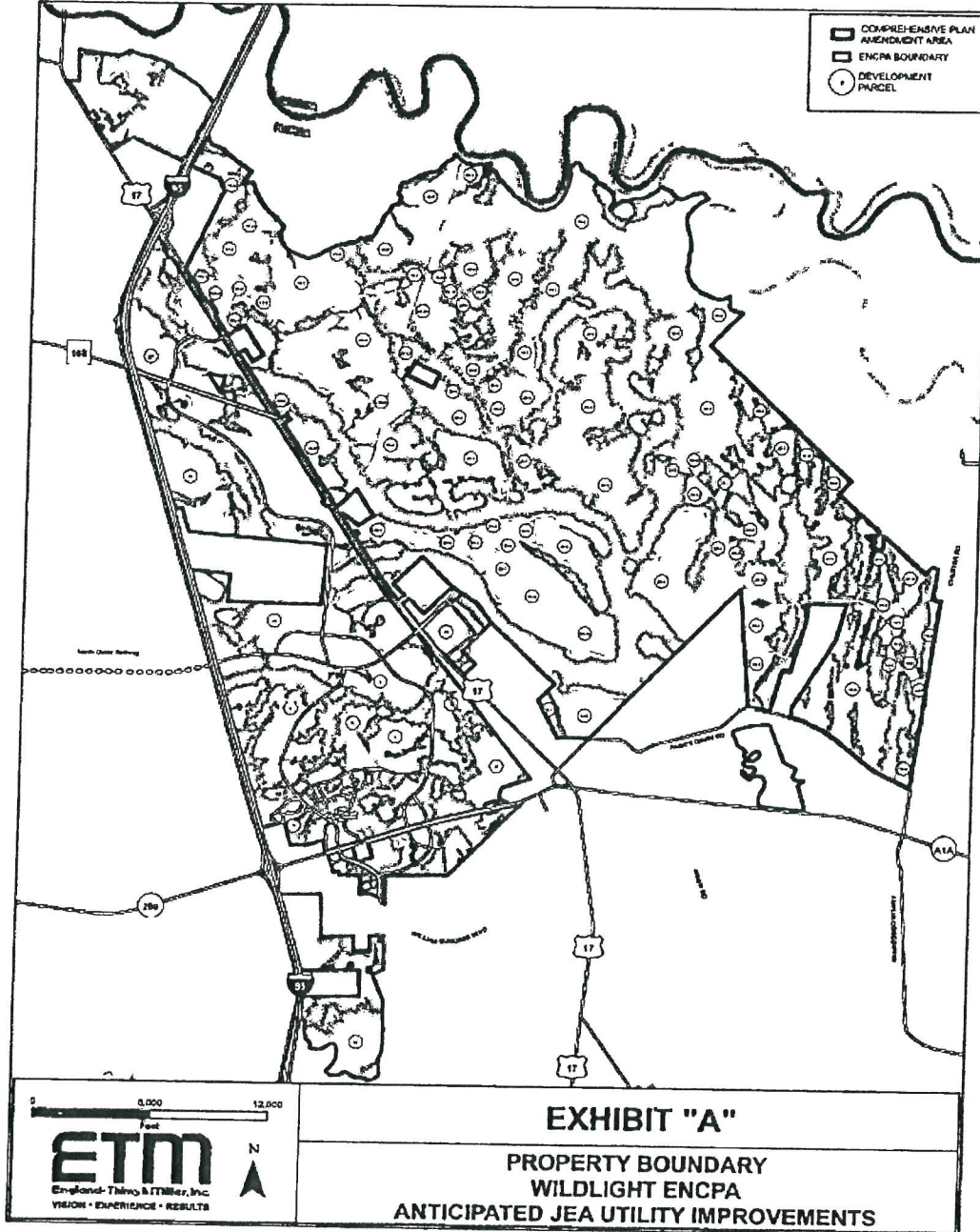


Crystal L. Cook  
Notary Public Crystal L. Cook  
Commission No. HH0015  
My Commission Expires 6/11/24

### EXHIBIT A

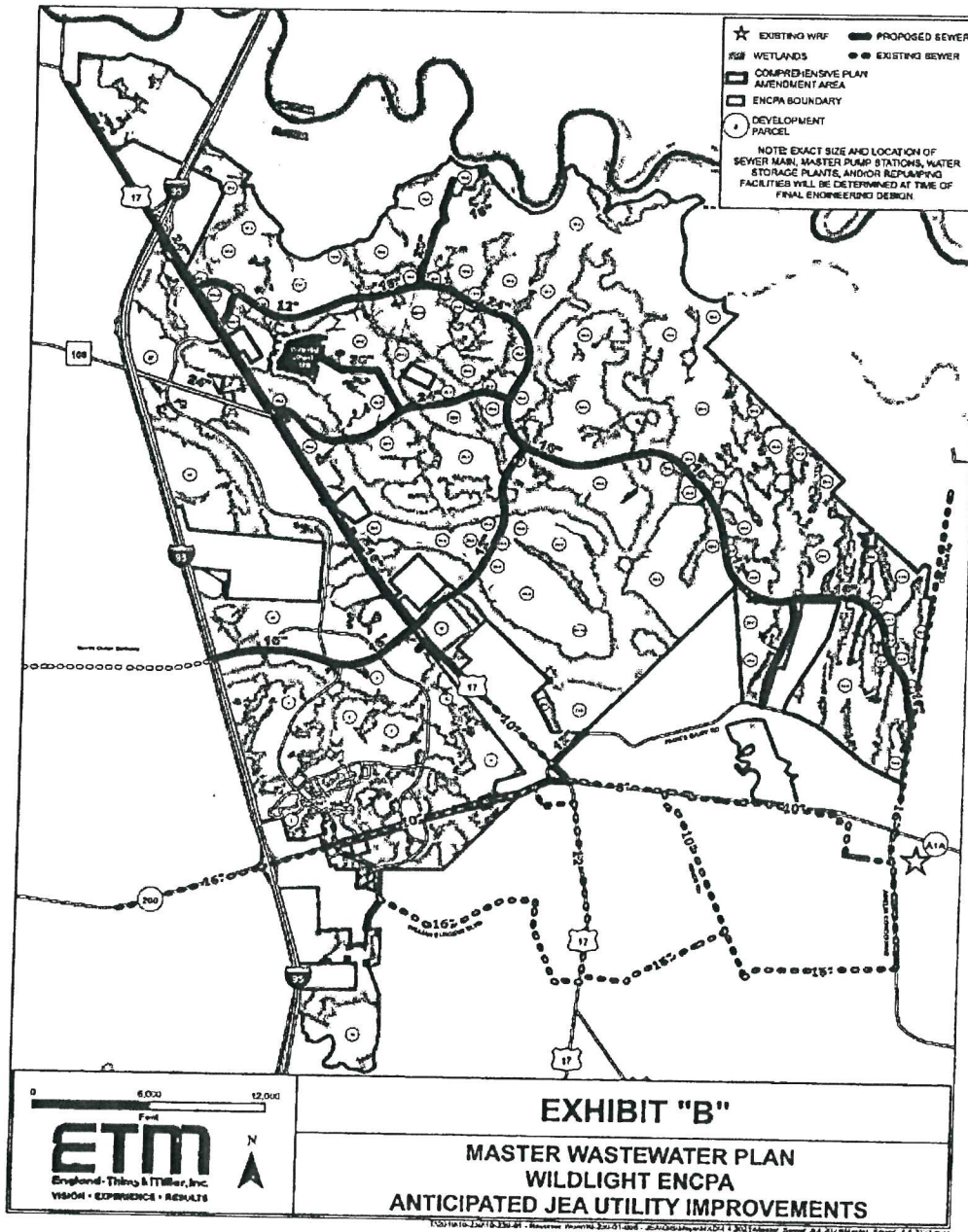
#### Map of the Property

The Property is the Comprehensive Plan Amendment Area and ENCPA Boundary as shown below.



The map above is conceptual, and actual development may vary from the above.

