

# Welcome to the JEA Awards Meeting

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

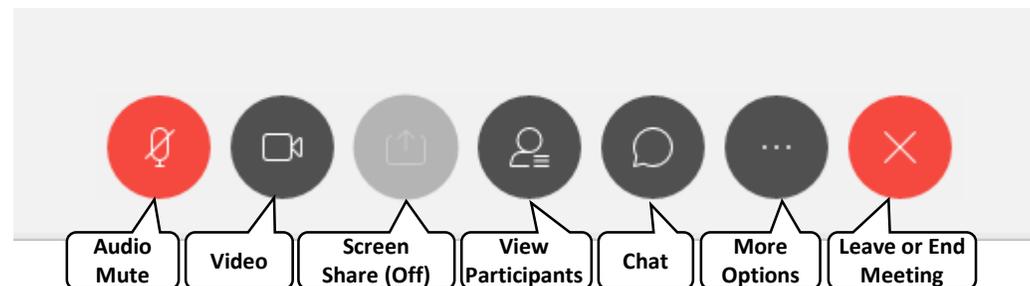
We will unmute your lines during the public comment time and provide opportunity for you to speak.

During the meeting, interested persons can also email **Halley Reiman** at [reimhj@jea.com](mailto:reimhj@jea.com) to submit public comments to be read during the meeting regarding any matter on the agenda for consideration.

Public comments by e-mail must be received no later than 9:00 a.m. to be read during the public comment portion of the meeting.

Please contact **Halley Reiman** by telephone at **(904) 665-8815** or by email at [reimhj@jea.com](mailto:reimhj@jea.com) if you experience any technical difficulties during the meeting.

Below is a summary of the meeting controls you will see at the bottom of your screen.



## **AWARDS COMMITTEE AGENDA**

**DATE:** Thursday, October 14, 2021

**TIME:** 10:00 A.M.

**PLACE:** JEA, Customer Center, Bid Office, 1st Floor, 21 West Church Street, Jacksonville, FL  
32202 OR  
WebEx/Teleconference  
WebEx Meeting Number (access code): 160 199 4252  
WebEx Password: pxP6CqUSt63

### **Public Comments:**

### **Awards:**

1. Approval of the minutes from the last meeting (09/30/2021).
2. 1410403646– Request approval to award a contract to Williams Industrial Services, LLC for construction services for Arlington East WRF Secondary MCC Replacement Project in the amount of \$1,831,611.54, subject to the availability of lawfully appropriated funds.
3. Real Estate Services requests the Awards Committee declare the property described on the attached survey as surplus to the needs of JEA and that the property may be sold in the amount of \$306,840.00.
4. 1410316648 – Request approval to award a contract to Mott MacDonald Florida LLC, for Engineering Services for the SIPS Southside Blvd WM and Davis- Gate Pkwy to RG Skinner RWM in the amount of \$2,640,697.00, subject to the availability of lawfully appropriated funds.
5. Request approval to award a one (1) year contract to CDW Government, LLC for FY22 Dell Equipment Purchases and first year support, in the amount of \$1,717,247.27, subject to the availability of lawfully appropriated funds.
6. 1410275453 Request approval to rescind the Award to Matheson Tri-State Gas Inc.
7. 1410275453 – Request approval to award an amendment & contract increase to Airgas USA LLC in the amount of \$253,000.00 for the additional scope for bottle gas services for the Industrial and Laboratory Gas Supply in the aggregate not-to-exceed amount of \$2,773,000.00 subject to the availability of lawfully appropriated funds.
8. Request approval to award a contract increase to The Haskell Company for the pre-construction and design services of the Progressive Design-Build Services for the 1.0 MGD Water Purification Facility project in the amount of \$5,223,357.00, for a new not-to-exceed amount of \$6,023,357.00, subject to the availability of lawfully appropriated funds.

**Informational Items:** N/A

**Open Discussion:** N/A

**Public Notice:** N/A

**General Business:** N/A

**SPECIAL NOTES:** Copies of the above items are available in JEA Procurement, if needed for review. If a person decides to appeal any decision made by the Awards Committee, with respect to any matter considered at this meeting, that person will need a record of the proceedings, and, for such purpose, needs to ensure that a verbatim record of the proceedings is made, which record includes the evidence and testimony upon which the appeal is to be based. If you have a disability that requires reasonable accommodations to participate in the above meeting, please call 665-8625 by 8:30 a.m. the day before the meeting and we will provide reasonable assistance for you.

## 10-14-2021 Awards Committee

<u>Award #</u>	<u>Type of Award</u>	<u>Business Unit</u>	<u>Estimated/Budgeted Amount</u>	<u>Amount</u>	<u>Awardee</u>	<u>Term</u>	<u>Summary</u>
1	Minutes	N/A	N/A	N/A	N/A	N/A	Approval of minutes from the 09/30/2021 meeting.
2	Invitation for Bid (IFB) 5 bidder	Vu	\$2,412,327.00	\$1,831,611.54	Williams Industrial Services, LLC	Project Completion	<p><b><u>Construction Services for the Arlington East WRF Secondary MCC Replacement Project</u></b></p> <p>The scope of work for this solicitation includes labor, materials, and equipment to complete necessary structural modification of the existing control building, demolition of existing electrical and control equipment, and installation of the new electrical and control equipment at the Arlington East Water Reclamation Facility (WRF).</p> <p>The award amount of \$1,831,611.54 is approximately 24% lower than the engineer estimate due to Williams Industrial Services self-performing the electrical work. JEA project staff has reviewed the bid and deemed it reasonable when compared to past projects.</p> <p>Request approval to award a contract to Williams Industrial Services, LLC for construction services for Arlington East WRF Secondary MCC Replacement Project in the amount of \$1,831,611.54.</p>
3	Miscellaneous	Dutton	N/A	\$306,840.00	Nassau County, FL	Project Completion	<p><b><u>Nassau County Land Sale</u></b></p> <p>Sale of 10.228 acres of JEA real property to Nassau County, Florida for the future William Burgess right of way extension.</p> <p>Nassau County, Florida has a need to acquire 10.228 acres from JEA in Nassau County for the future extension of William Burgess Blvd. The property is part of a larger approximately 422 acre site that is sometimes informally referred to as the Yulee Outfall parcel. The proposed acquisition has been reviewed by the appropriate internal planning, construction, environmental, and joint projects groups. Through coordination, the proposed acquisition and roadway will allow for continued operations of existing utilities and the accommodation of future utility needs at the site.</p> <p>JEA's current appraisal is \$30,000.00 per acre. The needed 10.228 acres yields a value of \$306,840.00. Nassau County has agreed to pay JEA the amount of \$306,840.00 subject to the approval of the Nassau County Board of County Commissioners. The</p>

## 10-14-2021 Awards Committee

							<p>property appraisal and survey have been attached as back-up.</p> <p>Real Estate Services requests the Awards Committee declare the property described on the attached survey as surplus to the needs of JEA and that the property may be sold in the amount of \$306,840.00.</p>
4	Request for Proposal (RFP) 3 Proposers	Vu	\$4,565,489.00	\$2,640,697.00	Mott MacDonald Florida, LLC	Project Completion (Expected: March 2026)	<p><b><u>Engineering Services for the SIPS Southside Blvd WM and Davis- Gate Pkwy to RG Skinner RWM</u></b></p> <p>The Scope of Work to be performed under this contract consists of the final detailed design, permitting, bid phase assistance, and engineering support services during construction for both Southside Integrated Piping System (SIPS) - Greenland - Southside Blvd – Deerwood 3 to Greenland Water and Davis – Gate Pkwy to RG Skinner – Reclaimed Water projects. The project includes approximately 40,500 LF of 30” ductile iron pipe water main between the SIPS Deerwood WTP pipeline and the Greenland WTP. The project also includes an approximately 15,000 LF of 30” ductile iron pipe reclaimed water main between Gate Parkway and RG Skinner Parkway.</p> <p>Negotiations with Mott MacDonald Florida LLC were successfully completed. The hourly rates for design personnel proposed by Mott MacDonald are the same as previous contracts with Mott MacDonald and deemed reasonable. The proposed engineering design fee of \$2,640,697.00 is approximately 42.2% lower than JEA’s estimate. The JEA estimate was based off of a percentage of the construction value, which have seen cost increases lately. However, Mott Macdonald has recent design experience in the project footprint area, resulting in reduced costs to JEA. The original estimate also included 12,000 LF of pipeline that has been removed from the scope of work.</p> <p>Request approval to award a contract to Mott MacDonald Florida LLC, for Engineering Services for the SIPS Southside Blvd WM and Davis- Gate Pkwy to RG Skinner RWM in the amount of \$2,640,697.00.</p>
5	Invitation to Bid (IFB) Standard 3 bidders	Datz	\$950,000.00	\$1,717,247.27	CDW Government, LLC	One (1) year w/ Two One (1) Year Renewals	<p><b><u>Dell Laptop and Equipment FY2022 Purchases with 1 year support</u></b></p> <p>The purpose of this Invitation for Bid (the "IFB") is to evaluate and select a vendor(s) for FY22 Dell laptop and equipment purchases that also includes the first year of support which JEA</p>

## 10-14-2021 Awards Committee

							<p>estimates to purchase during a one (1) year term contract. This request is to leverage contract spend for a minimum of one year to get fixed pricing on high use items, a percentage discount on unexpected items, and reduce the number of small informal spot buys and transactions. The IFB includes identifiable estimated purchase of Dell equipment including discounts on non-listed items to allow purchases of unexpected items at the same discount.</p> <p>This request is for \$1,717,247.27 and one (1) year support from 10/01/2021 to 09/30/2022 for CDW to provide Dell equipment and first year support in FY22. As in the prior contract, CDW will continue to offer a very competitive 10-24% discount off list price on Dell equipment and the first year support also includes the same contractual discounts on any additional related Dell equipment not specifically listed in the attached pricing sheet attached as backup.</p> <p>Request approval to award a one (1) year contract to CDW Government, LLC for FY22 Dell Equipment Purchases and first year support, in the amount of \$1,717,247.27, subject to the availability of lawfully appropriated funds.</p>
6	Rescind	Erixton	\$280,000.00	N/A	Matheson Tri-State Gas, Inc.	N/A	<p>Industrial &amp; Laboratory Gases</p> <p>The purpose of this solicitation is to supply industrial and laboratory gases and related services (pick up and drop off, cylinder rental, cylinder refurbishment) for multiple JEA generating stations, laboratories and water treatment plants, all located within the JEA's operating territory in Jacksonville, Florida.</p> <p>The solicitation was processed as an RFP. During contract execution, Matheson submitted contract execution upon successful, mutual agreement on terms and conditions. Matheson took exception to JEA's background and badging requirements for bottle service delivery drivers. JEA views this as a material exception, which was non-negotiable. The other contractors (two previous incumbents, did not take exception to any material requirement). Matheson declining to execute the contract, JEA views as the best interest of JEA to maintain security compliance and minimize risk to JEA. This solicitation did not have bid bond requirements to collect as liquidated damages in the event of supplier non-</p>

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							<p>execution. This has not a common occurrence, however, occasionally JEA does find situations were JEA negotiates terms and conditions with supplier post award, JEA has found allowing terms and conditions negotiation has promoted competition.</p> <p>1410275453 - Request approval to rescind the award to Matheson Tri-State Gas Inc.</p>
7	Contract Increase	Erixton	\$2,773,000.00	\$253,000.00	Airgas USA, LLC	<p>Five (5) Years w/Two (2) – One (1) Yr. Renewals</p>	<p><b>Industrial &amp; Laboratory Gases</b></p> <p>The purpose of this solicitation is to supply industrial and laboratory gases and related services (pick up and drop off, cylinder rental, cylinder refurbishment) for multiple JEA generating stations, laboratories and water treatment plants, all located within the JEA’s operating territory in Jacksonville, Florida.</p> <p>This request is for a contract increase to the Airgas contract to add the bottle gas services, who is the incumbent and is the next lowest priced bidder for this scope of work. The evaluated price for Matheson was \$181,208.87 vs. \$237,764.16 for Airgas for Bottle Services under this award, which an estimated increase of \$56,555.29 over the five year term. Prices are subject to annual CPI adjustment. It should be noted the evaluated proposed prices do not match the award amounts because the award is based on the budget, not the proposed price. An overview of the awards and scope of supply is provided below.</p> <p>In addition, the business reduced their five year forecast by \$27,000.00, which is reflected in the total award amount, reducing the original award from \$2,800,000.00 to \$2,773,000.00. The reduction in overall contract amount is reflected in the Airgas award amount, so when adding this increase, the full amount awarded to Matheson will not transfer over (only \$253k increase vs. \$280k).</p> <p>1410275453 – Request approval to award an amendment &amp; contract increase to Airgas USA LLC in the amount of \$253,000.00 for the additional scope for bottle gas services for the Industrial and Laboratory Gas Supply in the aggregate not to amount of \$2,773,000.00 subject to the availability of lawfully appropriated funds.</p>

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8	Contract Increase	Vu	\$3,330,663.00	\$5,223,357.00	The Haskell Company	<p style="text-align: center;">Project Completion (Expected: January 2024)</p> <p><b><u>Progressive Design-Build Services for the 1.0 MGD Water Purification Facility</u></b></p> <p>This project will be delivered using the Progressive Design-Build delivery method, which will include several phases. Preliminary work that could be done before a site was finalized was completed with the original award amount, including an approximately 10% design. On 06/03/2020, JEA suspended work on this project until the Integrated Water Resource Plan (IWRP) was completed. A copy of the suspension letter is attached as backup. With the IWRP plan now completed, JEA is ready to resume the project. On 09/17/2021, the JEA Board of Directors approved the purchase of the real estate for this project.</p> <p>This contract increase includes pre-construction services and 100% design services. It is anticipated, as the design progresses, to bring several interim Guaranteed Maximum Prices (GMPs) for equipment pre-purchase and early construction work. At the 90% design stage, a final GMP will be established. Upon acceptance of the GMP and subsequent approval of the Awards Committee, construction will commence. If JEA and Haskell cannot agree upon a final GMP, Haskell will complete the design as stated in this contract increase and the contract will end.</p> <p>The original estimate for this project was created in 2019 and projected the pre-construction and engineering costs to be \$3,330,663.00. This estimate is attached for reference. The proposed fee for this work is approximately 56.8% higher than the original estimate. When the original estimate was created JEA did not know the final location of the demonstration plant. The location of the plant has a large impact on the cost of design/construction due to differing site conditions, and pipelines needing to be brought to and from the site. Additionally, the original estimate did not include the design/permitting of the monitoring and deep injection wells. JEA has reviewed the proposed fees and deemed them reasonable when compared to other JEA projects. The contract increase fee overview is attached for reference. The expected total cost to be paid to Haskell for this project in the approved budget, including construction, is currently estimated at \$40,209,803.00. This</p>
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# 10-14-2021 Awards Committee

							<p>contract increase is included in that approved budget number.</p> <p>Request approval to award a contract increase to The Haskell Company for the pre-construction and design services of the Progressive Design-Build Services for the 1.0 MGD Water Purification Facility project in the amount of \$5,223,357.00, for a new not-to-exceed amount of \$6,023,357.00.</p>
<b>Total Award</b>				\$11,972,752.81			

**JEA AWARDS COMMITTEE**  
**SEPTEMBER 30, 2021 MEETING MINUTES**

The JEA procurement Awards Committee met on September 30, 2021, in person with a WebEx option

WebEx Meeting Number (access code): 160 199 4252

WebEx Password: pxP6CqUSt63

Members in attendance were Jenny McCollum as Chief Procurement Officer, Stephen Datz as Chairperson (on site), Hai Vu as Vice Chairperson (on site), Stephanie Nealy as Budget Representative, David Migut as Office of General Counsel Representative; with Laura Dutton, Joe Orfano (on site), and Todd Skinner as delegate for Ricky Erixton. Unless otherwise indicated, all attendees were via WebEx.

