

Welcome to the

Awards Meeting

October 16 2025, 10:00 AM EST

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

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

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

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

JEA Awards Agenda October 16, 2025 225 North Pearl St., Jacksonville, FL 32202 - Board Room 1st Floor Teams Meeting Info Consent Agenda												
The Chief Procurement Officer offers the following items for the JEA Awards Consent Agenda. Any item may be moved from the Consent Agenda to the Regular Agenda by a committee member asking that the item be considered separately. All items on the Consent agenda have been approved by OGC, Budget and the Business Unit Vice President and Chief. The posting of this agenda serves as an official notice of JEA's intended decision for all recommended actions for Formal Purchases as defined by Section 3-101 of the JEA Procurement Code . Please refer to JEA's Procurement Code, if you wish to protest any of these items.												
Award #	Type of Award	Solicitation # & Short Description/Title	VP	Awardee	Funding Source	Business Unit Estimate	Award Amount	Original Award Amount	New Not-to-Exceed	Amendments	Term (Projected) Start Date - End Date	JSEB Participation (Y/N) If Y, then list company name(s) (% , \$ - awarded)
1	Minutes	Minutes from 10/09/2025 Meeting	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2	Contract Increase	1411172447 Martin Luther King-Fairfax to Brentwood Water Main Replacement	Zammataro	Petticoat-Schmitt Civil Contractors, Inc.	Capital	N/A	\$668,442.10	\$9,167,519.00	\$10,550,469.85	12/31/2024 - \$714,508.75	Project Completion Start Date: 06/15/2023 End Date: 12/31/2025	N
	Originally Awarded: 06/15/2023 For more information contact: Ella Bedwell This contract increase request is being submitted to the Awards Committee for approval because additional work has been identified and funding is needed to complete the project. The contract covers the removal and installation of new water main pipes along Martin Luther King Pkwy that have reached the end of their useful life and are being proactively replaced to ensure reliable service for JEA customers. Additional funding is required due to an unforeseen increase in material quantities and supplemental services such as law enforcement support and railroad flagging services. In addition, the discovery of an abandoned brick storm drain structure requiring removal, and areas of thicker-than-anticipated asphalt contributed to the increased scope. These adjustments are necessary to complete the project and ensure reliable system installation and restoration consistent with JEA standards. Unit rates remain unchanged.											
3	Cost Participation	2021-4297 Lem Turner Offsite	Zammataro	JSH Braddock Development, LLC	Capital	\$3,330,122.17	\$3,454,983.77	N/A	\$3,454,983.77	N/A	Project Completion Start Date: 08/15/2025 End Date: 09/30/2026	N
	For more information contact: David King This award request is for the Lem Turner Offsite Project (Avail. No. 2021-4297), a water and force main transmission project along Lem Turner Road serving the Kings Creek Development. The development will include 1,659 single-family residential units, 300 apartments, and 700,000 square feet of commercial space. The project lies within the North Water Grid and the District 2/Cedar Bay Wastewater Grid. This is a developer-driven project; therefore, all design and engineering were completed by the developer at their expense, with no JEA funding for design. JEA Development has reviewed and approved the construction plan submittal. In accordance with the Cost Participation Agreement, the developer bid the project following JEA procurement guidelines and awarded the work to the highest-evaluated bidder. The project elements are comprised as follows: Install 2,025 feet of 20" water main (64%), 3,154 feet of 16" water main (44%), upsize 3,154 feet of 16" water main to 20", 2,975 feet of 20" force main (75%), 3,154 feet of 16" force main (61%), upsize 3,154 feet of 16" force main to 20" and upsize 1,300 feet of 12" force main to 20". The solicitation was advertised, and a pre-bid meeting was held on 05/20/2025. Four bidders attended the pre-bid meeting, and three bids were received. TB Landmark Construction, Inc. submitted the lowest bid and was awarded the project. The awarded bid is within 4% of the JEA engineer's estimate, which included material, labor, and equipment costs. JEA will reimburse the developer in accordance with the Cost Participation Policy for transmission-sized mains and upsizing required to support future system development. The bid amount has been reviewed and deemed reasonable.											
4	Request for Proposal	1412035446 RFP Repair and Installation of Access Control Systems	Brooks	Cook Electrical, Inc.	Capital and O&M	\$7,200,000.00	\$6,185,256.13	N/A	\$6,185,256.13	N/A	Five (5) Years w/Two (2) 1-Yr. Renewals Start Date: 10/30/2025 End Date: 10/29/2030	N
	Advertised: 08/22/2025 Opened: 09/30/2025 One (1) Bid Received Public Evaluation Meeting: 10/08/2025 For additional information contact: Lynn Rix This award request is to contract with Cook Electrical, Inc. for the repair and installation of access control systems at various JEA facilities. The JEA Security Group utilizes these systems across multiple properties to ensure secure access and protect critical infrastructure. A mandatory pre-response meeting was held on August 29, 2025, and was attended by seven (7) companies. Three were deemed unqualified and exited the process early. Of the remaining four, one company chose not to participate further due to their recent award of a video surveillance contract with JEA. To encourage competition, JEA extended the response deadline by two weeks and engaged with the two remaining firms to address concerns around price adjustment caps, tariffs, and labor shortages. Despite these efforts, the incumbent contractor declined to submit a proposal, and the second respondent cited staffing challenges and service delivery requirements as reasons for not bidding. Cook Electrical, Inc. submitted the only proposal, which was thoroughly evaluated and received an average score of 94.33. Their bid of \$6,185,256.13 is approximately \$382,418.04 (6%) lower than the current contract and 15% below JEA's internal cost estimate.											
Consent Agenda Action												
Committee Members in Attendance	Names	<u>Ted Phillips, Jordan Pope, Garry Baker</u>										
Motion by:	Jordan Pope											
Second By:	Garry Baker											
Committee Decision	Approved											

