



(ITN) #010-19
RESPONSE TO INVITATION TO NEGOTIATE

FOR ACQUISITION OF
**A NEW JEA CORPORATE
HEADQUARTERS**

PREPARED FOR:

CBRE

REPRESENTING:

JEA

SUBMITTED BY:

KINGS AVENUE STATION P3, LLC

LDOF40009.18

Executive Summary

Through our experience we have learned that corporate headquarters facilities are truly unique—they are the visible symbols of the corporation and express its character, image, and values to the world. As such, they frequently contain elements that are not typically part of a multi-tenant developer-driven office complex.

Kings Avenue Station P3, LLC, (Respondent) is pleased to present a proposed Public Private Partnership (P3) to build a new turnkey headquarters building with approximately 200,000 square feet of rentable space for the Jacksonville Electric Authority (JEA) in exchange for a long-term lease, lease to own, or purchase of the building.



Rendering of proposed JEA building: looking to the northeast.

The new building will be located within the Kings Avenue Station Transit Oriented Development (TOD) at **1201 Kings Avenue, Jacksonville Florida 32207**. The development site is a Public Private Partnership between the Respondent, Kings Avenue Redevelopment, LLC, and the Jacksonville Transportation Authority (JTA) for a 70-year sub-ground lease. The site is adjacent to I-95 and is highly visible to the more than 155,000 vehicles that pass it each day, ensuring that the new JEA Headquarters facility will be one of the most visible landmarks in the city.

The overall purpose of this undertaking is to further enhance JEA's image as a forward-thinking progressive utility company, while simultaneously creating an atmosphere which promotes business continuity and improved organizational effectiveness, all of which will better serve the customers and employees of JEA. This proposed development will outperform any competing applications by exclusively providing the following amenities:

- Location/proximity to San Marco, the Hendricks Avenue and Kings Avenue commercial corridors, the Southbank, and The District will provide substantial food and lodging options.
- The Twin Flag Hilton Hotels provide convenient short- and long-term lodging options for guests visiting JEA.
- Proximity to I-95 provides interstate awareness as well as marketing and branding for JEA.
- Connection to the TOD provides pedestrian connections to the Central Business District (CBD) via Automated Skyway Express (ASE) and Bus Rapid Transit (BRT).
- Unparalleled interstate connectivity provides easy access to customers and employees, as well as direct transit connections to all areas of the city. Additionally, this site should prove to be a superior location for **Hurricane Evacuation**.
- Unique opportunity to install and showcase a solar farm on top of the Kings Avenue Garage.
- Unparalleled economic benefits due to the synergistic relationship with the Kings Avenue Garage.
- The building is designed with the ability to add additional floors for future expansion.

Jacksonville is emerging as one of Florida's fastest growing markets with promising income and job creation trends that are pushing real estate values higher and creating tremendous opportunities for urban infill development. Jacksonville is experiencing explosive growth buoyed by its development potential on the St. Johns River and demonstrated by a flurry of recently announced major metropolitan projects. Some of these developments include **The District**, a \$500 million project spearheaded by Peter Rummell, **The Shipyards**, led by Jacksonville Jaguars owner Shad Khan, the 33-block **Cathedral District** and the **Laura Street Trio**. These catalytic projects present an incredible opportunity for investors and developers with vision. The time is right for **JEA** to take its rightful place in the redevelopment of downtown Jacksonville Florida by participating in this exciting and visionary P3/TOD.