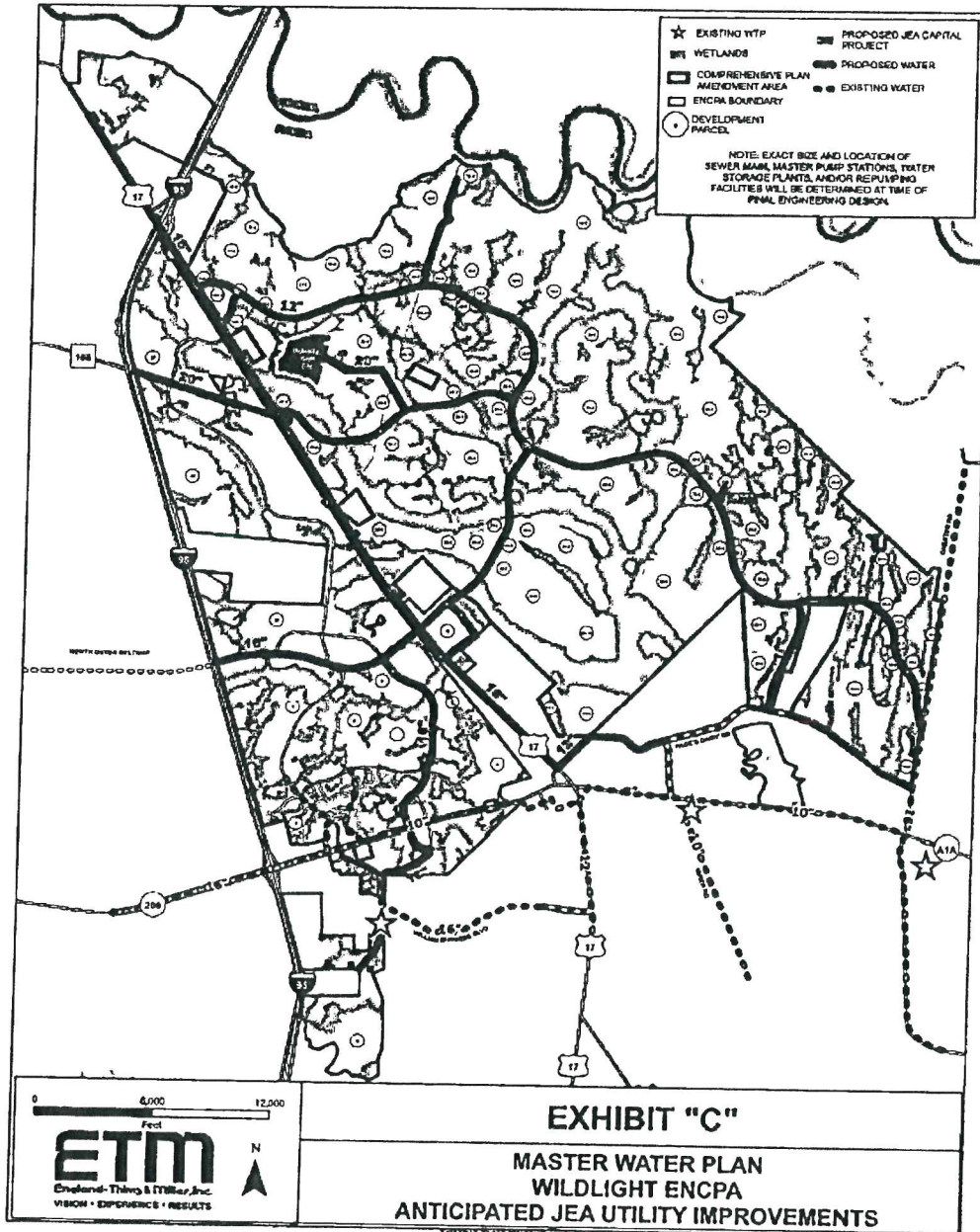
## EXHIBIT B Master Wastewater Plan



The map above is conceptual, and actual development may vary from the above.

### EXHIBIT C

### Master Water Plan

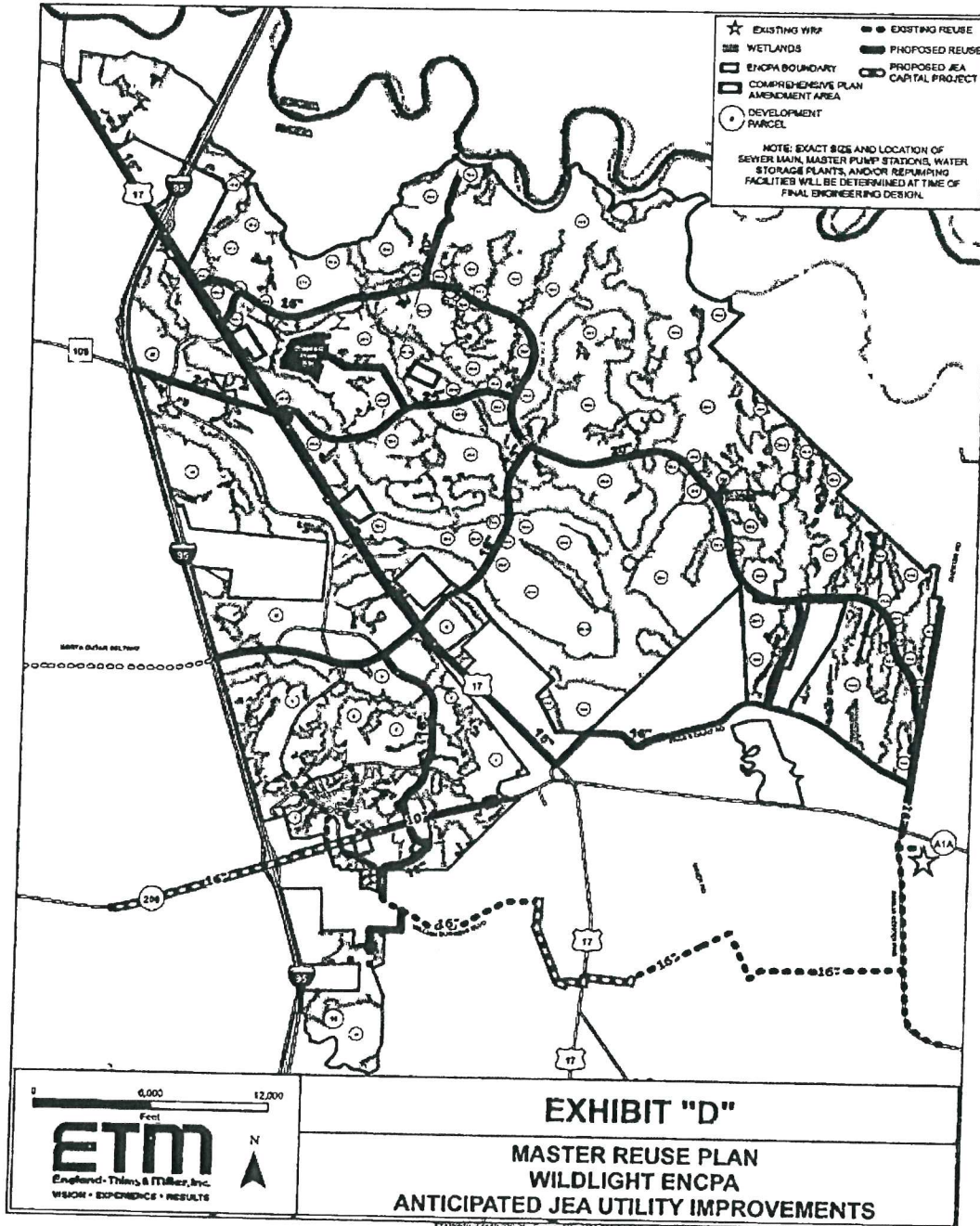


The map above is conceptual, and actual development may vary from the above.



EXHIBIT D

Master Reuse Plan



The map above is conceptual, and actual development may vary from the above.