Chair Datz called the meeting to order at 10:01 a.m., introduced the Awards Committee Members, and confirmed that there was an in person quorum of the Committee membership present.

**Public Comments:**

Chair Datz recognized the public comment speaking period and opened the meeting floor to public comments. No public comments were provided by email, phone or videoconference.

**Awards:**

1. Approval of the minutes from the last meeting (09/23/2021). Chair Datz verbally presented the Committee Members the proposed September 23, 2021 minutes contained in the committee packet.

**MOTION:** Joe Orfano made a motion to approve the September 23, 2021 minutes (Award Item 1). The motion was seconded by Hai Vu and approved unanimously by the Awards Committee (5-0).

The Committee Members reviewed and discussed the following Awards Items 2-6:

2. 116-18 - Request approval to award a one (1) year renewal to Unify Health Services for Industrial Performance Program services in the amount of \$129,600.00, for a new not-to-exceed amount of \$503,440.00, subject to the availability of lawfully appropriated funds.

**MOTION:** Hai Vu made a motion to approve Award Item 2 as presented in the committee packet. The motion was seconded by Laura Dutton and approved unanimously by the Awards Committee (5-0).

3. Request approval to award a three (3) year contract to ABB, Inc., for Northside Generating Station Distributed Control System Maintenance in the amount of \$581,580.00, subject to the availability of lawfully appropriated funds.

**MOTION:** Joe Orfano made a motion to approve Award Item 3 as presented in the committee packet. The motion was seconded by Todd Skinner and approved unanimously by the Awards Committee (5-0).

4. Request approval to award and ratify an emergency contract to TB Landmark Construction, Inc. for the Jammes Rd Emergency HDD Sludge Pipeline Installation in the not-to-exceed amount of \$316,758.76, subject to the availability of lawfully appropriated funds.

**MOTION:** Hai Vu made a motion to approve Award Item 4 as presented in the committee packet. The motion was seconded by Laura Dutton and approved unanimously by the Awards Committee (5-0).

5. Request approval to award a one (1) year renewal with a contract increase to PVS Technologies, Inc. to provide Ferric Chloride in the amount of \$983,708.49, for a new not-to-exceed amount of \$2,226,168.49, subject to the availability of lawfully appropriated funds.

**MOTION:** Joe Orfano made a motion to approve Award Item 5 as presented in the committee packet. The motion was seconded by Hai Vu and approved unanimously by the Awards Committee (5-0).

6. Request approval to award a contract to Duval Ford for the combined purchase of thirty-one (31) vehicles within the vehicle class categories of 119, 122, 122+, 123, and 136 for JEA's FY 22 and some FY23 fleet capital requirements, for a total not-to-exceed amount of \$3,264,858.00, subject to the availability of lawfully appropriated funds.

**MOTION:** Hai Vu made a motion to approve Award Item 6 as presented in the committee packet. The motion was seconded by Joe Orfano and approved unanimously by the Awards Committee (5-0).

Informational Item:

No informational items were presented to the Awards Committee.

Ratifications:

Award 4 – Full Ratification: Emergency repair services in the amount of \$316,758.76.

Public Comments:

No additional public comment speaking period was taken.

Adjournment:

Chair Datz adjourned the meeting at 10:40 a.m.

**NOTE:** These minutes provide a brief summary only of the Awards Committee meeting. For additional detail regarding the content of these minutes or discussions during the meeting, please review the meeting recording. The recording of this meeting as well as other relevant documents can be found at the link below: [https://www.jea.com/About/Procurement/Awards\\_Meeting\\_Agendas\\_and\\_Minutes/](https://www.jea.com/About/Procurement/Awards_Meeting_Agendas_and_Minutes/)



## Formal Bid and Award System

Award #2    October 14, 2021

**Type of Award Request:** BID (IFB)  
**Request #:** 244  
**Requestor Name:** Doherty, Peter  
**Requestor Phone:** (651) 356-5287  
**Project Title:** Construction Services for the Arlington East WRF Secondary MCC Replacement Project  
**Project Number:** 8005521  
**Project Location:** JEA  
**Funds:** Capital  
**Budget Estimate:** \$2,412,327.00

**Scope of Work:**

The scope of work for this solicitation includes labor, materials, and equipment to complete necessary structural modification of the existing control building, demolition of existing electrical and control equipment, and installation of the new electrical and control equipment at the Arlington East Water Reclamation Facility (WRF).

**JEA IFB/RFP/State/City/GSA#:** 1410403646  
**Purchasing Agent:** Kruck, Dan  
**Is this a Ratification?:** NO

**RECOMMENDED AWARDEE(S):**

Name	Contact Name	Email	Address	Phone	Amount
WILLIAMS INDUSTRIAL SERVICES, LLC	Matt Morgan	mmorgan@wisgrp.com	591 Picketville, Rd, Jacksonville, FL 32220	(904) 696-9994	\$1,831,611.54

**Amount for entire term of Contract/PO:** \$1,831,611.54  
**Award Amount for remainder of this FY:** \$1,478,111.00  
**Length of Contract/PO Term:** Project Completion  
**Begin Date:** 11/08/2021  
**End Date:** Project Completion (Expected: March 2023)  
**JSEB Requirement:** Twelve Percent (12%) Requirement  
**Comments on JSEB Requirements:**  
 RZ Services Group (Materials & Equipment) - 12%

**BIDDERS:**

Name	Amount
WILLIAMS INDUSTRIAL SERVICES, LLC	\$1,831,611.54
PETTICOAT-SCHMITT CIVIL CONTRACTORS, INC.	\$2,513,513.87
SAWCROSS, INC.	\$2,520,440.00
R2T, INC.	\$2,591,707.94
WARDEN CONSTRUCTION CORPORATION	Disqualified

**Background/Recommendations:**

Advertised on 08/27/2021. Five (5) prime contractors attended the mandatory pre-bid meeting held on 09/09/2021. At Bid opening on 09/28/2021, JEA received five (5) Bids. Warden Construction Corporation was disqualified for not meeting the minimum qualifications. Williams Industrial Services, LLC is the lowest responsive and responsible Bidder. A copy of the Bid Form and Bid Workbook are attached as backup.

The award amount of \$1,831,611.54 is approximately 24% lower than the engineer estimate due to Williams Industrial Services self-performing the electrical work. JEA project staff has reviewed the bid and deemed it reasonable when compared to past projects.

1410403646– Request approval to award a contract to Williams Industrial Services, LLC for construction services for Arlington East WRF Secondary MCC Replacement Project in the amount of \$1,831,611.54, subject to the availability of lawfully appropriated funds.

**Manager:** Phillips, Brian R. - Mgr W/WW Project Management  
**Director:** Conner, Sean M. - Dir W/WW Project Engineering & Construction  
**VP:** Vu, Hai X. - VP Water Wastewater Systems

**APPROVALS:**


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**Chairman, Awards Committee** **Date**

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**Budget Representative** **Date**

Appendix B - Bid Forms

1410403646 Construction Services for the Arlington East WRF Secondary MCC Replacement Project

Submit the Bid electronically as described in section 1.1.3 of the Solicitation.

Company Name: Williams Industrial Services, LLC

Company's Address: 591 Picketville Rd., Jacksonville, FL 32220

License Number: CGC1509613

Phone Number: 904-696-9994 FAX No: 904-696-9997 Email Address: mmorgan@wisgrp.com

<p><b><u>BID SECURITY REQUIREMENTS</u></b></p> <p><input type="checkbox"/> None required</p> <p><input checked="" type="checkbox"/> Certified Check or Bond (Five Percent (5%))</p>	<p><b><u>TERM OF CONTRACT</u></b></p> <p><input type="checkbox"/> One Time Purchase</p> <p><input type="checkbox"/> Annual Requirements</p> <p><input checked="" type="checkbox"/> Other, Specify - Project Completion</p>
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<p><b><u>SAMPLE REQUIREMENTS</u></b></p> <p><input checked="" type="checkbox"/> None required</p> <p><input type="checkbox"/> Samples required prior to Bid Opening</p> <p><input type="checkbox"/> Samples may be required subsequent to Bid Opening</p>	<p><b><u>SECTION 255.05, FLORIDA STATUTES CONTRACT BOND</u></b></p> <p><input type="checkbox"/> None required</p> <p><input checked="" type="checkbox"/> Bond required 100% of Bid Award</p>
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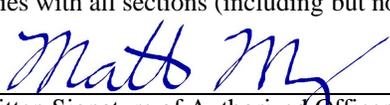
<p><b><u>QUANTITIES</u></b></p> <p><input type="checkbox"/> Quantities indicated are exacting</p> <p><input checked="" type="checkbox"/> Quantities indicated reflect the approximate quantities to be purchased Throughout the Contract period and are subject to fluctuation in accordance with actual requirements.</p>	<p><b><u>INSURANCE REQUIREMENTS</u></b></p> <p align="center"><b>Insurance required</b></p>
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<p><b><u>PAYMENT DISCOUNTS</u></b></p> <p><input type="checkbox"/> 1% 20, net 30</p> <p><input type="checkbox"/> 2% 10, net 30</p> <p><input type="checkbox"/> Other _____</p> <p><input checked="" type="checkbox"/> None Offered</p>	
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<b>ENTER YOUR BID FOR SOLICITATION 1410403646</b>	<b>TOTAL BID PRICE</b>
<p><b>Total Bid Price for the Project</b>                  (enter total from cell F14 in the Bid Workbook)</p>	<p><b>\$ 1,831,611.54</b></p>

**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**

<p>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.</p>	
<p>We have received addenda</p> <p><u>0</u> through <u>1</u></p>	<p>                  _____                  Handwritten Signature of Authorized Officer of Company or Agent</p> <p align="right">09/28/2021                  _____                  Date</p> <p align="center">                 _____                  Printed Name and Title             </p>

**1410403646 Appendix B - Bid Workbook**  
**Construction Services for the Arlington East WRF Secondary MCC Replacement Project**  
(Only complete the Prices in Yellow Cells)

				<b>Company Name:</b>	
				<b>Williams Industrial Services, LLC</b>	
<b>Item #</b>	<b>Description</b>	<b>QTY</b>	<b>UOM</b>	<b>Unit Price</b>	<b>Total</b>
1	For furnishing, delivering, and installing all materials, equipment, supplies and appurtenances necessary for the Structural and Architectural Modifications, and all other building improvements for a complete and operational system as required by the Contract Documents.	1	LS	\$ 464,089.00	\$ 464,089.00
2	For furnishing, delivering, and installing all materials, equipment, supplies and appurtenances necessary for the HVAC Upgrades including all modifications for a complete and operational system as required by the Contract Documents.	1	LS	\$ 269,589.23	\$ 269,589.23
3	For furnishing, delivering, and installing all materials, equipment, supplies and appurtenances necessary for the Electrical and I&C including all modifications for a complete and operational system as required by the Contract Documents.	1	LS	\$ 764,657.93	\$ 764,657.93
<b>Base Bid Subtotal:</b>					\$ 1,498,336.16

For Mobilization/Demobilization (enter % of Base Bid Subtotal, not to exceed 5%) for the Arlington East WRF Secondary MCC Replacement and Building Improvements as required by the Contract Documents including but not limited to all labor and materials required as well as all bonds, permits, fees and insurance.	4.5%	\$ 67,425.13
General Conditions (enter % of Base Bid Subtotal, not to exceed 10%)	9.0%	\$ 134,850.25
Supplemental Work Authorization (SWA)	\$ 131,000.00	\$ 131,000.00

<b>Total Bid Price (Transfer total to Appendix B - Bid Form)</b>	\$ <b>1,831,611.54</b>
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JSEB Overview	
Base Bid Subtotal	\$ 1,498,336.16
JSEB Requirement (Percentage)	12%
JSEB Requirement (Dollars)	\$ 179,800.34

