



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

March 18, 2025

ADDENDUM NUMBER: Two (2)

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TITLE: Purchase of JEA's Former Headquarters Campus - 1411940446

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RESPONSE DUE DATE: April 8, 2025

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TIME OF RECEIPT: 12:00 PM ET

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

1. **Question:** Do we have to register with JEA procurement as an individual and/or company?

**Answer:** Yes. Responses must be submitted electronically in Zycus which is the JEA Procurement E-Sourcing website. To register as a potential supplier, visit the website below:  
[www.jea.com/About/Procurement/Zycus\\_Portal/](http://www.jea.com/About/Procurement/Zycus_Portal/)

2. **Question:** Have the buildings been determined a historical site?

**Answer:** The former headquarters (21 W Church Street) and parking garage (421 N Laura Street) are listed as contributing structures to the Downtown National Register Historic District. This listing provides for the following:

1. If the future owner wanted to pursue demolition, the Jacksonville Ordinance Code requires a demolition delay for permits proposing to demolish contributing structures within a National Register Historic District. The delay allows time for the Historic Preservation Commission to consider the significance of the structure and potential local designation.
2. If the future owner wanted to pursue rehabilitation as offices or adaptive reuse, Contributing structures are also eligible for [Federal Historic Tax Credits](#).

3. **Question:** Do we have any plans or engineering that can be shared?

**Answer:** JEA is currently evaluating its ability to release documents related to this request. If allowed, JEA will issue another addendum in response to this question.

4. **Question:** Do we have a 30-year report regarding the mechanical, electric, plumbing and its remaining useful life for the buildings?

**Answer:** JEA does not have a 30-year report regarding the mechanical, electric, plumbing and its remaining useful life for the buildings.

5. **Question:** Are the ceilings all the same height? (Not including drop ceiling tiles)

**Answer:** The ceilings are all the same height in the Tower Building. The ceilings are all the same height in the Customer Care building except for the 1<sup>st</sup> Floor and Atrium.

6. **Question:** Are all the posts/pillars structural?

**Answer:** Yes, most likely. However, JEA makes no representation or warranty of any kind.

7. **Question:** Are we cleaning or clearing out more “stuff”? Initial question regarding remaining desks and cubicles on site.

**Answer:** JEA does not intend on removing additional furniture. JEA is currently storing some I.T. equipment onsite. All JEA property will be removed prior to closing on the subject property.

8. **Question:** Where is the water at the bottom of the tower garage coming from?

**Answer:** JEA has not investigated where the subject water may be coming from. Any due diligence can be performed under the terms of the negotiated purchase agreement.

9. **Question:** What is the distance between beams?

**Answer:** JEA has not measured the distance from all beams. Any due diligence can be performed under the terms of the negotiated purchase agreement.

10. **Question:** Are the staircases acceptable to the local fire code for residential use?

**Answer:** JEA is requesting that respondents make that determination. Any due diligence can be performed under the terms of the negotiated purchase agreement.

11. **Question:** Are the elevators suitable for residential use?

**Answer:** JEA is requesting that respondents make that determination. Any due diligence can be performed under the terms of the negotiated purchase agreement.

12. **Question:** Can the Gensler test fit and CBRE studies be provided? (One of the interested parties attended a symposium held by DIA wherein a firm named Perkins & Eastman discussed these buildings and what a potential conversion might look like. It was stated that Gensler did a “test fit” in regard to a residential conversion and the symposium discussed a study performed by CBRE. A request is being made for the copies of the “test fit” and CBRE’s study.)

**Answer:** JEA is currently evaluating its ability to release documents related to this request. If allowed, JEA will issue another addendum in response to this question.

13. **Question:** Does the chiller system work?

**Answer:** The chilled water system is operational and is produced at a JEA owned and operated central plant. Chilled water service for a future owner will require a chilled water service agreement with JEA. Any mechanical infrastructure utilized prior to connection to JEA’s centralized chilled water system is no longer in use.

14. **Question:** Is the intent of the RFP to only sell for apartment conversion?

**Answer:** No, please see Sections 1.9, 1.10 and 1.11 of the Solicitation for the Purchase of JEA’s Former Headquarters Campus.

**ACKNOWLEDGE RECEIPT OF THIS ADDENDUM ON THE RESPONSE FORM**