**EXHIBIT E**

**Capacity and Phasing Schedule**

**NASSAU COUNTY ENCPA  
SUMMARY OF WATER,  
WASTEWATER AND REUSE DEMANDS**

PHASE	WATER		WASTEWATER		REUSE*	
	ADF* (MGD)	CUMULATIVE ADF* (MGD)	ADF* (MGD)	CUMULATIVE ADF* (MGD)	ADF* (MGD)	CUMULATIVE ADF* (MGD)
PHASE 1 (2015-2025)	1.33	1.33	1.13	1.13	1.78	1.78
PHASE 2 (2026-2030)	1.33	2.66	1.13	2.26	1.78	3.57
PHASE 3 (2031-2035)	1.33	3.99	1.13	3.39	1.78	5.35
PHASE 4 (2026-2040)	1.33	5.32	1.13	4.52	1.78	7.196
PHASE 5 (2041-2045)	1.33	6.65	1.13	5.65		8.92

- \* ADF - Average Daily Flow based on ENCPA Projections
  - Water - 232 GPD/ERC; 0.10 GPD/SF Non-Residential
  - Sewer - 197.2 GPD/ERC; 0.08 GPD/SF Non-Residential
  - Reuse - 350 GPD/ERC; 3900 GPD/AC Non-Residential (10% Irrigated)

Chester Road Widening JEA Reimbursable Utilities – Bid Summary and Scoring

Schedule-

Chester Road Widening - JEA Reimbursable Utilities						
Proposed Schedule		Start	Sub. Comp.	Final	Sub Total	Total
Contract	AJ Johns	-	-	-	-	-
	Vallencourt	06/10/24	09/10/24	10/28/24	92	140

Scoring-

Contractor		AJJ	Vallencourt
Total Base Bid		\$ 2,132,303.06	\$ 1,977,377.77
Schedule - Calendar Days - Substantial Completion		0	92
Personnel	10	8	9
Proposer's Experience	20	17	19
Understanding of Scope of Work	10	8	9
Financial Capability	10	9.0	9.0
Price - (lowest, others %)	15	13.8	15.0
Price - (Resonableness of unit prices)	10	9	9
Schedule (Fewest Number of Days)	15	0.0	15.0
Schedule (Accelerate Schedule Cost)	10	0	9
<b>Total score</b>		<b>100.0</b>	<b>64.8</b>
Input - Lowest base bid		\$ 1,977,377.77	\$ 1,977,377.77
Input - Lowest base schedule days		92	92

Results-

Contractor	Score	Rank
AJ Johns	64.8	2
Vallencourt	94.0	1



**CHESTER ROAD WIDENING – JEA REIMBURSABLE UTILITIES  
FOR  
WILDLIGHT, LLC  
ACKNOWLEDGEMENT OF RECEIPT OF DOCUMENTS  
AND PROPOSAL SIGNATURE FORM**

This Proposal for construction services has been submitted on this 31 day of May, 2024 by Vallencourt Construction Company, Inc. [company] whose business address is 449 Center Street Green Cove Springs, FL 32043, telephone number is (904)291-9330, fax number is \_\_\_\_\_, and e-mail address is \_\_\_\_\_.

The undersigned acknowledges, by the below execution of this Proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposer agrees through submission of this Proposal to honor all pricing information one hundred and twenty (120) days from the date of the Proposal opening, and if awarded the contract on the basis of this Proposal, to enter into and execute the services contract in substantially the form included in the Project Manual.

Proposer understands that inclusion of false, deceptive or fraudulent statements on this Proposal constitutes fraud; and, that the Owner considers such action on the part of the Proposer to constitute good cause for denial, suspension or revocation of a Proposal for work for the Owner.

Furthermore, the undersigned acknowledges receipt of the following documents, the provisions of which have been included in this Request for Proposal.

- |  |                                     |
|--|-------------------------------------|
| 1. Request for Proposal (1 page)   | <u>        MV        </u> (Initial) |
| 2. Instructions to Proposer (12 pages)   | <u>        MV        </u> (Initial) |
| 3. Acknowledgement of Receipt of Documents (2 pages)   | <u>        MV        </u> (Initial) |
| 4. Addenda Acknowledgement (1 page)  | <u>        MV        </u> (Initial) |
| 5. Proposal Bid Form w/ Attachments (10 pages)   | <u>        MV        </u> (Initial) |
| 6. Standard Form of Agreement Between Owner and Contractor and Exhibits, Amendments to Standard Form (-- pages)  | <u>        MV        </u> (Initial) |
| 7. Standard General Conditions of Construction Contract (-- pages)   | <u>        MV        </u> (Initial) |
| 8. List of Drawings and Permits (full list attached)   | <u>        MV        </u> (Initial) |
| 9. Technical Specifications (by signing, Proposer acknowledges that he/she will conform all work to the latest standards and specifications of FDOT, Nassau County, JEA, FDEP and other utility providers as applicable) | <u>        MV        </u> (Initial) |

Award #2 Supporting Documents 01/23/2025

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Owner, or their authorized agents, deemed necessary to verify the statements made in this Proposal or attachments hereto, or regarding the ability, standing and general reputation of the Proposer.

Vallencourt Construction Company, Inc.  
Name of Organization

By: [Signature]

This \_\_\_\_ day of \_\_\_\_\_, 2024

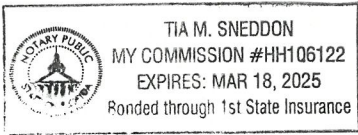
By: Michael Vallencourt II - Vice President  
Name and Title of Person Signing

(Apply Corporate Seal if filing as a Corporation)

State of Incorporation: \_\_\_\_\_

State of Florida )  
County of Clay ) SS

The foregoing instrument was acknowledged before me this 31 day of May, 2024, by Michael Vallencourt II, of the Vallencourt Construction Company, Inc., who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.



[Signature]  
Signature of Notary taking acknowledgement

My Commission Expires: 3/18/2025

(SEAL)

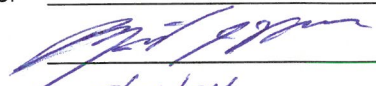
**CHESTER ROAD WIDENING – JEA REIMBURSABLE UTILITIES  
FOR  
WILDLIGHT, LLC**

**ADDENDA ACKNOWLEDGEMENT FORM**

Proposer acknowledges receipt of the following addenda:

Addendum No. \_\_\_\_\_ dated \_\_\_\_\_  
Addendum No. \_\_\_\_\_ dated \_\_\_\_\_  
Addendum No. \_\_\_\_\_ dated \_\_\_\_\_  
Addendum No. \_\_\_\_\_ dated \_\_\_\_\_  
Addendum No. \_\_\_\_\_ dated \_\_\_\_\_  
Addendum No. \_\_\_\_\_ dated \_\_\_\_\_  
Addendum No. \_\_\_\_\_ dated \_\_\_\_\_

Proposer: Vallencourt Construction Company, Inc.  
Address: 449 Center Street  
Green Cove Springs, FL 32043

Date: 5/31/2024  
By:   
Date: 5/31/24

Michael Vallencourt II - Vice President  
Type Name and Title

Florida Construction Industry Board License No.: CUC1225018

**PROPOSAL  
(Official Cost Summary Form)**

**FOR**

**CHESTER ROAD WIDENING – JEA REIMBURSABLE UTILITIES**

**FOR**

**WILDLIGHT, LLC**

**To be submitted on or before Friday, May 31, 2024 @ 2:00 P.M.**

TO: WILDLIGHT, LLC

FROM: Valencourt Construction Company, Inc.  
(Contractor)

In accordance with the Request for Proposals for CHESTER ROAD WIDENING – JEA REIMBURSABLE UTILITIES, the undersigned proposes to construct all work necessary to install a complete project, including but not limited to clearing, earthwork, paving, signing, pavement marking, drainage, potable water, reuse water, sewer systems, and landscape as shown on the plans released for bid on **Wednesday, May 1, 2024 at 1:00 pm**, prepared by England-Thims & Miller, Inc. Work shall also be in accordance with ECS Florida, LLC Geotechnical Report dated May 11, 2023 (Project No. 35:32977), and with Nassau County, JEA, Florida Department of Environmental Protection (FDEP), St. Johns River Water Management District (SJRWMD) and Florida Department of Transportation (FDOT) Standard Specifications and Permits.

All proposals shall be for complete work in accordance with the construction plans. (No partial bids accepted.)

It is desired that Substantial Completion will be achieved within eleven (11) months from the Notice to Proceed, and Final Completion achieved within twelve (12) months from the Notice to Proceed. The Notice to Proceed is anticipated to be issued on Monday, June 17, 2024.

PROPOSAL  
(OFFICAL COST SUMMARY FORM)  
CHESTER ROAD WIDENING – JEA REIMBURSABLE UTILITIES  
FOR  
WILDLIGHT, LLC

TO: WILDLIGHT, LLC

From: Vallencourt Construction Company, Inc.