## Construction Estimate Reconciliation

100% Cost Estimate							
Class 1 w/ Expected Accuracy -10% to +15%							
Std. JEA M&P Spec 1	Direct Construction Costs	Qty	Unit	Unit Price	Extended	100% vs 90%	Reasons for Significant Differences Between 100% and 90% Estimates
	Automatic Transfer Switch		LS		\$ -	\$ (48,000)	Rolled into 1 discipline line item to match details
	480V Motor Control Center		LS		\$ -	\$ (415,000)	Rolled into 1 discipline line item to match details
	Electrical Improvements	1	LS	\$ 929,400.00	\$ 929,400	\$ 429,400	Electrical as 1 line item - see details for more info.
	Structural Improvements	1	LS	\$ 178,700.00	\$ 178,700	\$ 3,700	See details
	Architectural Improvements	1	LS	\$ 165,600.00	\$ 165,600	\$ (19,400)	See details
	HVAC Improvements	1	LS	\$ 159,100.00	\$ 159,100	\$ (20,900)	See details
					\$ -	\$ -	
					\$ -	\$ -	
	Incidental Overtime	1	LS	\$ 34,252.00	\$ 34,252	\$ 34,252	See Summary Sheet for Calculation Details
	Small tools	1	LS	\$ 13,701.00	\$ 13,701	\$ 13,701	
	Covid precautions/risk	1	LS	\$ -	\$ -	\$ -	
	Subcontractor Overhead/Profit/Fee	1	LS	\$ 106,429.00	\$ 106,429	\$ 106,429	
	Prime Contractor Overhead	1	LS	\$ 127,715.00	\$ 127,715	\$ 127,715	
	Prime Contractor Profit	1	LS	\$ 140,486.00	\$ 140,486	\$ 140,486	
	GC Profit on Subcontracted Work	1	LS	\$ 26,607.00	\$ 26,607	\$ 26,607	
	Labor Escalation	1	LS	\$ 48,792.00	\$ 48,792	\$ 48,792	
	Material/Equipment Escalation	1	LS	\$ 61,986.00	\$ 61,986	\$ 61,986	
	Bond and Insurance	1	LS	\$ 66,446.00	\$ 66,446	\$ 66,446	
					\$ -	\$ -	
					\$ -	\$ -	
	<b>Subtotal</b>				<b>\$ 2,059,214</b>	<b>\$ 556,214</b>	
	<b>General Conditions</b>			<b>15.00%</b>	<b>\$ 222,113</b>	<b>\$ (228,787)</b>	Broken into separate line items, reduced %
	<b>Subtotal</b>				<b>\$ 2,281,327</b>	<b>\$ 327,427</b>	
	<b>JEA SWA</b>			<b>5.70%</b>	<b>\$ 131,000</b>	<b>\$ 131,000</b>	
	<b>Subtotal</b>				<b>\$ 2,412,327</b>	<b>\$ 458,427</b>	
	<b>Contingency</b>			<b>0.00%</b>	<b>\$ -</b>	<b>\$ (195,390)</b>	
	<b>Total Contractor Cost</b>				<b>\$ 2,412,327</b>	<b>\$ 263,037</b>	
<b>Construction Management At Risk</b>							
	CMAR - Preconstruction Services			<b>4.57%</b>	<b>\$ 110,148</b>	<b>\$ 34,923</b>	
	CMAR - Construction Fee			<b>8.75%</b>	<b>\$ 211,078.61</b>	<b>\$ 176,690</b>	
	<b>Total CMAR</b>				<b>\$ 321,227</b>	<b>\$ 211,613</b>	
<b>Additional Direct Costs</b>							
	JEA Supplied Material & Labor				\$ -	\$ -	
	JEA Other Contracts				\$ -	\$ -	
	<b>Subtotal</b>				<b>\$ -</b>	<b>\$ -</b>	
	<b>Total Direct Cost</b>				<b>\$ 2,733,554</b>	<b>\$ 474,650</b>	
<b>Indirect Costs</b>							
	Project Management			2.01%	\$ 55,000	\$ -	
	Engineering			9.99%	\$ 273,000	\$ -	
	Services During Construction			1.68%	\$ 46,000	\$ -	
	Project Support			1.41%	\$ 38,573	\$ 28,573	
	Real Estate				\$ -	\$ -	
	<b>Total Indirect Cost</b>				<b>\$ 412,573</b>	<b>\$ 28,573</b>	
	<b>Total Project Cost</b>				<b>\$ 3,146,127</b>	<b>\$ 503,223</b>	



# Formal Bid and Award System

Award #3      October 14, 2021

**Type of Award Request:**      PROCUREMENT DIRECTIVE  
**Requestor Name:**              Pope, Jordan A  
**Requestor Phone:**            904-665-7765  
**Project Title:**                  Nassau County Land Sale  
**Project Number:**              8006520  
**Project Location:**            Nassau County

**Scope of Work:**

Sale of 10.228 acres of JEA real property to Nassau County, Florida for the future William Burgess right of way extension.

**JEA IFB/RFP/State/City/GSA#:**    N/A  
**Purchasing Agent:**                Selders, Elaine  
**Is this a Ratification?:**            NO

**RECOMMENDED AWARDEE(S):**

Name	Contact Name	Address	Amount
Nassau County, FL	Robert Companion	96161 Nassau Place Yulee, FL 32097	\$306,840.00

**Property Sale Amount:**            \$306,840.00  
**Length of Contract/PO Term:**    Project Completion  
**Begin Date (mm/dd/yyyy):**        10/15/2021  
**End Date (mm/dd/yyyy):**          Project Completion  
**JSEB Requirement:**                N/A – Procurement Directive

**Background/Recommendations:**

The JEA Procurement Code Exemptions in Section 2-201 includes purchases and sales of Real Estate. The Real Estate Services Procurement Directive requires Awards Committee approval for Real Estate purchases and sales of \$50,000.00 to \$500,000.00.

Nassau County, Florida has a need to acquire 10.228 acres from JEA in Nassau County for the future extension of William Burgess Blvd. The property is part of a larger approximately 422 acre site that is sometimes informally referred to as the Yulee Outfall parcel. The proposed acquisition has been reviewed by the appropriate internal planning, construction, environmental, and joint projects groups. Through coordination, the proposed acquisition and roadway will allow for continued operations of existing utilities and the accommodation of future utility needs at the site.

JEA’s current appraisal is \$30,000.00 per acre. The needed 10.228 acres yields a value of \$306,840.00. Nassau County has agreed to pay JEA the amount of \$306,840.00 subject to the approval of the Nassau County Board of County Commissioners. The property appraisal and survey have been attached as back-up.

Real Estate Services requests the Awards Committee declare the property described on the attached survey as surplus to the needs of JEA and that the property may be sold in the amount of \$306,840.00.

**Director:** Pope, Jordan A. - Dir Real Estate Services  
**Chief:** Dutton, Laura M. - Chief Strategy Officer

**APPROVALS:**

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**Chairman, Awards Committee** **Date**

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**Budget Representative** **Date**

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CBRE VALUATION & ADVISORY SERVICES

# APPRAISAL REPORT

PARCEL 004 (SP4)  
ART WILSON BOULEVARD  
YULEE, FLORIDA 32097  
CBRE GROUP, INC. FILE NO. 21-341SE-1384-1

AS OF MARCH 18, 2021

MR. BRANDON L. TRAUB, REAL ESTATE COORDINATOR  
21 WEST CHURCH ST., CC-6  
JACKSONVILLE, FLORIDA 32202

**CBRE**

June 4, 2021

Mr. Brandon L. Traub, Real Estate Coordinator  
21 West Church St., CC-6  
Jacksonville, Florida 32202

RE: Parcel 004 (SP4)  
JEA  
Art Wilson Boulevard  
Yulee, Nassau County, Florida  
CBRE, Inc. File No. 21-341SE-1384-1

Dear Mr. Traub:

The subject is a vacant land parcel located at Art Wilson Boulevard in Yulee, Florida. The Appraisal Report will consider the subject property within a Before and Acquisition analysis. The Sales Comparison Approach "as vacant" (Land Valuation) will be utilized for the valuation of the before parent tract.

Based upon my independent appraisal and the exercise of my professional judgment, my opinion of the market value for the acquisition, as of March 18, 2021, is \$305,350.

Market value is allocated as follows:

<b>MARKET VALUE ALLOCATION</b>	
	Parcel 004 (SP-4) (Fee)
Land	\$305,350
Improvements	\$0
<b>Total</b>	<b>\$305,350</b>

CBRE



Nick Chop, MAI, R/W-AC  
Cert Gen RZ2660  
Phone: (904) 367-2011  
Email: Nick.Chop@cbre.com

## Certification

I certify to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in or bias with respect to the property that is the subject of this report and have no personal interest in or bias with respect to the parties involved with this assignment.
4. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
5. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, as well as the requirements of the State of Florida.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. As of the date of this report, Nick Chop, MAI, R/W-AC has completed the continuing education program for Designated Members of the Appraisal Institute.
11. Nick Chop, MAI, R/W-AC has made a personal inspection of the property that is the subject of this report.
12. Tommy Whitelaw is an active State-certified general real estate appraiser (Cert Gen RZ4053), current with all requirements with a license expiration of November 30, 2022.
13. Valuation & Advisory Services operates as an independent economic entity within CBRE, Inc. Although employees of other CBRE, Inc. divisions may be contacted as a part of my routine market research investigations, absolute client confidentiality and privacy were maintained at all times with regard to this assignment without conflict of interest.
14. Nick Chop, MAI, R/W-AC has not provided any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding agreement to perform this assignment.

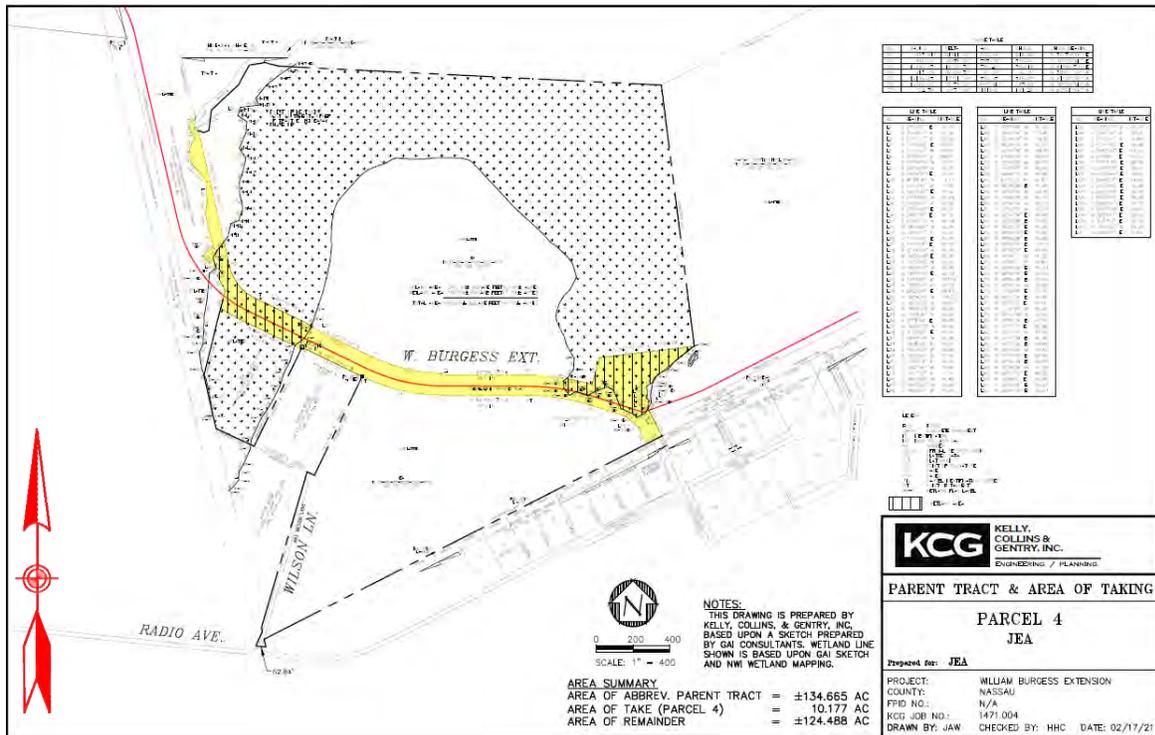
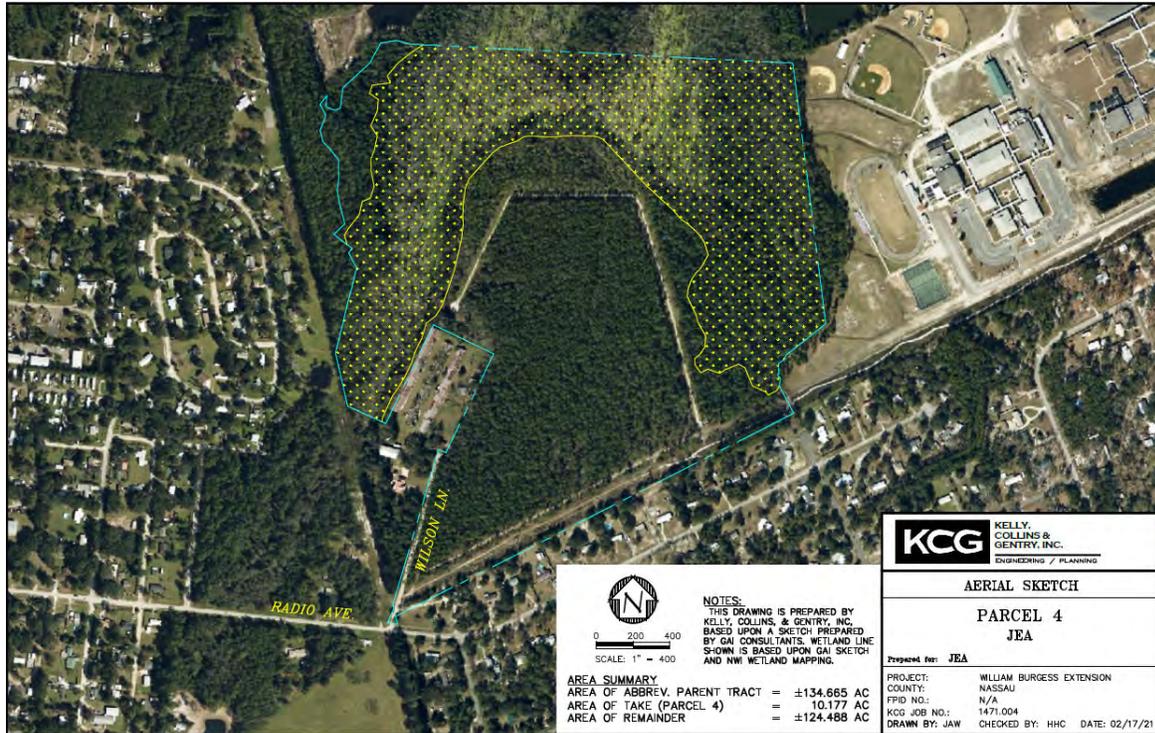


Nick Chop, MAI, R/W-AC  
Cert Gen RZ2660

## Subject Photographs



Aerial View – Parent Tract



Aerial View – Abbreviated Tract



View Facing Art Wilson Lane



View of Subject Property



View Facing Subject Property



View Facing Subject Property



View Facing East Along Radio Road



View Facing West Along Radio Road

## Executive Summary

<b>Property Name</b>	Parcel 004 (SP4)	
<b>Owner Name</b>	JEA	
<b>Location</b>	Art Wilson Boulevard Yulee, Nassau County, FL 32097	
<b>Parcel Number(s)</b>	42-2N-27-0000-0001-0120	
<b>Client</b>	JEA	
<b>Highest and Best Use</b>	Residential Subdivision	
As If Vacant		
<b>Property Rights Appraised</b>	Fee Simple Estate	
<b>Date of Report</b>	June 4, 2021	
<b>Date of Formal Inspection</b>	August 4, 2020	
<b>Date of Most Recent Inspection</b>	March 18, 2021	
<b>Date of Value</b>	March 18, 2021	
<b>Estimated Exposure Time</b>	6 - 12 Months	
<b>Estimated Marketing Time</b>	12 - 18 Months	
<b>Total Land Area (Abbreviated)</b>	134.665 AC	5,866,007 SF
<b>Parcel 004 (SP-4) (Fee)</b>	10.177 AC	443,310 SF
<b>Remainder Land Area</b>	124.488 AC	5,422,697 SF
<b>Zoning</b>	OR (Open Rural)	
<b>VALUATION</b>	<b>Total</b>	<b>Per Acre</b>
Land Value	\$4,039,950	\$30,000
<b>ALLOCATED MARKET VALUE</b>		
	<b>Parcel 004 (SP-4) (Fee)</b>	
Land	\$305,350	
Improvements	\$0	
Total	\$305,350	
Compiled by CBRE		

### HYPOTHETICAL CONDITIONS

A hypothetical condition is defined as “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purposes of analysis.”<sup>1</sup>

- N/A

<sup>1</sup> The Appraisal Foundation, USPAP, 2020-2021

## EXTRAORDINARY ASSUMPTIONS

An extraordinary assumption is defined as “an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions.”<sup>2</sup>

- The subject is located in a high-growth area of Nassau County within Yulee. In the immediate area there are several residential subdivisions and is located adjacent to the west of Yulee High School. The subject parent tract has road frontage along the south side of S.R. 200 and is east of both Interstate-95 and U.S. 17. It is my opinion that a residential subdivision development would be a likely use and is reasonably probable that subject property could be rezoned.
- JEA has easement rights with the adjoining fee owners for access and other uses. It is reasonably probable that JEA or a successor could increase the ingress/egress rights and eliminate any issues concerning access.

