

## JEA DOWNTOWN HEADQUARTERS SOLICITATION - SCORING MATRIX

		LOT J	KINGS AVE	ADAMS ST
<b>Customer engagement (customer center) (5%)</b>				
Customer center	<i>The Customer Center will be the initial experience of the JEA customer and should exhibit a welcoming design, thoughtful parking and pedestrian flow as well as the ability for JEA to engage in customer outreach in various methods.</i>			
<b>Customer engagement score</b>	20 Possible Points	20	15	10
<b>Building Program Accommodation (30%)</b>				
Program at 760 people	<i>Respondent exhibits careful considerations to initial Workplace Strategy and reinforces or challenges metrics.</i>			
Efficiency of Core	<i>Respondents intent on Load Factor of Building.</i>			
Building Structural & Utility Efficiency	<i>Value and efficiency in the conceptual structural design demonstrated. Operational efficiency of building discussed.</i>			
Utilities in Core	<i>Respondents ability to show they are keeping JEA first in their CORE solution. Elevator lobbies, Restrooms, Service Elevators, Security, Utility shafts etc....</i>			
Project Team	<i>Developer Day to Day Lead; Architect PM &amp; Design Leads; GC PM and Super Leads.</i>			
Program "Read Back" and intent of more detailed Program concepts to be included in the Development of the Site/Shell/Core Facility	<i>Respondents to show clearly their understanding of the Program as represented in the ITN and their prescribed further programming of JEA's needs. Priority of elements, concepts and solutions will be judged. For Example: Security, Shell &amp; Core security attributes / Building Controls Intent / Redundant Power intent / Amenities</i>			
Sustainability; Environmentally Responsible	<i>As opposed to Economic Development, this is Programmatic approach to the Building's environmental responsibility and resource efficiency throughout the building's life cycle. Intent on certification(s) and expectations of site and building efficiency, both operationally and structurally.</i>			
Parking - Quantitative	<i>760 Spaces including structure, site, surrounding, public? # of spaces offsite?</i>			
Parking - Qualitative	<i>Type of deck, parking upgrades (covered, adjacency, security, etc...)</i>			
<b>Building Program Accommodation score</b>	120 Possible Points	92	88	75
<b>Workforce engagement/Culture change (20%)</b>				
Employee Culture - Workstations (Internal JEA Brand)	<i>Respondent to demonstrate adequate time for JEA Programming and Control of TI Design and adequate flexibility within the Response for advancing JEA's internal work culture.</i>			
Location & Walkability	<i>Include a 1/4 mile radius exhibit which relays location advantages.</i>			
Brand - Shell Design	<i>Respondents to show their vision for the future of the JEA brand through Elevations, program intent, location attributes and design. Aesthetic and performance should combine with value to showcase JEA's intent for the future.</i>			
<b>Workforce engagement/Culture change score</b>	80 Possible Points	40	50	65
<b>Development Schedule (business continuity) (20%)</b>				
Development Process	<i>Does the Developer have a clear Development process from Award through Term Sheet to Completion into Programming, through Design Reviews, at Major pricing milestones, project team development and finally, through to occupancy.</i>			
Experience	<i>Respondent ability to show experience in similar SIZE AND TYPE of project.</i>			
Detailed Project Delivery Schedule	<i>Total Time from Work Letter Approval to JEA Occupancy. Level of detail and visibility of Respondents solution.</i>			
<b>Development Schedule score</b>	80 Possible Points	30	30	55
<b>Economic Development (10%)</b>				
Economic Development	<i>How does the site add to Downtown development, capital investment and job creation/retention?</i>			
Responsible Development	<i>Development team's ability, to implement innovative &amp; sustainable solutions.</i>			
<b>Economic Development score</b>	40 Possible Points	32	23	17
<b>Timing/site control/Type &amp; Program Process (15%)</b>				
Financial Viability	<i>Respondents ability to show financial capacity of the Developer to expedite the project's progress. Project should show financial success with references.</i>			
Site Control	<i>Has Development Team provided assurance to provide LOI, executed with current land owner, within 90 days of award.</i>			
<b>Timing/site control/Type &amp; Program Process score</b>	60 Possible Points	40	45	45
<b>Total Qualitative Score</b>		254	251	267
<b>PRESENTATION, INTERVIEW, AND EARLY DEVELOPMENT PLAN SCORE: 60 TOTAL POINTS</b>				
<b>Presentation, Interview &amp; Early Development Plan</b>				
Presentation	<i>Presentation concerning team and project</i>	18	10	18
Interview	<i>Interview on presentation and followup</i>	12	6	16
Early Development Plan	<i>Early Development Plan</i>	15	14	16
<b>Presentation, Interview, &amp; Early Development Plan score</b>		45	30	50
<b>QUANTITATIVE SCORE: 200 TOTAL POINTS (From Best and Final Offers)</b>				
<b>Quantitative score</b>				
Total annualized cost	<i>Annual Avg Total Operating Costs (non-discounted)</i>	60	57	57
Life cycle cost	<i>NPV of Total Occupancy Cost</i>	140	133	133
<b>Quantitative score</b>		200	190	190
<b>Total score to date</b>		499	471	507
<b>BOARD SCORING: 100 TOTAL POINTS</b>				
<b>Board Scoring</b>				
Value to the customer		18	15	20.5
Financial Value		17.25	15.75	19
Community Impact Value		17.5	16.25	19
Environmental Value		16.5	16.25	20.25
<b>Board Scoring Averaged</b>		69.25	63.25	78.75
<b>Total Score</b>		568.25	534.25	585.75