In response to your Request for Proposal, the undersigned hereby submits our Proposal for the CHESTER ROAD WIDENING – JEA REIMBURSABLE UTILITIES project within the Wildlight development. This Proposal has been prepared and submitted to WILDLIGHT, LLC (“Owner”) subject to the conditions and requirements set forth in the Project Manual, including all Addenda. All of the documents included in the Project Manual and Addenda thereto, so far as they relate to this Proposal, are made a part hereof. The undersigned (“Proposer”) herewith proposes to perform the work stipulated for the unit and/or lump sum prices given by the Summary of Costs and schedule of values that is part hereof.

The undersigned has carefully checked the Summary of Costs and schedule of values against the Project Manual, including but not limited to the plans and specifications, general and special conditions and other contract documents and all Addenda before proposing this Proposal and accepts them as correctly listing the complete work to be done in accordance with the Project Manual, including but not limited to the plans and specifications, general and special conditions and other contract documents.

The undersigned Proposer examined the entire Project Manual, including but not limited to the Request for Proposal, plans and specifications, General and Special Conditions, and other contract documents and all addenda and is acquainted with and fully understands the extent and character of the work covered by this Proposal and the specified requirements for the work to be performed for the Project. Further, the Proposer has examined the work site and is fully informed as to conditions at this site. The Proposer understands that all work provided for in the Project Manual, including but not limited to all contract-related documents, as may be amended, shall be warranted to the benefit of the Owner in accordance with the Contract Documents. However, none of the above is intended to shorten the statutory or common law construction warranties to which the Owner is otherwise entitled.

The undersigned Proposer certifies that no officer or agent of the Owner is directly or indirectly interested in this Proposal.

The undersigned Proposer states that this Proposal is made in conformity with the Project Manual and agrees that in case of any discrepancy or differences between any condition of his or her Proposal and those of the Project Manual, the provisions of the latter shall prevail.

The undersigned Proposer certifies that he or she has carefully examined the project site, made his/her own measurements and calculations and prepared and checked the foregoing Proposal after the same was completed and has verified every item placed thereon; and agrees to indemnify, defend and hold harmless the Owner and England-Thims and Miller, Inc. against any cost, damage or expense which may be incurred or caused by error in his or her preparation of the same.

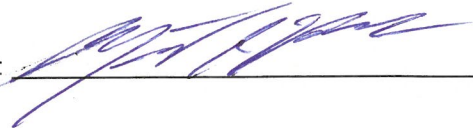
The undersigned acknowledges, by execution of this Proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposer agrees through submission of this Proposal to honor all pricing information one hundred twenty (120) days from that date of the Proposal opening, and if awarded a contract on the basis of this Proposal, or a portion thereof, to enter into and execute the form of agreement in substantially the form included in the Project Manual. Further the Contractor warrants the pricing provided in the Proposal shall remain valid and binding for the term of the agreement and not subject to escalation, including for gasoline, labor or material price increases.



PROPOSAL  
(OFFICAL COST SUMMARY FORM)  
CHESTER ROAD WIDENING – JEA REIMBURSABLE UTILITIES  
FOR  
WILDLIGHT, LLC

Proposer understands that inclusion of false, deceptive, or fraudulent statements on the Proposal constitutes fraud; and that the Owner considers such action on the part of the Proposer to constitute good cause for denial, suspension or revocation of a Proposal for work for the Owner.

Vallencourt Construction Company, Inc.  
Name of Organization

By:   
\_\_\_\_\_

This 31 day of May, 2024

By: Michael Vallencourt II - Vice President  
Name and Title of Person Signing

(Apply Corporate Seal if filing as a Corporation)

PROPOSAL  
(OFFICAL COST SUMMARY FORM)  
CHESTER ROAD WIDENING  
FOR  
WILDLIGHT, LLC

**COST SUMMARY**

A. MOBILIZATION AND SITE PREPARATION	\$ <u>\$9,463.17</u>
B. COORDINATION WITH OTHER ON-SITE CONTRACTORS	\$ <u>N/A</u>
C. JEA WATER DISTRIBUTION SYSTEM	\$ <u>\$210,504.44</u>
D. JEA REUSE DISTRIBUTION SYSTEM	\$ <u>\$1,045,562.67</u>
E. JEA WATER DISTRIBUTION SYSTEM SERVICE STUBS	\$ <u>N/A</u>
F. JEA REUSE DISTRIBUTION SYSTEM SERVICE STUBS	\$ <u>N/A</u>
G. JEA FORCE MAIN SYSTEM	\$ <u>\$656,763.12</u>
H. WATER, REUSE AND SEWER AS-BUILTS	\$ <u>\$26,953.93</u>
I. TESTING	\$ <u>N/A</u>
J. PAYMENT AND PERFORMANCE BONDS	\$ <u>\$11,499.84</u>
K. SEDIMENT AND EROSION CONTROL	\$ <u>\$9,664.00</u>
L. STORMWATER POLLUTION PREVENTION PLAN	\$ <u>\$4,091.64</u>
M. CONTRACTOR'S WARRANTY	\$ <u>\$2,874.96</u>

TOTAL LUMP SUM COST PROPOSAL (ITEMS A-M)	\$ <u>\$1,977,377.77</u>
--	--------------------------

PROPOSAL  
(OFFICIAL COST SUMMARY FORM)  
CHESTER ROAD WIDENING  
FOR  
WILDLIGHT, LLC

A. MOBILIZATION AND SITE PREPARATION

Includes all preparatory work and operations in mobilizing for beginning work on the project, including, but not limited to, those operations necessary for the movement of personnel, equipment, supplies, and incidentals to the project site and for the establishment of temporary offices (Contractor's), buildings, safety equipment and first aid supplies, and sanitary and other facilities. Includes the costs of any required insurance, site preparation and any other preconstruction expense necessary for the start of the work, excluding the cost of construction materials. All pre-construction and construction survey costs are included in the mobilization.

TOTAL LUMP SUM PRICE ITEM A: \$ <u>\$9,463.17</u> (Numerals) <u>Nine Thousand Four Hundred Sixty Three Dollars and Seventeen Cents</u> (Written)
--

B. COORDINATION WITH OTHER ON-SITE CONTRACTORS

The Contractor shall coordinate with the roadway contractor before, during and after construction to ensure that all proposed water and reclaim main improvements and connections are installed as shown on the drawings and specifications and in accordance with the JEA and Florida Department of Environmental Protection requirements. Additionally, contractor will be expected to coordinate with the roadway contractor in such a way as to not impede their construction, and such coordination should be reflected in the project schedule and in the price reflected in this bid item. Contractor will be required to provide, in writing, a weekly status report to the roadway contractor, owner's representative and engineer depicting the portion of the water and reclaim main improvements that were installed that week and the anticipated portion of the water and reclaim main to be installed in the week ahead. Contractor shall be responsible for any delay in the roadway contractor's work due to miscoordination and/or delays associated with the work herein.

TOTAL LUMP SUM PRICE ITEM B: \$ <u>N/A</u> (Numerals) <u>N/A</u> (Written)
--

C. JEA WATER DISTRIBUTION SYSTEM

Includes the complete construction of the 16" water main within the Chester Road right-of-way and Wildlight Parkway right-of-way from point of connection at the existing 16" water main stub-out coincident with the Chester Road Intersection Improvement Plans completed by Connelly & Wicker, Inc. Work includes all pipe, valves, casings, hydrants, fittings, connection to the existing system, testing, and disinfection, flushing hydrants and the removal, disposal and replacement of any unsuitable material encountered, and all other work necessary to complete the installation of the system. Contractor to stub out water mains with adequate FDEP and JEA approved dead end connections and sample points.

TOTAL LUMP SUM PRICE ITEM C: \$ <u>\$210,504.44</u> (Numerals) <u>Two Hundred Ten Thousand Five Hundred Four Dollars and Forty Four Cents</u> (Written)
---

PROPOSAL  
(OFFICAL COST SUMMARY FORM)  
CHESTER ROAD WIDENING  
FOR  
WILDLIGHT, LLC

D. JEA REUSE DISTRIBUTION SYSTEM

Includes the complete construction of the 16" reuse water main within the Chester Road right-of-way and Wildlight Parkway right-of-way from point of connection at the 16" reuse water main stub-out coincident with the Chester Road Intersection Improvement Plans completed by Connelly & Wicker, Inc. Work includes all pipe, valves, casings, fittings, connection to the existing system, testing, and the removal, disposal and replacement of any unsuitable material encountered, and all other work necessary to complete the installation of the system. Contractor to stub out reuse water mains with adequate FDEP and JEA approved dead end connections and sample points.