## OWNERSHIP AND PROPERTY HISTORY

OWNERSHIP SUMMARY	
Item	Current
<b>Current Ownership</b>	
Owner:	JEA
Seller:	United Water Florida, LLC
Purchase Price:	\$1,758,800
Transaction Date:	December 27, 2001
ORB/Page:	1028-835
County:	Nassau
Arm's Length:	N/A

There are no known arm’s length ownership transfers of the property within three years of the date of appraisal. Further, the property is not reportedly being offered for sale as of the current date.

## EXPOSURE/MARKETING TIME

Current appraisal guidelines require an estimate of a reasonable time period in which the subject could be brought to market and sold. This reasonable time frame can either be examined historically or prospectively. In a historical analysis, this is referred to as exposure time. Exposure time always precedes the date of value, with the underlying premise being the time a property would have been on the market prior to the date of value, such that it would sell at its appraised value as of the date of value. On a prospective basis, the term marketing time is most often used. The exposure/marketing time is a function of price, time, and use. It is not an isolated estimate of time alone. In consideration of these factors, I have analyzed the following:

- the opinions of market participants.

<sup>2</sup> The Appraisal Foundation, *USPAP, 2020-2021*

The following table presents the information derived from these sources.

<b>EXPOSURE/MARKETING TIME DATA</b>	
<b>Investment Type</b>	<b>Exposure/Mktg. (Months) Range</b>
Local Market Professionals	6.0 - 9.0
<b>Exposure Time Estimate</b>	<b>6 - 12 Months</b>
<b>Marketing Period Estimate</b>	<b>12 - 18 Months</b>





# Formal Bid and Award System

Award #4 October 14, 2021

**Type of Award Request:** PROPOSAL (RFP)  
**Request #:** 88  
**Requestor Name:** Hamilton, Thomas  
**Requestor Phone:** (904) 544-1883  
**Project Title:** Engineering Services for the SIPS Southside Blvd WM and Davis- Gate Pkwy to RG Skinner RWM  
**Project Number:** 8005834, 8005837  
**Project Location:** JEA  
**Funds:** Capital  
**Budget Estimate:** \$4,565,489.00

**Scope of Work:**

The Scope of Work to be performed under this contract consists of the final detailed design, permitting, bid phase assistance, and engineering support services during construction for both Southside Integrated Piping System (SIPS) - Greenland - Southside Blvd – Deerwood 3 to Greenland Water and Davis – Gate Pkwy to RG Skinner – Reclaimed Water projects. The project includes approximately 40,500 LF of 30” ductile iron pipe water main between the SIPS Deerwood WTP pipeline and the Greenland WTP. The project also includes an approximately 15,000 LF of 30” ductile iron pipe reclaimed water main between Gate Parkway and RG Skinner Parkway.

**JEA IFB/RFP/State/City/GSA#:** 1410316648  
**Purchasing Agent:** Kruck, Dan  
**Is this a Ratification?:** NO

**RECOMMENDED AWARDEE(S):**

Name	Contact Name	Email	Address	Phone	Amount
MOTT MACDONALD FLORIDA LLC	Leslie Samel	leslie.samel@mottmac.com	10245 Centurion Parkway North Suite 320, Jacksonville, FL 32256	(904) 203-1081	\$2,640,697.00

**Amount for entire term of Contract/PO:** \$2,640,697.00  
**Award Amount for remainder of this FY:** \$2,170,227.00  
**Length of Contract/PO Term:** Project Completion  
**Begin Date:** 11/01/2021  
**End Date:** Project Completion (Expected: March 2026)  
**JSEB Requirement:** Five Percent (5%) Evaluation Criteria

**Comments on JSEB Requirements:**

Smith Surveying Group, LLC (Survey) - 2.35%  
 Meskel & Associates Engineering, PLLC (Geotechnical) – 10%  
 Construction and Engineering Services Consultants Inc (Temporary Traffic Control Design) – 3.34%

**PROPOSERS:**

Name	Amount	Rank
MOTT MACDONALD FLORIDA LLC	\$2,640,697.00	1
JACOBS ENGINEERING GROUP INC.	N/A	2
CDM SMITH INC.	N/A	3

**Background/Recommendations:**

Advertised on 04/01/2021. Ten prime companies attended the mandatory pre-proposal meeting held on 04/15/2021. At proposal opening on 06/15/2021, JEA received three (3) proposals. The public evaluation meeting was held on 07/20/2021 and JEA deemed Mott MacDonald Florida LLC most qualified to perform the work. A copy of the evaluation matrix and negotiated fees are attached as backup.

Negotiations with Mott MacDonald Florida LLC were successfully completed. The hourly rates for design personnel proposed by Mott MacDonald are the same as previous contracts with Mott MacDonald and deemed reasonable. The proposed engineering design fee of \$2,640,697.00 is approximately 42.2% lower than JEA's estimate. The JEA estimate was based off of a percentage of the construction value, which have seen cost increases lately. However, Mott MacDonald has recent design experience in the project footprint area, resulting in reduced costs to JEA. The original estimate also included 12,000 LF of pipeline that has been removed from the scope of work.

1410316648 – Request approval to award a contract to Mott MacDonald Florida LLC for Engineering Services for the SIPS Southside Blvd WM and Davis- Gate Pkwy to RG Skinner RWM in the amount of \$2,640,697.00, subject to the availability of lawfully appropriated funds.

**Manager:** DiMeo, Elizabeth A. - Mgr W/WW Project Management

**Director:** Conner, Sean M. - Dir W/WW Project Engineering & Construction

**VP:** Vu, Hai X. - VP Water Wastewater Systems

**APPROVALS:**


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**Chairman, Awards Committee**

**Date**

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**Budget Representative**

**Date**

**1410316648 Engineering Services for the SIPS Southside Blvd WM and Davis- Gate Pkwy to RG Skinner RWM**

<b>Vendor Rankings</b>	Thomas Hamilton	Arthur Bides	Susan West	Σ Rank	Rank
Mott MacDonald Florida, LLC	2	1	1	4	1
Jacobs Engineering Group Inc.	1	2	2	5	2
CDM Smith Inc.	3	3	3	9	3

Thomas Hamilton	Professional Staff Experience (40 Points)	Design Approach and Work Plan (35 Points)	Company Experience (20 Points)	JSEB (5 Points)	Total	Rank
CDM Smith Inc.	31.95	28	18	4	81.95	3
Jacobs Engineering Group Inc.	37.4	34	20	4	95.40	1
Mott MacDonald Florida, LLC	39.7	31	20	4	94.70	2

Arthur Bides	Professional Staff Experience (40 Points)	Design Approach and Work Plan (35 Points)	Company Experience (20 Points)	JSEB (5 Points)	Total	Rank
CDM Smith Inc.	30.05	29	20	4	83.05	3
Jacobs Engineering Group Inc.	36.1	30	20	4	90.10	2
Mott MacDonald Florida, LLC	33.3	35	20	4	92.30	1

Susan West	Professional Staff Experience (40 Points)	Design Approach and Work Plan (35 Points)	Company Experience (20 Points)	JSEB (5 Points)	Total	Rank
CDM Smith Inc.	30.5	20	15	4	69.50	3
Jacobs Engineering Group Inc.	35.25	24	17	4	80.25	2
Mott MacDonald Florida, LLC	36.5	33	18	4	91.50	1

Overall Averages	Professional Staff Experience (40 Points)	Design Approach and Work Plan (35 Points)	Company Experience (20 Points)	JSEB (5 Points)	Total
CDM Smith Inc.	30.83	25.67	17.67	4.00	78.17
Jacobs Engineering Group Inc.	36.25	29.33	19.00	4.00	88.58
Mott MacDonald Florida, LLC	36.50	33.00	19.33	4.00	92.83



# CONSTRUCTION COST ESTIMATE

Project: 417-47 Gate Parkway to RG Skinner Parkway-Trans-R  
 CIP Cat: Reclaim Water Distribution  
 File Name: WS19008-1 417-47 Gate Parkway to RG Skinner Parkway-Trans-R  
 Cost Index: 11749.75 for March 2021  
 CP No: 417-47



Project Mgr: Beth DiMeo  
 Estimator: N Simmons

Estimate No: WS19008-1  
 Rev. No: 1  
 Date: 3/4/2021

## PROJECT DEFINITION

## CLASS 4

### DIRECT CONSTRUCTION COSTS

<u>Contractor Cost</u>		<u>Material</u>	<u>Labor</u>	<u>Equipment</u>	<u>Other/Sub-Cont.</u>	<u>TOTAL</u>
Total From Estimate Details		\$2,873,475	\$332,414	\$99,367	\$3,004,901	\$6,310,157
Escalation	9%	\$267,233	\$30,915	\$9,241	\$279,456	\$586,845
<b>Subtotal Contractor Cost</b>		<b>\$3,140,708</b>	<b>\$363,329</b>	<b>\$108,608</b>	<b>\$3,284,357</b>	<b>\$6,897,001</b>
Contingency ( Contractors Risk )	20%	\$628,142	\$72,666	\$21,722	\$656,871	\$1,379,400
Contingency ( Contract SWA )	0%	\$0	\$0	\$0	\$0	\$0
<b>Total Contractor Costs</b>		<b>\$3,768,849</b>	<b>\$435,994</b>	<b>\$130,329</b>	<b>\$3,941,228</b>	<b>\$8,276,401</b>

<u>Additional Direct Costs</u>		<u>Material</u>	<u>Labor</u>	<u>Equipment</u>	<u>Other/Sub-Cont.</u>	<u>TOTAL</u>
JEA Supplied Material and Other		\$0	\$0	\$0	\$0	\$0
JEA Other Contract Costs		\$0	\$0	\$0	\$0	\$0
<b>Subtotal: Additional Direct Costs</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Direct Costs</b>		<b>\$3,768,849</b>	<b>\$435,994</b>	<b>\$130,329</b>	<b>\$3,941,228</b>	<b>\$8,276,401</b>

<u>JEA Cost &amp; Engineering</u>		<u>Labor</u>	<u>Sub-Cont.</u>	<u>TOTAL</u>
Project Management	1.5%	\$124,146	\$0	\$124,146
Engineering	7.5%	\$0	\$620,730	\$620,730
Services During Construction ( JEA, Randstad, CEI )	1.7%	\$140,699	\$0	\$140,699
Project Support (O&M, Cost, Scheduling & Estimating Svcs.)	2.5%	\$206,910	\$0	\$206,910
Real Estate	6.0%	\$0	\$500,000	\$500,000
<b>Subtotal: JEA Cost and Engineering</b>		<b>\$471,755</b>	<b>\$1,120,730</b>	<b>\$1,592,485</b>

<b>Total Project Costs</b>		<b>\$3,768,849</b>	<b>\$907,749</b>	<b>\$130,329</b>	<b>\$5,061,959</b>	<b>\$9,868,886</b>
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13,600 LF 30" CLDI Reclaim Water Main Open Cut, 1,400 LF 36" HDPE Reclaim Water Main Directional Drill

CLASS 4 Accuracy Range -30% to +30%

# CONSTRUCTION COST ESTIMATE

**Project:** SIPS - Greenland - Southside Blvd - Deerwood 3 to Greenland  
**CIP Cat:** Water Distribution  
**File Name:** WS20057-3 102-37 SIPS-Greenland-Southside Blvd-Deerwood 3 to Greenland - W  
**Cost Index:** 11698.80 for February 2021  
**CP No:** 102-37



**Project Mgr:** Beth DiMeo  
**Estimator:** M Spurlock  
**Estimate No:** WS20057-3  
**Rev. No:** 3  
**Date:** 3/1/2021

## Project Definition

## Class 5

### DIRECT CONSTRUCTION COSTS

<u>Contractor Cost</u>	<u>Material</u>	<u>Labor</u>	<u>Equipment</u>	<u>Other/Sub-Cont.</u>	<u>TOTAL</u>
Total From Estimate Details - Priority 1 Projects	\$0	\$0	\$0	\$3,064,118	\$3,064,118
Total From Estimate Details - 30" Raw WM - Segments 2,3,4 & 7	\$0	\$0	\$0	\$29,302,886	\$29,302,886
Total From Estimate Details - 30" Raw WM - Segment 4a	\$0	\$0	\$0	\$161,408	\$161,408
Total From Estimate Details - 30" Raw WM - Segment 5	\$0	\$0	\$0	\$1,165,071	\$1,165,071
Total From Estimate Details - 30" Raw WM - Segment 6	\$0	\$0	\$0	\$1,333,352	\$1,333,352
Escalation - Priority 1 + Segments 2,3,4 & 7	6%	\$0	\$0	\$1,942,020	\$1,942,020
<b>Subtotal Contractor Cost</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$36,968,856</b>	<b>\$36,968,856</b>
Contingency ( Priority 1 + Segments 2,3,4 & 7 Only)	20%	\$0	\$0	\$6,861,804.94	\$6,861,805
<b>Subtotal Contractor Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$43,830,661</b>	<b>\$43,830,661</b>

<u>Additional Direct Costs</u>	<u>Material</u>	<u>Labor</u>	<u>Equipment</u>	<u>Other/Sub-Cont.</u>	<u>TOTAL</u>
JEA Supplied Material	\$0	\$0	\$0	\$0	\$0
JEA Other Contract Costs	\$0	\$0	\$0	\$0	\$0
<b>Subtotal: Additional Direct Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<b>Total Direct Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$43,830,661</b>	<b>\$43,830,661</b>
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### JEA Cost & Engineering

		<u>Labor</u>	<u>Contract</u>	<u>TOTAL</u>
Project Management	0.71%	\$311,198	\$0	\$311,198
Program Management	1.01%		\$443,326	\$443,326
Engineering ( All Services By Design Firm)	9.0%		\$3,944,759	\$3,944,759
Services During Construction ( JEA, Randstad, CEI )	3.0%	\$314,920	\$1,000,000	\$1,314,920
Project Support (O&M, Cost, Scheduling & Estimating Svcs.)	0.6%	\$262,984	\$0	\$262,984
Real Estate	5.7%		\$2,500,000	\$2,500,000
<b>Total JEA Cost and Engineering</b>		<b>\$889,102</b>	<b>\$7,888,085</b>	<b>\$8,777,187</b>

<b>Total Project Costs</b>	<b>\$52,607,848</b>
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**Install 52,240 LF of 30in CLDI Water Main from Deerwood III WTP to Greenland WTP**  
**Class 5 Accuracy Range -30% to +50%**



# Formal Bid and Award System

Award #5      October 14, 2021

**Type of Award Request:** INVITATION TO BID (STANDARD)  
**Request #:** 6756  
**Requestor Name:** Peacock, J. Jason - Mgr Service Desk Operations  
**Requestor Phone:** (904) 665-8804  
**Project Title:** Dell Laptop and Equipment FY2022 Purchases w/ One (1) Yr. Support  
**Project Number:** 8007315, 8006820, 30902  
**Project Location:** JEA  
**Funds:** Capital and O&M  
**Budget Estimate:** \$950,000.00 (\$725,000 Capital 8007315, \$225,000.00 O&M)

**Scope of Work:**

The purpose of this Invitation for Bid (the "IFB") is to evaluate and select a vendor(s) for FY22 Dell laptop and equipment purchases that also includes the first year of support which JEA estimates to purchase during a one (1) year term contract. This request is to leverage contract spend for a minimum of one year to get fixed pricing on high use items, a percentage discount on unexpected items, and reduce the number of small informal spot buys and transactions. The IFB includes identifiable estimated purchase of Dell equipment including discounts on non-listed items to allow purchases of unexpected items at the same discount.