KINGS AVENUE STATION P3, LLC, DEVELOPMENT TEAM

DEVELOPMENT TEAM



DESIGN TEAM



GENERAL CONTRACTOR/ CONSTRUCTION



TEAM ORGANIZATION



REPRESENTED BY: **CBRE**

KINGS AVENUE STATION P3, LLC

DEVELOPMENT TEAM

PROJECT DEVELOPMENT

Chase Properties, Inc.*

PROPERTY MANAGEMENT

Parkway Property Investments, LLC*

DESIGN TEAM



ARCHITECTURE

Ervin Lovett Miller (ELM)*

Rolland, DelValle & Bradley (RDB)*



INTERIOR DESIGN/SPACE PLANNING

Connie Turner Interiors, Inc.*



ENGINEERING AND PROFESSIONAL SERVICES

Kimley-Horn and Associates, Inc.*



STRUCTURAL ENGINEERING

Atlantic Engineering Services*



MEP-MECHANICAL/ELECTRICAL/ PLUMBING ENGINEERS

TLC Engineering for Architecture*



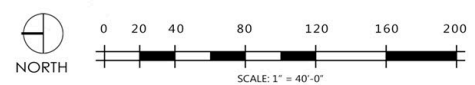
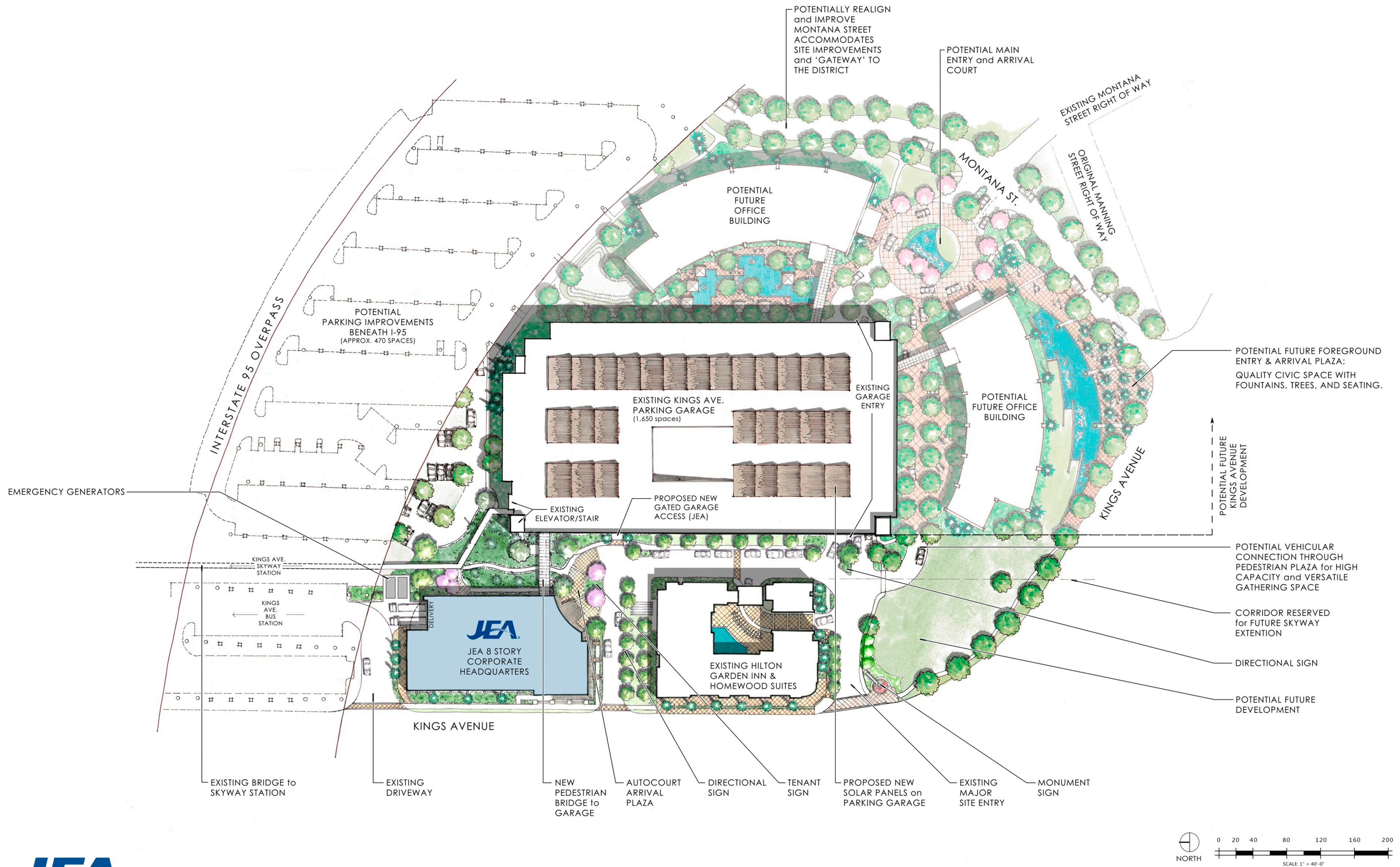
PARKING