TOTAL LUMP SUM PRICE ITEM D:
\$ <u>\$1,045,562.67</u> (Numerals)
<u>One Million Forty Five Thousand Five Hundred Sixty Two Dollars and Sixty Seven Cents</u> (Written)

E. JEA WATER DISTRIBUTION SYSTEM SERVICE STUBS

Includes all materials and labor to install the proposed tees, valves, and other fittings necessary on the 16" water main to provide water services to future development parcels, including all necessary testing, flushing hydrants, and the removal, disposal and replacement of any unsuitable material encountered, and all other work necessary to complete the installation of the system. Contractor to stub out water mains with adequate FDEP and JEA approved dead end connections and sample points.

TOTAL LUMP SUM PRICE ITEM E:
\$ <u>N/A</u> (Numerals)
<u>N/A</u> (Written)

F. JEA REUSE DISTRIBUTION SYSTEM SERVICE STUBS

Includes all materials and labor to install the proposed tees, valves, and other fittings necessary on the 16" reuse main to provide reuse services to future development parcels, including all necessary testing, flushing hydrants, and the removal, disposal and replacement of any unsuitable material encountered, and all other work necessary to complete the installation of the system. Contractor to stub out reuse mains with adequate FDEP and JEA approved dead end connections and sample points.

TOTAL LUMP SUM PRICE ITEM F:
\$ <u>N/A</u> (Numerals)
<u>N/A</u> (Written)

PROPOSAL  
(OFFICIAL COST SUMMARY FORM)  
CHESTER ROAD WIDENING  
FOR  
WILDLIGHT, LLC

G. JEA FORCE MAIN SYSTEM

Includes the construction of a 16" force main as shown on the plans from the connection at the existing stub-out coincident with the Chester Road Intersection Improvement Plans completed by Connelly & Wicker, Inc., including all pipe, valves, fittings, pressure testing, flushing, air release valves, locate wires, appurtenances, plugs, and the removal, disposal and replacement of any unsuitable material encountered and all other work necessary to complete the installation of the system.

TOTAL LUMP SUM PRICE ITEM G:
\$ <u> \$656,763.12 </u> (Numerals)
<u> Six Hundred Fifty Six Thousand Seven Hundred Sixty Three Dollars and Twelve Cents </u> (Written)

H. WATER, REUSE AND SEWER AS-BUILTS

Includes the preparation and submittal of all water, sewer and reuse system as-builts, including all water, sewer, reuse and storm crossings, in accordance with the Florida Department of Environmental Protection, the JEA, and Nassau County requirements and the specifications contained in the Project Manual.

TOTAL LUMP SUM PRICE ITEM H:
\$ <u> \$26,953.93 </u> (Numerals)
<u> Twenty Six Thousand Nine Hundred Fifty Three Dollars and Ninety Three Cents </u> (Written)

I. TESTING

The costs for all testing associated with the backfill of the utility trenches are to be included in the Contractor's Contract. This includes, but is not limited to, all material tests, compaction tests, etc. The Owner must approve the Contractor's testing company.

TOTAL LUMP SUM PRICE ITEM I:
\$ <u> N/A </u> (Numerals)
<u> N/A </u> (Written)

J. PAYMENT AND PERFORMANCE BONDS

Includes the cost of providing payment and performance bond in accordance with project specifications.

TOTAL LUMP SUM PRICE ITEM J:
\$ <u> \$11,499.84 </u> (Numerals)
<u> Eleven Thousand Four Hundred Ninety Nine Dollars and Eighty Four Cents </u> (Written)

PROPOSAL  
(OFFICIAL COST SUMMARY FORM)  
CHESTER ROAD WIDENING  
FOR  
WILDLIGHT, LLC

K. SEDIMENT AND EROSION CONTROL

Includes all measures that are required to comply with the State of Florida water quality standards. This includes, but is not limited to silt screens, hay bales, sodding, settling ponds and other such measures that shall prevent the discharge of turbid waters from the site and minimize erosion of all graded areas. This item will be paid for on a percentage of total construction complete basis.

TOTAL LUMP SUM PRICE ITEM K:
\$ <u>\$9,664.00</u> (Numerals)
<u>Nine Thousand Six Hundred Sixty Four Dollars and No Cents</u> (Written)

L. STORM WATER POLLUTION PREVENTION PLAN

The Contractor shall adhere to all Federal rules and regulations regarding the National Pollutant Discharge Elimination System (NPDES) for construction and ground water discharge. The Storm Water Pollution Prevention Plan (SWPPP) included in these plans establish the minimum requirements. The Contractor will submit and secure the necessary NPDES Permit, prepare and submit a project specific SWPPP, and perform all required monitoring and testing and shall implement additional measures, as required, to ensure compliance with the NPDES requirements. This item does not include erosion control items shown on the erosion and turbidity control plans or erosion and turbidity controls required by Nassau County or the St. Johns River Water Management District. Note: Contractor shall also obtain and have analyzed dewatering discharge samples after the commencement of construction in accordance with the FDEP Generic Permit for the Discharge of Produced Groundwater.

TOTAL LUMP SUM PRICE ITEM L:
\$ <u>\$4,091.64</u> (Numerals)
<u>Four Thousand Ninety One Dollars and Sixty Four Cents</u> (Written)

M. CONTRACTOR'S WARRANTY

Includes the cost of providing a Contractor's warranty in accordance with Nassau County and JEA standard requirements and the project specifications.

TOTAL LUMP SUM PRICE ITEM M:
\$ <u>\$2,874.96</u> (Numerals)
<u>Two Thousand Eight Hundred Seventy Four Dollars and Ninety Six Cents</u> (Written)

## GENERAL NOTES

1. The Proposer shall submit a detailed construction schedule with the proposal that outlines time frames for major work items depicted in the Official Cost Summary Form. The schedule shall demonstrate completion within the time frames specified in this Proposal.
2. Standard form of agreement contract documents as modified by the DEVELOPER will be used for the Contract and General Conditions.
3. The DEVELOPER will provide the following survey stakeout work for the Contractor on a one-time basis. The Contractor must provide all other necessary survey work.
  - (1) Two Project Benchmarks
  - (2) Centerline P.I.s
4. Where so indicated in this Proposal, lump sum prices shall be expressed (printed or typed) in words and numerals, and in the case of discrepancy between the two, the amount expressed in words shall govern.
5. The Contractor shall be responsible for, and his Proposal includes, coordinating the work necessary with JEA and Nassau County.
6. The Contractor shall be responsible for coordinating the work necessary to complete all final approvals and acceptances and acceptances as required by the DEVELOPER, JEA, FDEP, SJRWMD and Nassau County.
7. The Contractor shall complete his work in a professional and workman-like manner typical of his industry. There shall be no sections or parts missing. Further, the work shall be complete and able to function for its intended use. The work must be continuous.
8. All storm drainage must be maintained during construction. If this does not occur, the Contractor will be responsible for any damage that may result.
9. Water, sewer and reuse as-builts must include elevation on all water/storm and water/sanitary crossings. Sanitary Sewer services crossings are not included.
10. The Contractor must comply with and include in his bid all costs associated with compliance with the Florida Trench Safety Act.
11. PROPOSER accepts all of the terms and conditions of the Request for Proposal and Instructions to Proposers. This Proposal will remain subject to acceptance for one hundred twenty (120) calendar days after the day of Proposal opening. PROPOSER will sign and deliver the required number of counterparts of the Agreement with the Bonds and other documents required by the Bidding Requirements within fifteen (15) calendar days after the date of Developer's Notice of Award.
12. In submitting this Proposal, PROPOSER represent, as more fully set forth in the Agreement, that:
  - (a) PROPOSER has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance and furnishing of the Work.
  - (b) PROPOSER is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress, performance and furnishing of the Work.