**JEA IFB/RFP/State/City/GSA#:** 1410339250  
**Purchasing Agent:** Garland, Brooke  
**Is this a Ratification?:** NO

**RECOMMENDED AWARDEE(S):**

Name	Contact Name	Email	Address	Phone	Amount
CDW GOVERNMENT LLC	John Vrablik	johnvra@cdwg.com	75 Remittance DR STE 1515, Chicago, IL 60675-1515	(877) 466-6333	\$1,717,247.27

**Amount for entire term of Contract:** \$1,717,247.27  
**Aware Amount for remainder of this FY:** \$1,717,247.27  
**Length of Contract/PO Term:** One (1) Yr. w/ Two (2) - One Yr. Renewals  
**Begin Date (mm/dd/yyyy):** 10/15/2021  
**End Date (mm/dd/yyyy):** 10/14/2022  
**Renewal Options:** Two (2) - One Yr. Renewals  
**JSEB Requirement:** N/A – Dell JEA Standard

**BIDDERS:**

Vendor Name	Bid Amount
CDW GOVERNMENT LLC	\$824,245.00
VOLOGY INC.	\$1,274,234.75
MVATION WORLDWIDE	\$1,360,492.25

**Background/Recommendations:**

Advertised 07/08/2021. At Bid opening on 07/27/2021, JEA received three (3) Bids. The Responses were evaluated based upon price only, CDW is the lowest responsive and responsible bidder. Dell laptops are a JEA standard. A copy of the Bid Workbook is attached as backup.

This request is for \$1,717,247.27 and one (1) year support from 10/01/2021 to 09/30/2022 for CDW to provide Dell equipment and first year support in FY22. As in the prior contract, CDW will continue to offer a very competitive 10-24% discount off list price on Dell equipment and the first year support also includes the same contractual discounts on any additional related Dell equipment not specifically listed in the attached pricing sheet attached as backup.

The original bid amount total was \$824,245.00, however following the initial bid JEA had to increase the quantity of Dell laptops and laptop support from 350 to 625, and Dell docking stations from 525 to 1280, and add 888 Dell monitors all to cover additional requirements for JEA’s new Headquarters. Also the market for laptops and docking stations is tightening substantially and CDW has requested a 3.5% rate increase on laptops and a 24% rate increase on docking stations to account for the market change since the time of bidding. Note, JEA was out of FY21 funds and could not move forward with this award until FY22 funds were available. The rates remain within a 10-24% discount off Dell list price. Note CDW’s overall rates are still lower than the other participating bidders. Due to the increase in quantities, JEA requested CDW to take an additional look at pricing to see if there could be additional discounts or to waive the increases however due to the market Dell is not able to reduce the list price and CDW is not able to discount further. Note JEA also looked at other competitively bid contracts such as State of FL contract and Sourcewell (Omnia) and JEA’s pricing remains favorable to those contracts. The model numbers and specifications have changed on these items from the previous year contract however JEA is actually paying slightly less on average per laptop than in FY21. Docking stations have increased 12% and monitors about 4.5% higher than FY21.

JEA cannot delay these purchases by rebidding as we are starting to see supply chain issues in receiving equipment up to 3 months, and inventory of new equipment on hand has been depleted requiring us to repurpose older devices as replacements. This constraint is also creating challenges to supply new employee’s the correct set up as they on board. Also JEA is still under OGC restrictions on not being able to reimage (Reuse) devices that have not been cleared. Additionally, the new JEA building is on a tight time line and if we do not get this equipment order completed months in advance, we face a new building with partial equipment. The additional \$767,247.27 needed over budget will come from capital project 8006820 and will not affect any other capital projects.

Request approval to award a one (1) year contract to CDW Government, LLC for FY22 Dell Equipment Purchases and first year support, in the amount of \$1,717,247.27, subject to the availability of lawfully appropriated funds.

**Manager:** Peacock, J. Jason - Mgr Service Desk Operations  
**Director:** Traylor, Kymberly A. - Dir Network & Telecommunication Services  
**VP:** Datz, Stephen H. – VP Technical Services

**APPROVALS:**

\_\_\_\_\_  
**Chairman, Awards Committee** **Date**

\_\_\_\_\_  
**Budget Representative** **Date**



Lot Name : Enter Question			Demand Information					CDW GOVERNMENT			
Item Information			Price Type	Estimated Quantity	Quantity	New Quantity	UOM	Pricing Information	Total Cost in USD		
ITEM NO	ITEM NAME	ITEM DESCRIPTION						Unit Cost in USD	Total Cost :: (Enter Unit Cost Desc.) * (Qty)	Revised 10/8/21 CDW Unit Price	Revised 10/8/21 Extended Price
			Enter Unit Cost Desc.								
1	3000077698640	DELL CTO 7420 I5-1145G7 512/16 W10P	Bulk	1	350	625	EA	1323.6	463260	\$ 1,373.51	\$ 858,443.75
2	804-2173	ProSupport: NextDay Business On-Site: 3 years for DELL CTO 7420 I5-1145G7 512/16 W10P	Bulk	1	350	625	EA	0.01	3.5		\$ -
3	804-2174	ProSupport: 7x24 Technical Support: 3 years: DELL CTO 7420 I5-1145G7 512/16 W10P	Bulk	1	350	625	EA	0.01	3.5		\$ -
4	3000085419745	DELL CTO 7320 I5-1140G7 256/8 W10P	Bulk	1	150	150	EA	1450	217500	\$ 1,450.00	\$ 217,500.00
5	804-2173	ProSupport: NextDay Business On-Site: 3 years: Dell CTO 7320 I5-1140G7 256/8 W10P	Bulk	1	150	150	EA	0.01	1.5		\$ -
6	804-2174	ProSupport: 7x24 Technical Support: 3 years: Dell CTO 7320 I5-1140G7 256/8 W10P	Bulk	1	150	150	EA	0.01	1.5		\$ -
7	3000085021765	DELL CTO DETACH KYBD & PEN PN7320A	Bulk	1	150	150	EA	175	26250	\$ 175.00	\$ 26,250.00
8	3000085024024	DELL CTO COMM GRADE CASE F/LAT 7320	Bulk	1	150	150	EA	42	6300	\$ 42.00	\$ 6,300.00
9	3000085419492	DELL CTO THUNDERBOLT DOCK-W/D19TBS	Bulk	1	525	1280	EA	197	103425	\$ 259.53	\$ 332,198.40
10	492-BBUN	Dell Auto Air Adapter 65W, USB-C, Customer Install	Bulk	1	100	100	EA	75	7500	\$ 75.00	\$ 7,500.00
10	P2722H	Dell 27" monitor	Bulk	1	0	888	EA	N/A	N/A	\$ 302.99	\$ 269,055.12
								Original Bid Total	824245	Revised Total	\$ 1,717,247.27
								Currency :	USD		



# Formal Bid and Award System

Award #6      October 14, 2021

**Type of Award Request:** RESCIND  
**Requestor Name:** Myers, Joseph C. - Mgr Process Chemistry  
**Requestor Phone:** 904-665-7333  
**Project Title:** Industrial and Lab Gas Supply  
**Project Number:** NA  
**Project Location:** JEA  
**Funds:** O&M  
**Budget Estimate:** 5 FY – Budget \$280,000.00

**Scope of Work:**

The purpose of this solicitation is to supply industrial and laboratory gases and related services (pick up and drop off, cylinder rental, cylinder refurbishment) for multiple JEA generating stations, laboratories and water treatment plants, all located within the JEA’s operating territory in Jacksonville, Florida.

**JEA IFB/RFP/State/City/GSA#:** 1410275453  
**Purchasing Agent:** Lovgren, Rodney  
**Is this a Ratification?:** NO  
**JSEB Requirement:** N/A

**BIDDERS:**

Vendor Name	Amount
MATHESON TRI-STATE GAS INC.	\$181,208.88

**Background/Recommendations:**

Originally awarded on 05/13/2021 to three (3) companies; Nexair \$2,240,000.00, Airgas \$280,000.00 and Matheson \$280,000.00.

During the RFP process, Matheson submitted a bid with the caveat to review terms and conditions prior to contract execution. Matheson took exception to multiple terms, some of which JEA was amenable to waiving, but the ones that we were not open to were removing background and badging requirements for bottle service delivery drivers. JEA views this as non-negotiable and in the best interest to maintain security compliance and minimize risk to JEA.

Matheson declining to execute the contract after months of negotiations, and this solicitation did not have bid bond requirements to keep in the event of supplier non-execution. Post award negotiations are not common, but occasionally allowed during the bidding process to help promote competition.

This request is to rescind the bid received by Matheson Tri-State Gas Inc. A separate award will request the scope of supply awarded to Matheson be awarded to the next most responsive proposer.

1410275453 - Request approval to rescind the award to Matheson Tri-State Gas Inc.

**Manager:** Myers, Joseph C. – Mgr. Process Chemistry  
**Sr. Manager** Wilds, Brian E. – Sr. Mgr. Energy Production  
**Director:** Stancin, James M. – Dir. Energy Production  
**Sr. Director:** Kipp, James R. – Sr. Dir. Generation  
**VP:** Erixton, Ricky D. VP - Electric Systems

**APPROVALS:**

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**Chairman, Awards Committee** **Date**

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**Budget Representative** **Date**



# Formal Bid and Award System

Award #7      October 14, 2021

**Type of Award Request:** CONTRACT INCREASE  
**Requestor Name:** Myers, Joseph C. - Mgr Process Chemistry  
**Requestor Phone:** 904-665-7333  
**Project Title:** Industrial and Lab Gas Supply  
**Project Number:** Various – See Attached  
**Project Location:** JEA  
**Funds:** O&M  
**Budget Estimate:** \$2,773,000.00 (Total Budget for 5 Yrs.)

**Scope of Work:**

The purpose of this solicitation is to supply industrial and laboratory gases and related services (pick up and drop off, cylinder rental, cylinder refurbishment) for multiple JEA generating stations, laboratories and water treatment plants, all located within the JEA’s operating territory in Jacksonville, Florida.

**JEA IFB/RFP/State/City/GSA#:** 1410275453  
**Purchasing Agent:** Lovgren, Rodney  
**Is this a Ratification?:** NO

**RECOMMENDED AWARDEE(S):**

Name	Contact Name	Email	Address	Phone	Amount
AIRGAS USA LLC	Seth Stanley	Seth.stanley@airgas.com	Suite 100 259 N. Radnor-Chester Rd. Radnor, PA 19087	(813) 883-4232	\$253,000.00

**Amount for entire term of Contract/PO:** \$2,773,000.00  
**Award Amount for remainder of this FY:** \$515,000.00  
**Length of Contract/PO Term:** Five (5) Years w/Two (2) – One (1) Yr. Renewals  
**Begin Date (mm/dd/yyyy):** 05/30/2021  
**End Date (mm/dd/yyyy):** 05/29/2026  
**Renewals:** Yes- Two (2) – One (1) Yr. Renewals  
**JSEB Requirement:** N/A - Optional

**Background/Recommendations:**

Originally awarded on 05/13/2021 to three (3) companies; Nexair \$2,240,000.00, Airgas \$280,000.00 and Matheson \$280,000.00.

During the RFP process, Matheson submitted a bid with the caveat to review terms and conditions prior to contract execution. Matheson took exception to multiple terms, some of which JEA was amenable to waiving, but the ones that we were not open to were removing background and badging requirements for bottle service delivery drivers. JEA views this as non-negotiable and in the best interest to maintain security compliance and minimize risk to JEA. The other contractors (two previous incumbents) did not take exception to any material requirement.

This request is for a contract increase to the Airgas contract to add the bottle gas services, who is the incumbent and is the next lowest priced bidder for this scope of work. The evaluated price for Matheson was \$181,208.87 vs. \$237,764.16 for Airgas for Bottle Services under this award, which an estimated increase of \$56,555.29 over the five year term. Prices are subject to annual CPI adjustment. It should be

noted the evaluated proposed prices do not match the award amounts because the award is based on the budget, not the proposed price. An overview of the awards and scope of supply is provided below.

Name	Scope of Supply	Original Award Amount	This Amendment	NTE Amount
NEXAIR LLC	Bulk H, N, O2	\$2,240,000.00	\$0.00	\$2,240,000.00
AIRGAS USA LLC	Bottled Specialty and Industrial gases and bulk CO2	\$280,000.00	\$253,000.00	\$533,000.00

In addition, the business reduced their five year forecast by \$27,000.00, which is reflected in the total award amount, reducing the original award from \$2,800,000.00 to \$2,773,000.00. The reduction in overall contract amount is reflected in the Airgas award amount, so when adding this increase, the full amount awarded to Matheson will not transfer over (only \$253k increase vs. \$280k).