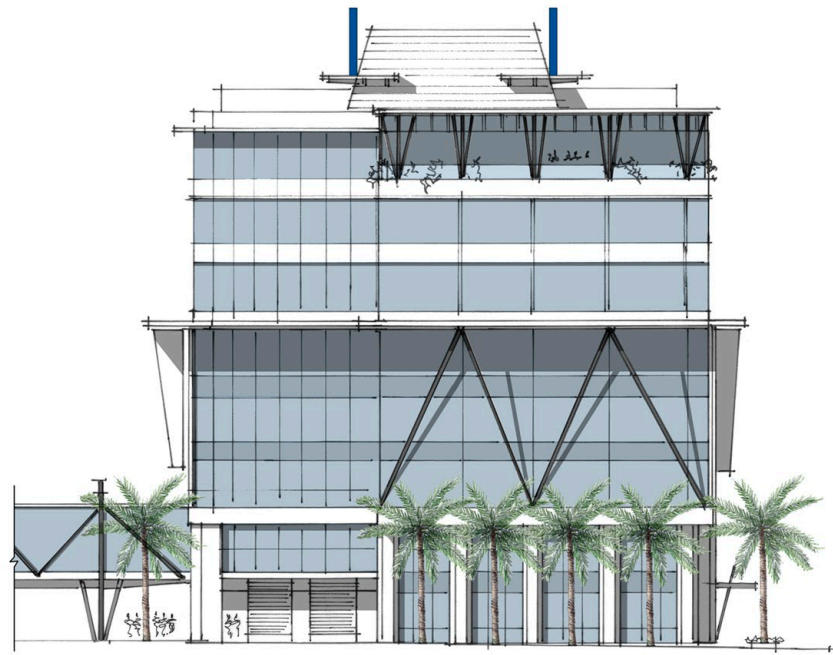
RTA Consulting, Inc.*

GENERAL CONTRACTOR/CONSTRUCTION

Brasfield & Gorrie, LLC*

*All companies with local Jacksonville office





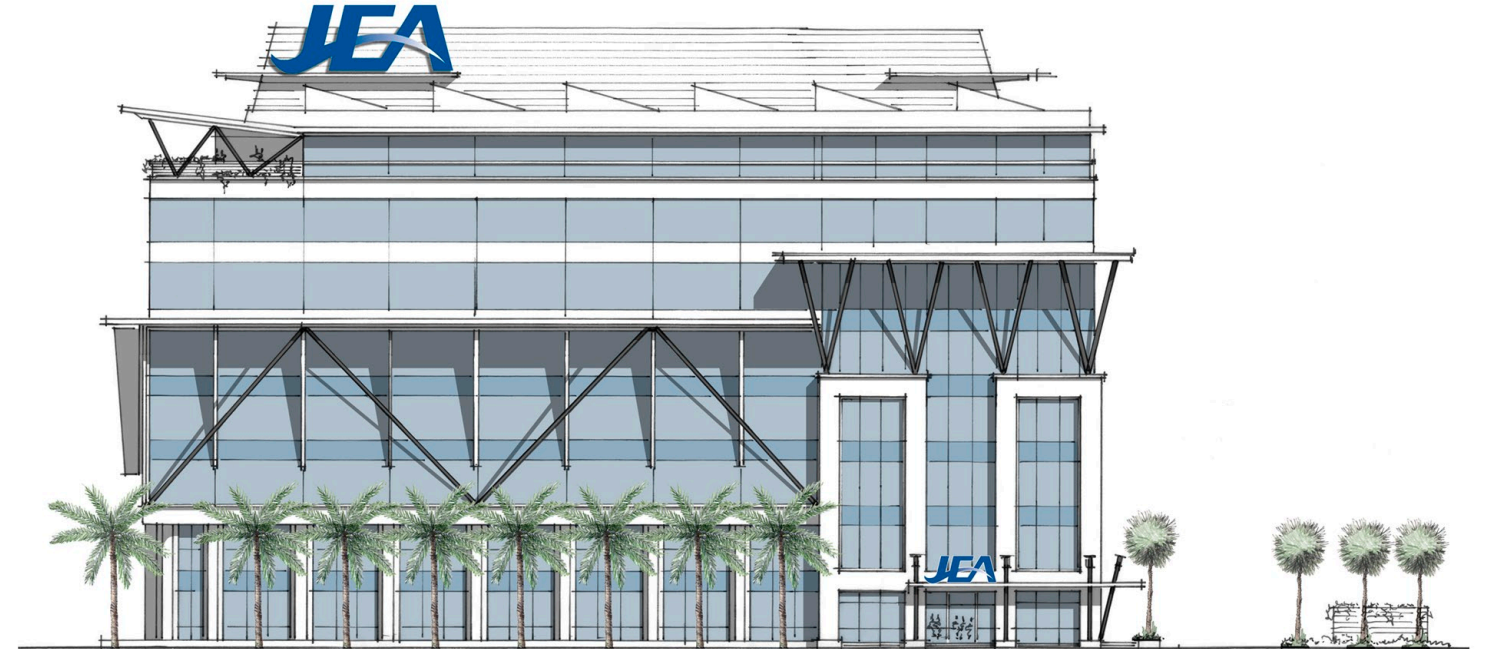
North Elevation - I-95



South Elevation



East Elevation



West Elevation - Kings Avenue





KINGS AVENUE STATION P3, LLC
(ITN) #010-19 RESPONSE TO INVITATION TO NEGOTIATE

January 8, 2019

Rendering - Southwest Corner

planning
architecture
landscape architecture
urban design
visual communication



Roland, DeValle & Bradley
ARCHITECTURE • INTERIOR DESIGN

CONNIE TURNER
Interiors, Inc.
Interior Design & Space Planning



KINGS AVENUE STATION P3, LLC
(ITN) #010-19 RESPONSE TO INVITATION TO NEGOTIATE

January 8, 2019

Rendering - Southeast Corner

planning
architecture
landscape architecture
urban design
visual communication



Roland, DeValle & Bradley
ARCHITECTURE • INTERIOR DESIGN

CONNIE TURNER
Interiors, Inc.
Interior Design & Space Planning



KINGS AVENUE STATION P3, LLC
(ITN) #010-19 RESPONSE TO INVITATION TO NEGOTIATE

January 8, 2019

Rendering - Northeast Corner

planning
architecture
landscape architecture
urban design
visual communication



Roland, DeValle & Bradley
ARCHITECTURE • INTERIOR DESIGN

CONNIE TURNER
Interiors, Inc.
Interior Design & Space Planning



KINGS AVENUE STATION P3, LLC
(ITN) #010-19 RESPONSE TO INVITATION TO NEGOTIATE

January 8, 2019

Rendering - Northwest Corner

planning
architecture
landscape architecture
urban design
visual communication



Roland, DeValle & Bradley
ARCHITECTURE • INTERIOR DESIGN

CONNIE TURNER
Interiors, Inc.
Interior Design & Space Planning

Project/Development Schedule

STATUS/TIMING

The Respondent currently controls the development site and adjacent parking garage for the Subject Property ("Subject") through a 70-year sub-ground lease with the JTA. The Respondent intends to commence construction of Subject in Spring 2019 ("Commencement"). The construction timeframe is expected to be 31 months from Commencement.

Accelerated Construction Timeframe. Because the Respondent does not need to construct the parking garage and already has a graded pad-ready development site, Subject could possibly be delivered sooner than 31 months as currently underwritten. Adequate time has been included for JEA programming and control of TI design, and adequate flexibility within the schedule for advancing JEA's internal work culture.