Award #2 Supporting Documents 01/23/2025

- (c) PROPOSER has carefully studied all reports of explorations and tests of subsurface conditions at or contiguous to the site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site which have been identified in the Contract Documents. PROPOSER acknowledges that DEVELOPER and ENGINEER do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Bidding Documents with respect to Underground Facilities at or contiguous to the site. PROPOSER has obtained and carefully studied (or assumes responsibility for having done so) all such additional or supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the site or otherwise which may affect cost progress, performance or furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences and procedures of construction to be employed by PROPOSER and safety precautions and programs incident thereto. PROPOSER does not consider that any additional examinations, investigations, explorations, tests, studies or data are necessary for the determination of this Bid for performance and furnishing of the Work in accordance with the times, price and other terms and conditions of the Contract Documents.
  - (d) PROPOSER has correlated the information known to PROPOSER, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents and all additional examinations, investigations, explorations, tests, studies and data with the Contract Documents.
  - (e) PROPOSER has given ENGINEER written notice of all conflicts, errors, ambiguities or discrepancies that PROPOSER has discovered in the Contract Documents and the written resolution thereof by ENGINEER is acceptable to PROPOSER, and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work for which this Bid is submitted.
13. The following documents are attached to and made a condition of this Bid:
- (a) Certificate as to Corporate Principal;
  - (b) Attachment A – PROPOSER'S Sworn Affidavit;
  - (c) Attachment B – List of Proposed Subcontractors;
  - (d) Attachment C – Certificate of Compliance with Florida Trench Safety Act;
  - (e) Miscellaneous Proposal Requirements found in Instructions to Proposers

14. Communications concerning this Bid shall be addressed to:

The address of PROPOSER indicated below:  
449 Center Street

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Green Cove Springs, FL 32043

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Telephone Number:  
(904)291-9330

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**Award #2 Supporting Documents 01/23/2025**

15. Terms used in this Bid which are defined in the General Conditions, Supplementary Conditions or Instructions will have the meanings indicated in the General Conditions, Supplementary Conditions or Instructions.

We, the Undersigned, hereby declare that no person, persons, firm, or corporation, other than the undersigned, are interested in this proposal as principals and that this Proposal is made without collusion with any person, firm, or corporation.

**CORPORATE/COMPANY**

Company Name: Vallencourt Construction Company, Inc. (Seal)

By:  Michael Vallencourt II  
(Name typed or printed)

By:  Terrence Adams  
(Name typed or printed)

Address: 449 Center Street  
Green Cove Springs, FL 32043

Telephone No.: (904) 291-9330 Fax No.: ( )

State Contractor License Number: CGC1521232

Federal I.D. Tax Number: 59-2469052

**INDIVIDUAL**

Name: \_\_\_\_\_  
(Signature) (Name typed or printed) (Title)


Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone No.: ( )

Federal I.D. Tax Number: \_\_\_\_\_

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, Kyle Gammom, certify that I am the Secretary of the Corporation named as Principal in the attached bond; that Michael Vallencourt II who signed the said bond on behalf of the Principal, was then Vice President of said Corporation; that I know his signature, and his signature hereto is genuine; and that said bond was duly signed, sealed, and attested for and in Behalf of said Corporation by authority of its governing body.

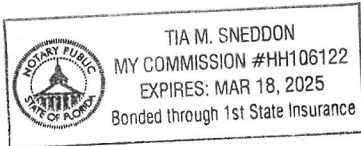
  
Secretary Corporate Seal

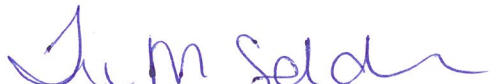
STATE OF FLORIDA

COUNTY OF Clay

The foregoing instrument was acknowledged before me this 31 day of May, 2024, by Kyle Gammon, a Secretary, of Vallencourt Construction Company, Inc. corporation, for and on behalf of said company. Such person  is personally known to me or [ ] produced \_\_\_\_\_ as identification.

NOTARY STAMP:



  
Signature of Notary Public

Tia M. Sneddon  
Printed Name of Notary Public

(Attach Power of Attorney to original Proposal Bond and Financial Statement of Surety Company)

END OF SECTION

ATTACHMENT A

PROPOSER'S SWORN AFFIDAVIT

TO: WIDLIGHT, LLC

At the time the proposal is submitted, the Proposer shall attach to his Bid a sworn statement.

This sworn statement shall be an affidavit in the following form, executed by an officer of the firm, association, or corporation submitting the proposal, and shall be sworn to before a person who is authorized by law to administer oaths.

STATE OF Florida COUNTY OF Clay

Before me, the Undersigned authority, personally appeared who being duly sworn, deposes and says he is Vice President of Vallencourt Construction Co, Inc.  
(Title) (Firm)

The Proposer submitting the attached proposal for the work covered by the Documents in Bid No: 19-239-01-0039 Chester Road Widening, Nassau County, Florida.

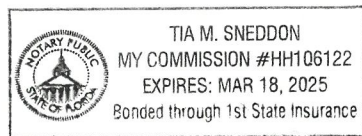
The affiant further states that no more than one proposal for the above-referenced project will be submitted from the individual, his firm or corporation under the same or different name, and that such Proposer has no financial interest in the firm of another proposer for the same work. That he, his firm, association or corporation has neither directly, nor indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with this firm's Bid on the above-described project. Furthermore, neither firm nor any of its officers are barred from participating in public contract lettings in the State of Florida or any other state.

Vallencourt Construction Company, Inc.  
(Proposer)

Sworn and subscribed to me this 31 day of May, 2024.

By: [Signature]  
Vice President  
(Title)

Notary Public  
[Signature]  
Signature  
Tia M. Sneddon  
Printed



My commission Expires:  
3/18/25

NOTE: This form must be completed and attached to the Proposer's Bid Proposal

ATTACHMENT B

**LIST OF PROPOSED SUBCONTRACTORS**

List shall include the name of each Subcontractor where the amount of their work exceeds five percent (5%) of the Contract Price. Indicate percentage of Contract Price for each subcontractor listed. Attach additional information as needed.

**Subcontractor No. 1**

Name:  
Description of Work:  
Percent of Contract Price:  
Previous Experience Together:

**Subcontractor No. 2**

Name:  
Description of Work:  
Percent of Contract Price:  
Previous Experience Together:

**Subcontractor No. 3**

Name:  
Description of Work:  
Percent of Contract Price:  
Previous Experience Together:

**Subcontractor No. 4**

Name:  
Description of Work:  
Percent of Contract Price:  
Previous Experience Together:

**Subcontractor No. 5**

Name:  
Description of Work:  
Percent of Contract Price:  
Previous Experience Together:

Note: This form must be completed and attached to the Proposer's Bid Proposal.

ATTACHMENT C

CERTIFICATE OF COMPLIANCE WITH FLORIDA TRENCH SAFETY ACT

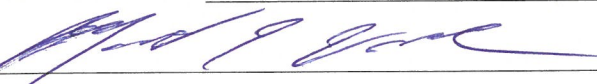
TO: WIDLIGHT, LLC

Trench excavations on this Project are expected to be in excess of five feet (5') deep. The Occupational Safety and Health Administration excavation safety standards, 29 CFR 1926.650 Subpart P, trench safety standards will be in effect during the period of construction of the Project.

Undersigned acknowledges that included in the various items of its Proposal and in the Total Proposal Price are costs for complying with the Florida Trench Safety Act (90-96, Laws of FL) effective October 1, 1990, and hereby gives assurance that the Contractor or Subcontractor performing trench excavation work on the Project will comply with the applicable trench safety standards. The Proposer further identifies the costs as follows:

	Trench Safety Item (Description)	Unit Quantity	Units of Measure (LF, SY)	Unit Cost	Extended Cost
A.	<u>Trench Box</u>	<u>1</u>	<u>LS</u>	<u>\$5,000</u>	<u>\$5,000</u>
B.	<u>Sloping</u>	<u>1</u>	<u>LS</u>	<u>\$10,000</u>	<u>\$10,000</u>
C.	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>
				TOTAL\$	<u>15,000</u>

COMPANY NAME: Vallencourt Construction Company, Inc.