1410275453 – Request approval to award an amendment & contract increase to Airgas USA LLC in the amount of \$253,000.00 for the additional scope for bottle gas services for the Industrial and Laboratory Gas Supply in the aggregate not-to-exceed amount of \$2,773,000.00 subject to the availability of lawfully appropriated funds.

**Manager:** Myers, Joseph C. – Mgr. Process Chemistry  
**Sr. Manager** Wilds, Brian E. – Sr. Mgr. Energy Production  
**Director:** Stancin, James M. – Dir. Energy Production  
**Sr. Director:** Kipp, James R. – Sr. Dir. Generation  
**VP:** Erixton, Ricky – VP Electric Systems

**APPROVALS:**

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**Chairman, Awards Committee** **Date**

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**Budget Representative** **Date**

Historical Spend			Portion of Available Budget Line assigned to this Scope of Supply							
Cost Center	Historical 5 year spend	Annual Average	Cost Center for New Bid	FY 21 - O&M Budget Line	FY 21 Amount (June - Sep 2021)	FY22	FY23	FY24	FY25	FY26 (8months)
HW30122	905,691.58	181,138.32	30122	346	\$ 40,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
HW30140	45,272.23	9,054.45	30140	495	\$ 3,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 8,000.00
HWD0300	80,350.45	16,070.09	HWD0300	1203 - BL02	\$ 3,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 11,000.00
R12X30203	376,838.09	75,367.62	30203	FY21 - 584	\$ 30,000.00	\$ 85,000.00	\$ 85,000.00	\$ 85,000.00	\$ 85,000.00	\$ 80,000.00
R12X30300	10,000.00	2,000.00	30300	FY21 - 601, 606, exp type 1203	\$ 25,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 20,000.00
R12X30401	645,329.50	129,065.90	30401	633	\$ 140,000.00	\$ 150,000.00	\$ 150,000.00	\$ 160,000.00	\$ 160,000.00	\$ 110,000.00
R12X30403	67,536.88	13,507.38	30403	FY21 - 457 - FY 22 664	\$ 10,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 13,000.00
<b>Totals</b>	<b>2,180,131.61</b>	<b>436,026.32</b>	<b>Subtotals</b>		<b>\$ 251,000.00</b>	<b>\$ 515,000.00</b>	<b>\$ 515,000.00</b>	<b>\$ 525,000.00</b>	<b>\$ 525,000.00</b>	<b>\$ 442,000.00</b>
<b>Budget Estimate</b>					<b>\$ 2,773,000.00</b>					
				<b>FY Forecast</b>	<b>FY 21 Amount (June - Sep)</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>FY26 (8months)</b>
				<b>Nexair</b>	\$ 202,755.14	\$ 416,011.54	\$ 416,011.54	\$ 424,089.43	\$ 424,089.43	\$ 357,042.91
				<b>Airgas</b>	\$ 48,244.86	\$ 98,988.46	\$ 98,988.46	\$ 100,910.57	\$ 100,910.57	\$ 84,957.09
<b>Supplier</b>			<b>Bid Base</b>	<b>As Percent (Original Award)</b>	<b>Original Award</b>	<b>Amendment 1 As Percent</b>	<b>Company</b>		<b>Amendment 1</b>	
Nexair			1,354,685.62	78%	\$ 2,240,000.00	81%	Nexair		\$ 2,240,000.00	
Airgas			179,643.45	11%	\$ 280,000.00	19%	Airgas		\$ 533,000.00	
Matheson Trigas			181,208.87	11%	\$ 280,000.00		Matheson		\$ 0	

	Bid Sections	Airgas (incumbent)	Nexair	Matheson	Historic Pricing Using Old Forecast for Evaluation	Historic Pricing adjusted using new Forecast	Airgas (incumbent)	Nexair	Matheson
<b>1 Contract</b>	Section 1 - Total 5 - Year Bid Subtotal for Specialty Gases (enter on Bid Form line 1)	\$ 45,014.88	\$ 87,103.27	\$ 41,897.00	\$ 169,915.72	\$ 45,425.94	-1%	92%	-8%
	Section 2 - Totals - Industrial & Bulk Gas Supply	\$ 1,736,188.01	\$ 1,574,341.58	\$ 1,695,632.61	\$ 1,727,907.81	\$ 1,518,830.99	14%	4%	12%
	Section 3 - Totals - Tanks Rentals and Refurbishment	\$ 127,875.00	\$ 234,130.00	\$ 114,993.00	\$ 130,800.00	\$ 130,820.00	-2%	79%	-12%
	<b>Bid Totals</b>	<b>\$ 1,909,077.89</b>	<b>\$ 1,895,574.85</b>	<b>\$ 1,852,522.61</b>	<b>\$ 2,028,623.53</b>	<b>\$ 1,695,076.93</b>			
	<b>Total Price Points (70) Aggregate Evaluate</b>	67.9	68.4	70					
	<b>Performance / Experience - (30) Points</b>	25	20	19	New 1 contract price is X% higher	12.6%			
<b>Total Points</b>	<b>92.9</b>	<b>88.4</b>	<b>89.0</b>	5 yr. total	\$ 214,000.96				
<b>3 Contracts</b>	Bid Sections	Airgas (incumbent)	Nexair	Matheson		Airgas (incumbent)	Nexair	Matheson	
	Section 1 - Total 5 - Year Bid Subtotal for Specialty Gases (enter on Bid Form line 1)	\$ 45,014.88	\$ 87,103.27	\$ 41,897.00					
	Section 2 - Totals - Industrial Less Bulk Gas Supply	\$ 64,874.27	\$ 40,012.51	\$ 24,318.88	Lowest of Bulk Liquid H, O2, N	1,491,670.29	<b>1,354,685.62</b>	No Bid on Bulk	
	Section 3 - Totals - Tanks Rentals and Refurbishment	\$ 127,875.00	\$ 234,130.00	\$ 114,993.00	Only Bidder on Liquid CO2	<b>179,643.45</b>	179,643.45	No Bid on Bulk	
		\$ 237,764.16	\$ 361,245.78	<b>\$ 181,208.87</b>		<b>1,671,313.74</b>	<b>1,534,329.07</b>	No Bid on Bulk	
	Price Points (70 pts)	53.3	35.1	70		64.3	70	No Bid on Bulk	
	Performance Experience (30 pts)	25	20	19		25	20	No Bid on Bulk	
	<b>Total Points (bottled &amp; Dewars)</b>	<b>78.3</b>	<b>55.1</b>	<b>89.0</b>		<b>89.3</b>	<b>90</b>	No Bid on Bulk	
<b>By Best Price for Group</b>	<b>Airgas (incumbent)</b>	<b>Nexair</b>	<b>Matheson</b>	<b>Lowest Price by Category</b>					
Bottles and Dewars			\$ 181,208.87		Delta vs. 1 Contract	\$ (193,539.95)			
Bulk Liquid H, O2, N		1,354,685.62		<b>\$ 1,715,537.94</b>	Delta to historic	\$ 20,461.01			
Liquid CO2	179,643.45					1.2%			

## SECTION 1 -- Pure and Specialty Gases

				<b>Airgas Unitized</b>	
Item #	Cylinder Content	DOT Cylinder Spec #; SCF Nominal Cylinder PSI; Cylinder Size (D x H)	Estimated 5-Year Order SCF (A)	Unit Price	Extended Amount
1.1	Air Zero Grade < 1.0 ppm THC	3AA2400; 310 ft <sup>3</sup> 2400 psig 9.25" x 55"	620	0.12260	76.01
1.2	Argon Ultra High Purity > 99.999% purity < 0.5 ppm THC	3AA2400; 335 ft <sup>3</sup> 2640 psig 9.25" x 55"	34,505	0.14730	5,082.59
1.3	Helium Ultra High Purity > 99.999% purity < 0.5 ppm THC	3AA2400; 291 ft <sup>3</sup> 2640 psig 9.25" x 55"	76,242	0.31790	24,237.33
1.4	Hydrogen Ultra High Purity > 99.999% purity < 0.5 ppm THC	3AA2400; 261 ft <sup>3</sup> 2400 psig 9.25" x 55"	522	0.16440	85.82
1.5	Hydrogen Zero Grade > 99.995% purity < 0.5 ppm THC	3AA2400; 261 ft <sup>3</sup> 2400 psig 9.25" x 55"	261	0.06850	17.88
1.6	Nitrogen Ultra High Purity > 99.999% purity < 0.5 ppm THC	3AA2400; 304 ft <sup>3</sup> 2640 psig 9.25" x 55"	67,792	0.12810	8,684.16
1.7	Nitrogen Zero Grade > 99.998% purity < 0.5 ppm THC	3AA2400; 304 ft <sup>3</sup> 2640 psig 9.25" x 55"	304	0.04020	12.22
1.8	Oxygen Ultra High Purity > 99.993% purity < 0.5 ppm THC	3AA2400; 337 ft <sup>3</sup> 2640 psig 9.25" x 55"	37,744	0.05270	1,989.11
1.9	Oxygen Zero Grade >99.6% purity < 0.5 ppm THC	3AA2400; 337 ft <sup>3</sup> 2640 psig 9.25" x 55"	337	0.02670	9.00
1.10	Liquid Argon DEWAR Ultra High Purity > 99.999% purity	4L200; 5350 ft <sup>3</sup> DEWAR (230 psig) 20" x 61.5" (180L Micro Bulk)	80,217	0.05042	4,044.54
1.11	Liquid Argon DEWAR Ultra High Purity > 99.999% purity	4L292; 5230 ft <sup>3</sup> DEWAR (350 psig) 20" x 61.375"	5,230	0.05500	287.65
1.12	Liquid Nitrogen DEWAR Zero Grade > 99.998% purity < 0.5 ppm THC	4L200; 4430 ft <sup>3</sup> DEWAR (230 psig) 20" x 61.5"	4,430	0.01850	81.96
1.13	Liquid Nitrogen DEWAR Zero Grade > 99.998% purity < 0.5 ppm THC	4L292; 5350 ft <sup>3</sup> DEWAR (350 psig) 20" x 61.375"	5,350	0.01394	74.58
1.14	P10 (Methane/Argon)Ultra High Purity Nuclear Counter 10% +/- 1% of > 99.99% purity CH4; with balance of > 99.999% purity Argon	3AA2015; 241 ft <sup>3</sup> 2400 psig 9" x 51" SPECIAL NOTE: Impurity Limits described in detail in Technical Specification	1,205	0.27556	332.05

SECTION 1 -- Pure and Specialty Gases

**Airgas  
Unitized**

<b>Total 5-Year Bid Subtotal for Specialty Gases (enter on Bid Form line 1)</b>		<b>45,014.88</b>
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1410275453 Section 2 Industrial and Laboratory Gas Supply

Item #	Cylinder Content	DOT Cylinder Spec #; SCF Nominal Cylinder PSI; Cylinder Size (D x H)	Total 5-Year Order Estimate All Locations (G)	Unit Price	Extended Amount
2.1	Acetylene Industrial > 98.0% purity	8AL; 10 ft <sup>3</sup> 300 psig 3.9" x 13.2"	1,560	0.79300	1,237.08
2.2	Acetylene Industrial > 98.0% purity	8AL; 40 ft <sup>3</sup> 300 psig 6.1" x 19.5"	160	0.29130	46.61
2.3	Acetylene Industrial > 98.0% purity	8AL; 130 ft <sup>3</sup> 300 psig 8.4" x 35.6"	10,660	0.26800	2,856.88
2.4	Acetylene Industrial > 98.0% purity	8AL; 390 ft <sup>3</sup> 300 psig 12.1" x 44"	15,600	0.14000	2,184.00
2.5	Oxygen Industrial > 99.5% purity	3AA2015; 21 ft <sup>3</sup> 2015 psig 5.1" x 14"	3,465	0.27900	966.74
2.6	Oxygen Industrial > 99.5% purity	3AA2015; 124 ft <sup>3</sup> 2015 psig 7.4" x 46"	124	0.05700	7.07
2.7	Oxygen Industrial > 99.5% purity	3AA2015; 154 ft <sup>3</sup> 2015 psig 7.4" x 46"	154	0.39500	60.83
2.8	Oxygen Industrial > 99.5% purity	3AA2015; 249 ft <sup>3</sup> 2015 psig 9.0" x 51"	249	0.31600	78.68
2.9	Oxygen Industrial > 99.5% purity	3AA2400; 337 ft <sup>3</sup> 2400 psig 9.25" x 55"	60,323	0.02500	1,508.08
2.10	Argon Industrial > 99.995% purity	3AA2400; 335 ft <sup>3</sup> 2400 psig 9.25" x 55"	50,585	0.74600	37,736.41

## SECTION 1 -- Pure and Specialty Gases

				<b>Airgas Unitized</b>	
2.11	Argon/CO <sub>2</sub> Industrial 75% AR/25% CO <sub>2</sub>	3AA2400; 390 ft <sup>3</sup> 2640 psig 9.25" x 55"	17,940	0.06060	1,087.16
2.12	Argon/CO <sub>2</sub> Industrial 75% AR/25% CO <sub>2</sub>	3AA2015; 83 ft <sup>3</sup> 2015 psig 7" x 31"	332	0.14140	46.94
2.13	Argon/CO <sub>2</sub> Industrial 75% AR/25% CO <sub>2</sub>	3AA2400; 338 ft <sup>3</sup> 2640 psig 9.25" x 55"	338	0.07280	24.61
2.14	Argon/CO <sub>2</sub> Industrial 75% AR/25% CO <sub>2</sub>	3AA2015; 83 ft <sup>3</sup> 2015 psig 7" x 31"	83	0.13746	11.41
2.15	Helium Industrial > 99.995% purity	3AA2400; 213 ft <sup>3</sup> 2640 psig 9.0" x 51"	426	0.23800	101.39
2.16	Hydrogen Industrial > 99.995% purity	3AA2400; 196 ft <sup>3</sup> 2640 psig 9.0" x 51"	392	0.82040	321.60
2.17	Nitrogen Industrial > 99.995% purity	3AA2400; 304 ft <sup>3</sup> 2640 psig 9.25" x 55"	2,736	0.03770	103.15
2.18	Nitrogen Industrial > 99.995% purity	3AA2015; 114 ft <sup>3</sup> 2217 psig 7.4" x 46"	342	0.06134	20.98
2.19	Carbon Dioxide Industrial > 99.995% purity	3AA2400; 75 LB 838 psig 9.25" x 55" Unit of measure = LBS	27,075	0.22620	6,124.37
2.20	Carbon Dioxide Industrial > 99.995% purity	3AA2015; 50 LB 838 psig 9" x 51" Unit of measure = LBS	41,050	0.23200	9,523.60
2.21	Carbon Dioxide Industrial > 99.995% purity	3AA2015; 35 LB 838 psig 7" x 46" Unit of measure = LBS	35	0.23300	8.16