BY: 

ITS: Vice President

DATE: 5/31/2024

NOTE: This form must be completed and attached to the Proposer's Bid Proposal

Marcus McInarnay, President  
Mike Vallencourt Sr., Chairman



Mike Vallencourt II, Vice President  
J. Daniel Vallencourt, Vice President  
Stan Bates P.E., Vice President

<b>To:</b>	RAYDIENT PLACES + PROPERTIES	<b>Contact:</b>	Tommy Jinks
<b>Address:</b>	Wildlight Avenue, 1 Rayonier Way, Yulee, FL 32097 Yulee, FL 32097	<b>Phone:</b>	(844) 877-5263
<b>Project Name:</b>	Chester Road Widening - JEA Reimbursable Utilities	<b>Fax:</b>	
<b>Project Location:</b>	Chester Road & Heron Isles, Yulee, FL	<b>Bid Number:</b>	
		<b>Bid Date:</b>	5/31/2024

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
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**A. Mobilization And Site Preparation**

100	General Conditions	1.00	LS	\$9,463.17	\$9,463.17
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**Total Price for above A. Mobilization And Site Preparation Items: \$9,463.17**

**C. JEA Water Distribution System**

7011	16" DIP 18 Water Main	640.00	LF	\$129.20	\$82,688.00
7015	6" DIP Water Main	200.00	LF	\$87.25	\$17,450.00
7020	16" Joint Restraints	18.00	EACH	\$825.39	\$14,857.02
7023	6" Joint Restraints	8.00	EACH	\$196.57	\$1,572.56
7032	16"x16" Tap Slv. and Valve	1.00	EACH	\$21,302.58	\$21,302.58
7092	6" Sleeve	6.00	EACH	\$665.62	\$3,993.72
7094.05	16" Gate Valve	1.00	EACH	\$9,467.39	\$9,467.39
7098	6" Gate Valve	6.00	EACH	\$2,346.43	\$14,078.58
7102	Locate Wire Box	2.00	EACH	\$515.60	\$1,031.20
7104	Valve Box Installation	8.00	EACH	\$237.46	\$1,899.68
7105	Flushing Hydrant	1.00	EACH	\$2,243.21	\$2,243.21
7106	Fire Hydrant	6.00	EACH	\$4,618.86	\$27,713.16
7156	16" 45 Bend	1.00	EACH	\$2,196.25	\$2,196.25
7162	16" 22.5 Bend	1.00	EACH	\$1,923.84	\$1,923.84
7168	16" 11.25 Bend	1.00	EACH	\$1,963.65	\$1,963.65
7246	Punch Out for Water Main	840.00	LF	\$2.76	\$2,318.40
7248	Flushing & BT's for Water Main	840.00	LF	\$1.24	\$1,041.60
7249	Locate Wire Test For Water Main	840.00	LF	\$0.53	\$445.20
7250	Pressure Test for Water Main	840.00	LF	\$2.76	\$2,318.40

**Total Price for above C. JEA Water Distribution System Items: \$210,504.44**

**D. JEA Reuse Distribution System**

9011	16" DIP Reuse Main	4,700.00	LF	\$129.20	\$607,240.00
9020.05	16" Joint Restraints	96.00	EACH	\$1,965.16	\$188,655.36
9067	10" RPZ Backflow Preventer	1.00	EACH	\$22,149.64	\$22,149.64
9088.05	16" Sleeve	1.00	EACH	\$2,251.43	\$2,251.43
9094.05	16" Gate Valve	10.00	EACH	\$9,467.39	\$94,673.90
9100.1	Flushing Hydrant	2.00	EACH	\$2,252.13	\$4,504.26
9101	Locate Wire Box	9.00	EACH	\$349.39	\$3,144.51
9103	Valve Box Installation	10.00	EACH	\$477.28	\$4,772.80
9104.05	16 x 16" Tee	1.00	EACH	\$4,207.70	\$4,207.70
9146.05	16" 90 Bend	3.00	EACH	\$2,290.38	\$6,871.14

Item #	Description	Estimated Quantity	Unit	Unit Price	Total Price
9152	16" 45 Bend	13.00	EACH	\$2,124.52	\$27,618.76
9158	16" 22.5 Bend	1.00	EACH	\$2,095.33	\$2,095.33
9164	16" 11.25 Bend	5.00	EACH	\$2,135.14	\$10,675.70
9171	16x10" Reducer	2.00	EACH	\$1,516.44	\$3,032.88
9211.05	16" Conflict	2.00	EACH	\$15,361.13	\$30,722.26
9239	Punch Out for Reuse Main	4,700.00	LF	\$2.48	\$11,656.00
9240	Flushing for Reuse Main	4,700.00	LF	\$1.24	\$5,828.00
9241	Locate Wire Test For Reuse Main	4,700.00	LF	\$0.53	\$2,491.00
9242	Pressure Test for Reuse Main	4,700.00	LF	\$2.76	\$12,972.00

**Total Price for above D. JEA Reuse Distribution System Items: \$1,045,562.67**

**G. JEA Force Main System**

6010	Case X Repair for Force Main	260.00	SY	\$94.52	\$24,575.20
6011	16" PVC DR 18 Force Main	5,080.00	LF	\$73.00	\$370,840.00
6020	16" Joint Restraints	102.00	EACH	\$736.58	\$75,131.16
6065.05	16" Sleeve	1.00	EACH	\$3,393.44	\$3,393.44
6071	Air Release Valve Ass.	2.00	EACH	\$8,112.32	\$16,224.64
6072	Air Release Manhole	2.00	EACH	\$5,871.06	\$11,742.12
6073.05	16" Gate Valve	7.00	EACH	\$8,279.18	\$57,954.26
6080	Valve Box Installation	7.00	EACH	\$237.46	\$1,662.22
6083	16 x 16" Tee	1.00	EACH	\$5,429.12	\$5,429.12
6116	16" 45 Bend	10.00	EACH	\$3,193.11	\$31,931.10
6128	16" 11.25 Bend	6.00	EACH	\$3,209.43	\$19,256.58
6151.05	16" Cap	2.00	EACH	\$1,950.79	\$3,901.58
6181	Locate Wire Box	10.00	EACH	\$515.61	\$5,156.10
6183	Punch Out Force Main	5,080.00	LF	\$2.48	\$12,598.40
6185	Locate Wire Test for Force Main	5,080.00	LF	\$0.58	\$2,946.40
6186	Pressure Test for Force Main	5,080.00	LF	\$2.76	\$14,020.80

**Total Price for above G. JEA Force Main System Items: \$656,763.12**

**H. Water,Reuse And Sewer As-Builts**

400	Surveying	1.00	LS	\$2,994.88	\$2,994.88
500	As Builts	1.00	LS	\$23,959.05	\$23,959.05

**Total Price for above H. Water,Reuse And Sewer As-Builts Items: \$26,953.93**

**J. Payment And Performance Bonds**

201	Payment & Performance Bonds	1.00	LS	\$11,499.84	\$11,499.84
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**Total Price for above J. Payment And Performance Bonds Items: \$11,499.84**

**K. Sediment And Erosion Control**

601	Silt Fence Type III (Regular)	7,550.00	LF	\$1.28	\$9,664.00
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**Total Price for above K. Sediment And Erosion Control Items: \$9,664.00**

**L. Stormwater Pollution Prevention Plan**

300	NPDES Permit Compliance	12.00	MO	\$340.97	\$4,091.64
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**Total Price for above L. Stormwater Pollution Prevention Plan Items: \$4,091.64**

**M. Contractor's Warranty**

100	Warranty	1.00	LS	\$2,874.96	\$2,874.96
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**Total Price for above M. Contractor's Warranty Items: \$2,874.96**

**Notes:**

- The above price excludes Landscaping & Irrigation
- The above price excludes Sunday Work
- The above price is based on the owner providing horizontal and vertical site control

**Payment Terms:**

Payment due within 30 days of date of invoice, regardless of when payment is made by Owner.

<p><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b> <b>Vallencourt Construction Company, Inc.</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Terrence Adams 904-291-9330 terrencea@vallencourt.com</p>
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# Chester Road Widening - JEA Reimbursable Utilities Bid Schedule