SECTION 1 -- Pure and Specialty Gases

**Airgas  
Unitized**

2.22	Hydrogen Industrial Tube Trailer > 99.9% purity Bulk Delivery	<b>BULK DELIVERY (SPECIAL NOTE: Bid price must be all-inclusive and include all delivery, regulatory compliance and other fees) Unit of measure = SCF</b>	12,666,780	0.05360	678,939.41
2.23	Carbon Dioxide Liquefied Gas Industrial > 99.7% purity Bulk Delivery	<b>BULK DELIVERY (SPECIAL NOTE: Bid price must be all-inclusive and include all delivery, regulatory compliance and other fees) Unit of measure = LBS Minimum Order = 1,000 LBS</b>	855,445	0.21000	179,643.45
2.24	Liquid Oxygen DEWAR Industrial > 99.5% purity	4L292; 5350 ft <sup>3</sup> Unit of measure = SCF	5,350	0.01060	56.71
2.25	Liquid Oxygen Industrial > 99.5% purity Bulk Delivery	<b>BULK DELIVERY (SPECIAL NOTE: Bid price must be all-inclusive and include all delivery, regulatory compliance and other fees) Unit of measure = LBS (GEC Water plant - 1 - 300" tank) ( Maintstreet - 2 - 250" , 6,000 gallons / tank (mainstreet)"</b>	108,603,000	0.00670	727,640.10
2.26	Liquid Nitrogen DEWAR Industrial > 99.98% purity	4L292; 5350 ft <sup>3</sup> Unit of measure = SCF	5,350	0.14240	761.84

SECTION 1 -- Pure and Specialty Gases

				<b>Airgas Unitized</b>	
2.27	Nitrogen Liquefied Gas Industrial > 99.998% purity Bulk Delivery	<b>BULK DELIVERY (SPECIAL NOTE: Bid price must be all-inclusive and include all delivery, regulatory compliance and other fees) Unit of measure = SCF Maintstreet - Cylinders All bulk tanks are 6 ton capacity (BBGS -3 tanks, KGS - 2 tanks, GEC - 2 tanks)</b>	8,595,028	0.00990	85,090.78

**Section 2 Totals - Industrial & Bulk Gas Supply**

**1,736,188.01**

SECTION 3 - Cylinder Rental, Recertification, and Refurbishment (daily)

Item #	DOT Cylinder Specification Number	Cylinder Description	Estimated Rental Days 5-Year Total	Price per Day	Extended Amount
3.1	8 AL	3.9 inch Diameter 13.2 inch Height	200,000	0.09000	18,000.00
3.2	8 AL	6.1 inch Diameter 19.5 inch Height	7500	0.09000	675.00
3.3	8 AL	8.4 inch Diameter 35.6 inch Height	125,000	0.09000	11,250.00
3.4	8 AL	12.1 inch Diameter 44 inch Height	125,000	0.09000	11,250.00
3.5	3AA2015	5.1 inch Diameter 14 inch Height	50,000	0.09000	4,500.00
3.6	3AA2015	7 inch Diameter 31 inch Height	7500	0.09000	675.00
3.7	3AA2015	7 inch Diameter 46 inch Height	500,000	0.09000	45,000.00
3.8	3AA2015	7.4 inch Diameter 46 inch Height	200,000	0.09000	18,000.00
3.9	3AA2400	9 inch Diameter 51 inch Height	7500	0.09000	675.00
3.10	3AA2400	9.25 inch Diameter 55 inch Height	150,000	0.09000	13,500.00
3.11	4L200	20 inch Diameter 61.375 Height	7500	0.09000	675.00
3.12	4L292	20 inch Diameter 61.5 Height	12500	0.09000	1,125.00

Cylinder Recertification Charges for JEA Owned Cylinders (Non-Acetylene)

SECTION 1 -- Pure and Specialty Gases

<b>Airgas Unitized</b>
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Item #	DOT Cylinder Specification Number	Cylinder Description	Estimated Recert 5-Year Total	Price per Recert.	Extended Amount
3.13	3AA2400	All Sizes	17	25.00000	425.00
3.14	3AA2015	All Sizes	17	25.00000	425.00
3.15	8 AL	All Sizes	17	25.00000	425.00

Cylinder Refurbishment Charges for JEA Owned Cylinders (Non-Acetylene)

Item #	DOT Cylinder Specification Number	Cylinder Description	Estimated Refurb 5-Year Total	Price per Refurb	Extended Amount
3.16	3AA2400	All Sizes	17	25.00000	425.00
3.17	3AA2015	All Sizes	17	25.00000	425.00
3.18	8 AL	All Sizes	17	25.00000	425.00

**Totals - Rentals and Refurbishment Evaluations**

**127,875.00**



# Formal Bid and Award System

Award #8      October 14, 2021

**Type of Award Request:** CONTRACT INCREASE  
**Requestor Name:** DiMeo, Elizabeth  
**Requestor Phone:** (904) 599-7591  
**Project Title:** Progressive Design-Build Services for the 1.0 MGD Water Purification Facility  
**Project Number:** 8005766  
**Project Location:** JEA  
**Funds:** Capital  
**Budget Estimate:** \$3,330,663.00

**Scope of Work:**

The scope of work for this project includes design, construction, integration and interface, test, checkout and startup of a 1.0 million gallons per day (MGD) water purification facility based around membrane treatment. The treated water will meet applicable water quality standards including primary and secondary drinking water standards, potable reuse regulations and address the removal of currently unregulated compounds. The facility will utilize innovative technology including state of the art controls and instrumentation.

A key component to the facility will be the visitor experience/education center and execution of the public communication plan. It is anticipated that the facility will have thousands of visitors each year. The facility’s visitor/education center will be accessible for tours of attendees such as JEA employees, elected officials, community leaders, grade school students, university students, regulatory agency employees, engineers and plant operators from other utilities. The visitor experience/education center will also incorporate a training area for groups such as engineers, operators and students.

**JEA IFB/RFP/State/City/GSA#:** 124-19  
**Purchasing Agent:** Kruck, Daniel R.  
**Is this a Ratification?:** NO

**RECOMMENDED AWARDEE(S):**

Name	Contact Name	Email	Address	Phone	Amount
THE HASKELL COMPANY	Paul McElroy	Paul.McElroy@haskell.com	111 Riverside Ave. Jacksonville, FL 32202	(904) 357-4251	\$5,223,357.00

**Amount of Original Award:** \$800,000.00  
**Date of Original Award:** 01/23/2020  
**Change Order Amount:** \$5,223,357.00  
**New Not-To-Exceed Amount:** \$6,023,357.00  
**Length of Contract/PO Term:** Project Completion  
**Begin Date:** 02/11/2020  
**End Date:** Project Completion (Expected: January 2024)  
**JSEB Requirement:** Five Percent (5%) Evaluation Criteria

**Comments on JSEB Requirements:**

Original Award  
N/A

This Contract Increase (% of this Increase)

C&ES (Civil Eng.) – 3.19%

Smith Surveying Group (Survey) – 0.6%

Meskel and Associates (Geotechnical) – 0.66%

**Background/Recommendations:**

Originally approved by the Awards Committee on 01/23/2020 in the amount of \$800,000.00 to The Haskell Company. A copy of the original award is attached as backup.

This project will be delivered using the Progressive Design-Build delivery method, which will include several phases. Preliminary work that could be done before a site was finalized was completed with the original award amount, including an approximately 10% design. On 06/03/2020, JEA suspended work on this project until the Integrated Water Resource Plan (IWRP) was completed. A copy of the suspension letter is attached as backup. With the IWRP plan now completed, JEA is ready to resume the project. On 09/17/2021, the JEA Board of Directors approved the purchase of the real estate for this project.

This contract increase includes pre-construction services and 100% design services. It is anticipated, as the design progresses, to bring several interim Guaranteed Maximum Prices (GMPs) for equipment pre-purchase and early construction work. At the 90% design stage, a final GMP will be established. Upon acceptance of the GMP and subsequent approval of the Awards Committee, construction will commence. If JEA and Haskell cannot agree upon a final GMP, Haskell will complete the design as stated in this contract increase and the contract will end.

The tasks included in this contract increase are listed below:

- General project management tasks
- Continue design-builder preliminary design assistance and oversight
  - Preliminary P&IDs
  - Unit Process Descriptions
  - Process/Mechanical system PDR criteria and description
- Commence detailed process design activities
- Continue drafting major equipment specifications for procurement activities
- Field investigations
- Site geotechnical investigation
- Begin site civil design
- Site survey
- Exploratory well preliminary design and permit application
- Prepare early construction packages
- Architectural building prototype development including general schematic plan layout for process design assistance, site use planning, and preliminary conceptual design.
- Permitting and regulatory investigations and support
- 100% Design Services
- Grant and funding assistance

The original estimate for this project was created in 2019 and projected the pre-construction and engineering costs to be \$3,330,663.00. This estimate is attached for reference. The proposed fee for this work is approximately 56.8% higher than the original estimate. When the original estimate was created JEA did not know the final location of the demonstration plant. The location of the plant has a large impact on the cost of design/construction due to differing site conditions, and pipelines needing to be brought to and from the site. Additionally, the original estimate did not include the design/permitting of the monitoring and deep injection wells. JEA has reviewed the proposed fees and deemed them reasonable when compared to other JEA projects. The contract increase fee overview is attached for reference. The expected total cost to be paid to Haskell for this project in the approved budget, including

construction, is currently estimated at \$40,209,803.00. This contract increase is included in that approved budget number.

Request approval to award a contract increase to The Haskell Company for the pre-construction and design services of the Progressive Design-Build Services for the 1.0 MGD Water Purification Facility project in the amount of \$5,223,357.00, for a new not-to-exceed amount of \$6,023,357.00, subject to the availability of lawfully appropriated funds.

**Director:** Conner, Sean M. - Dir W/WW Project Engineering & Construction

**VP:** Vu, Hai X. - VP Water Wastewater Systems

**APPROVALS:**

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**Chairman, Awards Committee** **Date**

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**Budget Representative** **Date**



## Formal Bid and Award System

Award #2 5/13/2021

**Type of Award Request:** PROPOSAL (RFP)  
**Requestor Name:** Myers, Joseph C. - Mgr Process Chemistry  
**Requestor Phone:** 904-665-7333  
**Project Title:** Industrial and Lab Gas Supply  
**Project Number:** Various – See Attached  
**Project Location:** JEA  
**Funds:** O&M  
**Budget Estimate:** FY – Budget \$2,800,000.00

### Scope of Work:

The purpose of this solicitation is to supply industrial and laboratory gases and related services (pick up and drop off, cylinder rental, cylinder refurbishment) for multiple JEA generating stations, laboratories and water treatment plants, all located within the JEA's operating territory in Jacksonville, Florida.

**JEA IFB/RFP/State/City/GSA#:** 1410275453  
**Purchasing Agent:** Lovgren, Rodney  
**Is this a Ratification?:** NO

### RECOMMENDED AWARDEE(S):

Name	Contact Name	Email	Address	Phone	Amount
NEXAIR LLC	Chuck Duck	Chuck.duck@nexair.com	1350 Concourse Avenue, Suite 103	(904) 753-4825	\$2,240,000.00
AIRGAS USA LLC	Seth Stanley	Seth.stanley@airgas.com	Suite 100 259 N. Radnor-Chester Rd. Radnor, PA 19087	(813) 883-4232	\$280,000.00
MATHESON TRI-GAS INC.	Patrick Odonnell	podonnell@mathesongas.com	909 Lake Carolyn Parkway Suite 300 Irving, TX 75039	(386) 752-9173	\$280,000.00

**Amount for entire term of Contract/PO:** \$2,800,000.00  
**Award Amount for remainder of this FY:** \$251,000.00  
**Length of Contract/PO Term:** Five (5) Years w/Two (2) – One (1) Yr. Renewals  
**Begin Date (mm/dd/yyyy):** 05/30/2021  
**End Date (mm/dd/yyyy):** 05/29/2026  
**Renewals:** Yes- Two (2) – One (1) Yr. Renewals  
**JSEB Requirement:** N/A - Optional

### PROPOSERS:

Name	Evaluated Amount	Points	Full Scope Rank	Specific Scope Awarded based on evaluation by scope. Each Supplier was highest evaluated for the listed scope
NEXAIR LLC	\$1,909,077.89	92.9	1	Bulk H, O2, N

MATHESON TRI-GAS INC.	\$1,852,522.61 *	89.0	2	Bulk CO2 (only Bidder)
AIRGAS USA LLC	\$1,895,574.85 *	88.4	3	Bottle Service

\* Supplier Price Normalized to support aggregate evaluation. The ranking and scores show single ranking. The Summary evaluation sheet attached shows the three supplier ranking

**Background/Recommendations:**

Advertised on 02/09/2021. Three (3) prime companies attended the optional pre-proposal meeting held on 02/16/2021. At proposal opening on 03/23/2021, JEA received three (3) Proposals. Proposals were evaluated on the basis of price and past performance. JEA deemed Nexair, Airgas and Matheson the most responsive to perform the work for the scope of supplier in which each company was the highest evaluated. A copy of the evaluation matrix and Bid Workbooks are attached as backup.

During evaluation, JEA evaluated based on the aggregate group of bottled gas supply. Bulk gases were evaluated on an itemized basis. When suppliers do not submit pricing for all items a normalization process is used to facilitate aggregate evaluation, high bid prices on a unit price basis are plugged in as place holders for evaluation of price on an aggregate basis. For this evaluation of price, JEA evaluated on in groups based on the scope supply to develop overall best price for JEA.

Comparing pricing on an aggregate forecast adjusted basis, the bid pricing is approximately 1% higher than historical pricing, which based on budget is an estimated \$28,000.00 increase over the life of the contract. JEA did evaluate a single supplier for the full scope of supply, which would have a 12% increase. JEA viewed evaluation and groups, allowing development of supply base and having secondary suppliers to support a value add in this contract in addition to minimizing cost impacts.

The forecast used to bid the services were five (5) year historical volumes (or \$2.1M in spend), provided by the current supplier. JEA solicited the various business units for available budget, which is higher than historical spend. Liquid O2 spend has increased significantly due the ozone plants at Main Street and Greenland water treatment plants coming online, which accounts for the majority of the budget estimate increase.

1410275453 – Request approval to award a contract to Nexair LLC in the amount of \$2,240,000.00, Airgas USA LLC in the amount of \$280,000.00 and Matheson Tri-Gas Inc. in the amount of \$280,000.00 for Industrial and Laboratory Gas Supply in the amount of \$2,800,000.00 subject to the availability of lawfully appropriated funds.