ID	Task Name	Duration	Start	Finish	May	Jun	Qtr 3, 2024	Jul	Aug	Sep	Qtr 4, 2024	Oct	Nov				
1	<b>Chester Road Widening - JEA Reimbursable Utilities</b>	<b>121 days</b>	<b>Mon 6/10/24</b>	<b>Mon 10/28/24</b>													
2	<b>Notice to Proceed &amp; Approved Plans</b>	<b>1 day</b>	<b>Mon 6/10/24</b>	<b>Mon 6/10/24</b>													
3	Mobilize & Survey	20 days	Mon 6/10/24	Tue 7/2/24													
4	<b>Material Procurement</b>	<b>48 days</b>	<b>Mon 6/10/24</b>	<b>Sat 8/3/24</b>													
5	Request Shop Drawings	10 days	Tue 6/11/24	Fri 6/21/24													
6	Review Shop Drawings	7 days	Sat 6/22/24	Sat 6/29/24													
7	Material Production	30 days	Mon 7/1/24	Sat 8/3/24													
8	<b>Clearing (Separate Contract)</b>	<b>30 days</b>	<b>Mon 6/10/24</b>	<b>Sat 7/13/24</b>													
9	Reuse Main	25 days	Mon 7/15/24	Mon 8/12/24													
10	Water Main	5 days	Wed 8/7/24	Mon 8/12/24													
11	Force Main	30 days	Mon 7/15/24	Sat 8/17/24													
12	Utility Punchout	20 days	Mon 8/19/24	Tue 9/10/24													
13	Dressout & Grassing	20 days	Wed 9/11/24	Thu 10/3/24													
14	<b>Water &amp; Sewer Closeout</b>	<b>41 days</b>	<b>Wed 9/11/24</b>	<b>Mon 10/28/24</b>													
15	Water,Reuse,Sanitary Completion	5 days	Wed 9/11/24	Mon 9/16/24													
16	Contractor Submittal As-builts	5 days	Tue 9/17/24	Sat 9/21/24													
17	Pressure Test /BT/Sewer TV Report Submittal	5 days	Mon 9/23/24	Fri 9/27/24													
18	JEA Inspection	5 days	Sat 9/28/24	Thu 10/3/24													
19	JEA Punch List	2 days	Fri 10/4/24	Sat 10/5/24													
20	JEA Re-Inspection	1 day	Mon 10/7/24	Mon 10/7/24													
21	COC Forms submitted to JEA	10 days	Tue 10/8/24	Fri 10/18/24													
22	COC Forms submitted to FDEP	7 days	Sat 10/19/24	Sat 10/26/24													
23	Water& Sewer Cleared for Use	1 day	Mon 10/28/24	Mon 10/28/24													

Date: Wed 5/29/24

Task		Rolled Up Milestone		Inactive Task		Manual Summary Rollup		Progress	
Critical Task		Rolled Up Progress		Inactive Milestone		Manual Summary		Deadline	
Milestone		Split		Inactive Milestone		Start-only			
Summary		External Tasks		Inactive Summary		Finish-only			
Rolled Up Task		Project Summary		Manual Task		External Tasks			
Rolled Up Critical Task		Group By Summary		Duration-only		External Milestone			

**Award #3 Supporting Documents 01/23/2025**

Appendix B - Bid Form

Company Name: C AND C POWER LINE INC. 1411877047 Imeson Substation T2 Addition  
 Company's Address: 12035 PALM LAKE DRIVE  
 License Number: ECA000909  
 Phone Number: 904-751-6020 FAX No: 904-757-0964 Email Address: rsprenger@ccpowerline.com

<b>BID SECURITY REQUIREMENTS</b> <input checked="" type="checkbox"/> None <input type="checkbox"/> Certified Check or Bond (Five Percent (5%))	<b>TERM OF CONTRACT</b> <input type="checkbox"/> One Time Purchase <input type="checkbox"/> Annual Requirements <input checked="" type="checkbox"/> Other, Specify - Project Completion
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<b>SAMPLE REQUIREMENTS</b> <input checked="" type="checkbox"/> None required <input type="checkbox"/> Samples required prior to Bid Opening <input type="checkbox"/> Samples may be required subsequent to Bid Opening	<b>SECTION 255.05, FLORIDA STATUTES CONTRACT BOND</b> <input type="checkbox"/> None required <input checked="" type="checkbox"/> Bond required 100% of Bid Award
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<b>QUANTITIES</b> <input type="checkbox"/> Quantities indicated are exacting <input checked="" type="checkbox"/> Quantities indicated reflect the approximate quantities to be purchased Throughout the Contract period and are subject to fluctuation in accordance with actual requirements.	<b>INSURANCE REQUIREMENTS</b> Insurance required
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<b>PAYMENT DISCOUNTS</b> <input type="checkbox"/> 1% 20, net 30 <input type="checkbox"/> 2% 10, net 30 <input type="checkbox"/> Other _____ <input type="checkbox"/> None Offered	
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<b>ENTER YOUR BID FOR SOLICITATION 1411877047</b>	<b>TOTAL BID PRICE</b>
Total Bid Price (enter total from cell G19 in the Bid Workbook)	\$ <u>1,790,250.<sup>00</sup></u>

I have read and understood the Sunshine Law/Public Records clauses contained within this solicitation. I understand that in the absence of a redacted copy my proposal will be disclosed to the public "as-is".

**BIDDER CERTIFICATION**

By submitting this Bid, the Bidder certifies that it has read and reviewed all of the documents pertaining to this Solicitation, that the person signing below is an authorized representative of the Bidding Company, that the Company is legally authorized to do business in the State of Florida, and that the Company maintains in active status an appropriate contractor's license for the work (if applicable). The Bidder also certifies that it complies with all sections (including but not limited to Conflict of Interest and Ethics) of this Solicitation.

We have received addenda

1 through 2

*Rick Sprenger*  
 Handwritten Signature of Authorized Officer of Company or Agent

1/7/2025  
 Date

RICK SPRENGER VICE PRESIDENT  
 Printed Name and Title

1411877047 Appendix B - Bid Workbook Imeson Substation T2 Addition (Only complete the prices in yellow cells)						
					Company:	
Item #	Item	Item Description	Unit of Measure	Est. Qty.	Unit Price	Extended Price
1	General	Mobilization, admin, asbuilts, bonds	LS	1	\$80,000.00	\$80,000.00
2	Civil Site Work	Survey/baselines, erosion control, clearing, geotextiles, grading, rocking, xfmr oil containment pit	LS	1	\$400,000.00	\$400,000.00
3	Road work	asphalt removal, asphalt install, driveways, and bollards	LS	1	\$100,000.00	\$100,000.00
4	Fencing and Access Gates	remove fence/gate, install fence/gates	LS	1	\$80,000.00	\$80,000.00
5	Landscaping	Landscaping/sod	LS	1	\$80,000.00	\$80,000.00
6	Foundations	Concrete removal, disposal, install. Minus xfmr oil containment pit	LS	1	\$250,000.00	\$250,000.00
7	Substation Structures and Bus	Structures, rigid bus, jumpers, insulators, terminations, lightning masts, JEA material transport and handling	LS	1	\$100,000.00	\$100,000.00
8	Medium/High Voltage Equipment	breakers, PTs, CTs, switches, arresters, station service xfmr	LS	1	\$90,000.00	\$90,000.00
9	Raceways	Conduit, cable trench, cable tray	LS	1	\$200,000.00	\$200,000.00
10	Low Voltage	Control and power cables, enclosures, AC panelboards, receptacles, lighting, relay panels, oil sump pump, support structures.	LS	1	\$120,000.00	\$120,000.00
11	Grounding	Main ground grid modifications, structure grounds, equipment grounds, ground rods, fence grounds, platforms	LS	1	\$82,500.00	\$82,500.00
12	Other	Miscellaaneous material	LS	1	\$45,000.00	\$45,000.00
<b>Subtotal</b>						<b>\$1,627,500.00</b>
<b>Supplemental Work Authorization (SWA) 10%</b>						<b>\$162,750.00</b>
<b>Bid Total (Enter this amount on Page 1 of the Bid Form)</b>						<b>\$1,790,250.00</b>

Total Bid Price less SWA:	\$1,627,500.00
JSEB Requirement:	5.00%
JSEB Requirement (dollars):	\$81,375.00

JEA Delivery and Collection O&M Contract Summary

Contract Description				Contract Term					Contract Amount				Forecast Need				
No.	Description	IFB/RFP/RFQ	CPA	Incumbent	Original + Renewals (yr.)	# of Renewals Remaining	Start Date	Expiration	Time Left (mo.)	Authorized	Released (Spent)	Remaining	% Used	Spend Rate per month (\$/mo.)	Forecast spend total to contract end	Identified Projects	Award Request (Rounded)
1	Sewer O&M Contactor	1410399647	202195	Petticoat Schmitt Civil Contractors, Inc	3+2+1	1	18-Nov-2021	14-Dec-2025	10.87	\$5,280,000	\$5,014,304	\$265,696	95%	\$ 129,568.57	\$ 1,407,978.42	\$ -	\$ 1,500,000.00
2	Sewer O&M Contactor	1410399647	202192	J. B. Coxwell Contracting, Inc	3+2+1	1	18-Nov-2021	14-Dec-2025	10.87	\$9,900,000	\$7,987,011	\$1,912,989	81%	\$ 206,382.71	\$ 2,242,692.10	\$ 1,500,000.00	\$ 4,000,000.00