- Manager:** Myers, Joseph C. – Mgr. Process Chemistry
- Sr. Manager** Wilds, Brian E. – Sr. Mgr. Energy Production
- Director:** Stancin, James M. – Dir. Energy Production
- Sr. Director:** Kipp, James R. – Sr. Dir. Generation
- VP:** Erixton, Ricky – VP Electric Systems

**APPROVALS:**

 \_\_\_\_\_ 05/13/2021

**Chairman, Awards Committee** **Date**

 \_\_\_\_\_ 5/13/21



## Formal Bid and Award System

Award #3 January 23, 2020

**Type of Award Request:** PROPOSAL (RFP)  
**Request #:** 6665  
**Requestor Name:** Popko, Ryan R.  
**Requestor Phone:** (904) 665-8516  
**Project Title:** Progressive Design-Build Services for the 1.0 MGD Water Purification Facility - Phase 1  
**Project Number:** 825-13  
**Project Location:** JEA  
**Funds:** Capital  
**Budget Estimate:** \$1,000,000.00

### Scope of Work:

The scope of work for this project includes design, construction, integration and interface, test, checkout and startup of a 1.0 million gallons per day (MGD) water purification facility based around membrane treatment, fully expandable to full-scale commercial implementation currently estimated to be 10 MGD. The treated water will meet applicable water quality standards including primary and secondary drinking water standards, potable reuse regulations and address the removal of currently unregulated compounds. The facility will utilize innovative technology including state of the art controls and instrumentation.

A key component to the facility will be the visitor experience/education center and execution of the public communication plan. It is anticipated that the facility will have thousands of visitors each year. The facility's visitor/education center will be accessible for tours of attendees such as JEA employees, elected officials, community leaders, grade school students, university students, regulatory agency employees, engineers and plant operators from other utilities. The visitor experience/education center will also incorporate a training area for groups such as engineers, operators and students.

**JEA IFB/RFP/State/City/GSA#:** 124-19  
**Purchasing Agent:** Kruck, Daniel R.  
**Is this a Ratification?:** NO

### RECOMMENDED AWARDEE(S):

Name	Contact Name	Email	Address	Phone	Amount
THE HASKELL COMPANY	Cheryl R. Robitzch	cheryl.robitzch@haskell.com	111 Riverside Ave. Jacksonville, FL 32202	(904) 791-4698	\$800,000.00

**Amount for entire term of Contract/PO:** \$800,000.00  
**Award Amount for remainder of this FY:** \$800,000.00  
**Length of Contract/PO Term:** Project Completion  
**Begin Date (mm/dd/yyyy):** 02/07/2020  
**End Date (mm/dd/yyyy):** Project Completion (Expected: December 2021)  
**JSEB Requirement:** Five Percent (5%) Evaluation Criteria

### Comments on JSEB Requirements:

The Haskell Company has committed to reach the JSEB Goal during design, however, in this early work package no JSEB participation is anticipated. JSEB participation will happen once design is underway and a site is selected.

**PROPOSERS:**

Name	Amount	Rank
THE HASKELL COMPANY	\$800,000.00	1
GARNEY COMPANIES, INC.	N/A	2
CDM CONSTRUCTORS, INC.	N/A	3
CAROLLO ENGINEERS, INC.	N/A	4

**Background/Recommendations:**

Advertised on 07/29/2019. Eight (8) prime companies attended the mandatory pre-proposal meeting held on 08/06/2019. At proposal opening on 08/29/2019, JEA received four (4) Proposals. A public evaluation meeting was held on 09/19/2019, in which JEA decided to shortlist all four (4) proposers for a Phase 2 evaluation based on presentations. A second public evaluation meeting was held on 10/09/2019, and JEA deemed The Haskell Company most qualified to perform the work. A copy of the evaluation matrix and negotiated scope and fees are attached as backup.

Negotiations with The Haskell Company were successfully completed for the initial phase of this project. This project will be delivered using the Progressive Design-Build method (PDB), splitting the efforts in three (3) phases. Phase 1 pricing includes:

- Project Management and Coordination
- Visitor Center Creative Workshop
- Initial Design Concepts
  - Preliminary Piping and Instrumentation Diagrams
  - Unit Process Descriptions
  - Process/Mechanical system PDR criteria and description
- Draft major equipment specifications for future procurement activities
- Architectural building prototype development

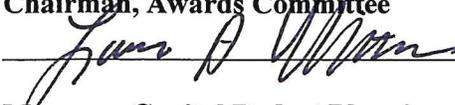
The Phase 1 fee is approximately 2.8% of the total estimated project cost. A breakdown of the Phase 1 fee can be found in the attached scope and fee document. Once a project site is secured, Phase 2 will commence after approval by the Awards Committee. Phase 2 will consist of design, site clearing and equipment pre-purchase. After 60% design is completed, a Guaranteed Maximum Price (GMP) will be established, with an option of an “off ramp” if construction pricing is not acceptable. Upon acceptance of the GMP and subsequent approval of the Awards Committee, Phase 3 will commence. Phase 3 will include services during construction and construction costs.

124-19 – Request approval to award a contract to The Haskell Company, for preliminary engineering services for Phase 1 of the Progressive Design-Build Services for the Water Purification Facility in the amount of \$800,000.00, subject to the availability of lawfully appropriated funds.

**Director:** Vu, Hai X. - Dir W/WW & Reuse Treatment  
**VP:** Calhoun, Deryle I. - VP/GM Water Wastewater Systems

**APPROVALS:**

 \_\_\_\_\_ 1/23/2020  
Chairman, Awards Committee Date

 \_\_\_\_\_ 1/23/2020  
Manager, Capital Budget Planning Date



VIA EMAIL

June 3, 2020

Bryan Bedell, Vice President, Division Leader - Water  
Scott Churilla, Director of Strategic Clients  
The Haskell Company  
111 Riverside Avenue  
Jacksonville, FL 32202

**RE: Agreement between JEA and The Haskell Company dated February 11, 2020 for Progressive Design-Build Services for the Water Purification Demonstration Facility JEA Contract #187427 (the “Contract”)**

Dear Sirs:

As you discussed with Paul Steinbrecher, JEA has not yet completed its Integrated Water Resources Plan. Accordingly, JEA and The Haskell Company (“Haskell”) have agreed to suspend all work under the Contract until either (i) JEA and Haskell agree to resume work under the Contract or (ii) JEA terminates the Contract in accordance with the provisions of Article 14 thereof. Before resuming any work under the Contract, the parties will negotiate mutually agreeable changes to contract terms that are appropriate due to the delay and any change of the location of the demonstration facility. Nothing in this letter shall affect any of the obligations of JEA and Haskell not specifically addressed in this letter.

Please indicate Haskell’s agreement by having Bryan Bedell sign below and return the executed letter to me as a PDF attachment to an email addressed to gleejs@jea.com.

If you should require additional information, please contact Joe Perez at perejl@jea.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jenny McCollum', is written over a horizontal line.

Jenny McCollum  
Director, Procurement Services

ACCEPTED AND AGREED:  
THE HASKELL COMPANY

By: B. Bedell June 3, 2020  
Bryan Bedell

CC: Ryan Popko, JEA  
Paul Steinbrecher, JEA  
John McCarthy, JEA  
Jenny McCollum, JEA  
Joe Perez, JEA



**PROGRESSIVE DESIGN-BUILD PROPOSAL SUMMARY  
PHASE I SERVICES**

<b>PROJECT NAME:</b>	<b>JEA H2.O PURIFICATION PROJECT</b>	<b>PROJECT#:</b>	<b>6704123</b>
<b>DESCRIPTION:</b>	<b>VISITOR CENTER AND 1-MGD DEMONSTRATION FACILITY</b>	<b>DATE:</b>	<b>10.08.21</b>
<b>LOCATION:</b>	<b>JACKSONVILLE, FLORIDA</b>	<b>MANAGER:</b>	<b>PTM</b>
		<b>Base Bid</b>	
		<b>TOTALS</b>	<b>% OF TOTAL</b>
ENGINEERING SERVICES - BLACK & VEATCH CORP.		\$1,840,479	35.24%
ENGINEERING SERVICES - C&ES		\$166,473	3.19%
ARCHITECTURAL SERVICES - HASKELL A/E		\$281,435	5.39%
GEOTECHNICAL SERVICES - MESKEL AND ASSOCIATES		\$34,500	0.66%
AQUIFER RECHARGE SYSTEM - ASRUS		\$75,020	1.44%
CONCEPT DESIGN ARCHITECT - STUDIO YVES		\$115,000	2.20%
ROOF STRUCTURAL DESIGN - MKA		\$30,000	0.57%
VISITOR CENTER DESIGN - JACK ROUSE AND ASSOCIATES		\$276,750	5.30%
SURVEYING SERVICES - SMITH SURVEYING GROUP		\$31,130	0.60%
<b>DESIGN SERVICES SUBTOTAL</b>		<b>\$2,850,787</b>	
PRECONSTRUCTION SERVICES - HASKELL		\$752,530	14.41%
<b>PRECONSTRUCTION SERVICES SUBTOTAL</b>		<b>\$752,530</b>	
PUBLIC RELATIONS ALLOWANCE - KATZ AND ASSOCIATES		\$104,700	2.00%
GRANT AND FUNDING ALLOWANCE - ANGIE BREWER AND ASSOCIATES		\$7,560	0.14%
LEGAL ASSISTANCE ALLOWANCE - HOPPING, GREEN & SAMS, AND GUNSTER		\$240,000	4.59%
OPERATIONAL ALLOWANCE - VEOLIA		\$100,000	1.91%
UTILITY ADVISORY ALLOWANCE - BLACK & VEATCH		\$25,000	0.48%
TECHNICAL REVIEW ALLOWANCE - NWRI		\$75,000	1.44%
PERMIT FEE ALLOWANCE - JEA		\$100,000	1.91%
DESIGN TASK 3.2d SURVEYING SERVICE FOR SUE - BLACK & VEATCH		\$10,000	0.19%
DESIGN TASK 3.6 SPECIES PERMITTING & RELOCATION BLACK & VEATCH		\$20,000	0.38%
DESIGN TASK 8 PERMIT SERVICE ALLOWANCE - BLACK & VEATCH		\$100,000	1.91%
DESIGN TASK 12.3 PEN TEST ALLOWANCE - BLACK & VEATCH		\$30,000	0.57%
DESIGN TASK 13 POWER BI BASED MONITORING ALLOWANCE - BLACK & VEATCH		\$177,504	3.40%
FGBC LEED REGISTRATION / CERTIFICATION ALLOWANCE - HASKELL A/E		\$20,000	0.38%
<b>ALLOWANCE SUBTOTAL</b>		<b>\$1,009,764</b>	
<b>SUBTOTAL</b>		<b>\$4,613,081</b>	<b>88.32%</b>
GENERAL CONDITIONS		\$0	0.00%
<b>SUBTOTAL</b>		<b>\$4,613,081</b>	<b>88.32%</b>
P & P BOND	0.00%	\$0	0.00%
GENERAL LIABILITY	1.20%	\$60,855	1.17%
BUILDER'S RISK	0.00%	\$0	0.00%
<b>SUBTOTAL</b>		<b>\$4,673,936</b>	<b>89.48%</b>
DESIGN-BUILD FEE	8.50%	\$397,285	7.61%
<b>SUBTOTAL</b>		<b>\$5,071,221</b>	<b>97.09%</b>
CONTINGENCY	3%	\$152,137	2.91%
<b>TOTAL</b>		<b>\$5,223,357</b>	<b>100.00%</b>
ORIGINAL CONTRACT		\$800,000	
<b>TOTAL INCLUDING CURRENT CONTRACT AMOUNT</b>		<b>\$6,023,357</b>	

# CONSTRUCTION COST ESTIMATE

**Project:** Water Purification Demonstration Project - 1 MGD RO WTP  
**CIP Cat:** Wastewater Treatment  
**File Name:** WS20035 Water Purification Demonstration Project - 1 MGD RO WTP  
**Cost Index:** 11381.48 for December 2019.  
**CP No:** 825-13



**Project Mgr:** K. Templeton  
**Estimator:** D Jones  
  
**Estimate No:** WS20035  
**Rev. No:** 0  
**Date:** 12/9/2019

## PROJECT DEFINITION

## CLASS 5

### DIRECT CONSTRUCTION COSTS

<u>Contractor Cost</u>		<u>Material</u>	<u>Labor</u>	<u>Equipment</u>	<u>Other/Sub-Cont.</u>	<u>TOTAL</u>
Total From Estimate Details -		\$0	\$0	\$0	\$20,040,184	\$20,040,184
Escalation	2%	\$0	\$0	\$0	\$400,804	\$400,804
<b>Subtotal Contractor Cost</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$20,440,988</b>	<b>\$20,440,988</b>
Contingency ( Contractors Risk )	8.3%	\$0	\$0	\$0	\$1,705,093	\$1,705,093
Contingency ( Contract SWA )	0%	\$0	\$0	\$0	\$0	\$0
<b>Subtotal Contractor Costs</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$22,146,081</b>	<b>\$22,146,081</b>

### Progressive Design Build

Preconstruction	1.5%	\$0	\$0	\$0	\$793,150	\$793,150
Construction Fee Including Overhead and Profit	9.6%	\$0	\$0	\$0	\$2,131,455	\$2,131,455

<b>Total Contractor Costs</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25,070,686</b>	<b>\$25,070,686</b>
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### Additional Direct Costs

		<u>Material</u>	<u>Labor</u>	<u>Equipment</u>	<u>Other/Sub-Cont.</u>	<u>TOTAL</u>
JEA Supplied Material and Other		\$0	\$0	\$0	\$50,000	\$50,000
JEA Other Contract Costs		\$0	\$0	\$0	\$300,000	\$300,000
<b>Subtotal: Additional Direct Costs</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$350,000</b>	<b>\$350,000</b>

<b>Total Direct Costs</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25,420,686</b>	<b>\$25,420,686</b>
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### JEA Cost & Engineering

		<u>Labor</u>	<u>Contract</u>	<u>TOTAL</u>
Project Management	1.1%	\$279,628	\$0	\$279,628
Engineering ( All Services By Design Firm )	16.0%	\$0	\$2,537,513	\$2,537,513
Services During Construction ( JEA, Randstad, Keville, CEI )	2.0%	\$0	\$508,414	\$508,414
Project Support	1.5%	\$381,310	\$0	\$381,310
Real Estate	0.0%	\$0	\$0	\$0
<b>Total JEA Cost and Engineering</b>		<b>\$660,938</b>	<b>\$3,045,927</b>	<b>\$3,706,865</b>

<b>Total Project Costs</b>					<b>\$29,127,550</b>
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**CLASS 5**      **1 MGD RO WTP, Visitor Center, Reclaim Water Main**  
**Accuracy Range**      **-30% to +50%**