Regular Agenda												
Award #	Type of Award	Solicitation # & Short Description/Title	VP	Awardee	Award Amount	Business Unit Estimate	Original Award Amount	New Not-to-Exceed	Amendments	Term	JSEB Participation (Y/N) If Y, then list company name(s) (% , \$ - awarded)	Action
1	Single Source	OEM for Trojan UV Disinfection Systems	Vu	Trojan Technologies Group	\$5,150,535.26	\$5,150,535.26	N/A	\$5,150,535.26	N/A	Five (5) Years w/Two (2) – 1 Yr. Renewals Start Date: 11/21/2025 End Date: 11/20/2030	N	Motion by: Garry Baker
	For additional information contact: Darriel Brown											Second by: Jordan Pope
	This award request is for a contract with the original equipment manufacturer (OEM), Trojan Technologies, to provide equipment, supplies, and services for Trojan UV disinfection systems installed at six JEA wastewater treatment facilities. UV disinfection is a physical process that provides rapid and effective inactivation of microorganisms. Trojan Technologies is the only JEA Standards–approved supplier for this process.											Committee Decision: Approved
	The new contract reflects a 7.3% price increase on equipment and supplies compared to the current agreement. Pricing will remain fixed the first year and an increase of 5% per year will be assessed for the remaining 4 years. The contract also maintains previously negotiated discounts off Trojan's list pricing, ranging from 21.5% to 25%, depending on the item category. This discount is consistent among other Trojan customers in our market and is deemed reasonable.											
DISCUSSION/ACTION: Please specify why this item is a Single Source? The Trent UB disinfection systems are proprietary equipment used at six of our water treatment facilities, making it a single-source supply since no other manufacturers' parts are compatible. DISCUSSION/ACTION PARTICIPANTS: Ted Phillips, Darriel Brown and Erin Ruddock												
2	Single Source	B54 MSCV Replacement FY27	Erixton	GE Vernova International LLC	\$2,765,000.00	\$2,765,000.00	N/A	\$2,765,000.00	N/A	Project Completion Start Date: 10/17/2025 End Date: 06/15/2027	N	Motion by: Jordan Pope
	For more information contact: Jason Behr											Second by: Garry Baker
	As JEA integrates additional renewable resources and more efficient generating units, the BGS combined cycle unit will shift from steady baseload operation to frequent cycling resulting in significantly more shutdowns per year. To support this increased flexibility, JEA is evaluating axial fuel staging, but the current Main Stop Control Valves (MSCVs) present a significant reliability and safety risk due to a history of cracking and multiple open safety-related Technical Information Letters (TILs) from the OEM. Continued use of the existing valves under flexible operation could lead to critical failures, including the inability to shut down during overspeed events. Upgrading to GE Vernova's next-generation MSCVs is essential to ensure safe, reliable, and cost effective operation under future grid conditions.											Committee Decision: Approved
	GE Vernova, the original equipment manufacturer (OEM), is currently the only provider offering a proven solution to the cracking issues affecting JEA's existing Main Stop Control Valves (MSCVs). Replacing the current valves with GE's next-generation package would eliminate all related Technical Information Letters (TILs), reduce overhaul frequency, and enable reliable throttling and flexible operation capabilities not supported by the existing valves. With a 70-week lead time, the new valves must be ordered immediately to ensure delivery ahead of the scheduled Spring FY27 outage.											
DISCUSSION/ACTION: Please specify why this item is a Single Source? GE is the OEM for these updated valves, which are needed to restore optimal operation due to past issues and anticipated future unit turndown. DISCUSSION/ACTION PARTICIPANTS: Ted Phillips, Kenny Pearson, Keith Gillean												
Consent and Regular Agenda Signatures												
Budget	Name/Title	<u>Stephanie M Healy</u>										
Awards Chairman	Name/Title	<u>Ted Phillips</u>										
Procurement	Name/Title	<u>Lisa Pleasants</u> on behalf of Jenny McCollum										
Legal	Name/Title	<u>Rebecca Lavis</u>										

Award #1 Supporting Documents 10/16/2025

JEA Awards Agenda

October 09, 2025

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

[Teams Meeting Info](#)

Consent Agenda

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

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1	Minutes	Minutes from 10/02/2025 Meeting	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2	Contract Increase and Renewal	1410399647 Construction Services for Underground Water, Wastewater, and Reuse Grid Repair and Installation Services	Zammataro	Callaway Contracting, Inc. J. B. Coxwell Contracting, Inc. Petticoat-Schmitt Civil Contractors, Inc. TB Landmark Construction, Inc.	Capital	\$9,600,000.00	Callaway Contracting, Inc. \$3,600,000.00 J. B. Coxwell Contracting, Inc. \$3,000,000.00 Petticoat-Schmitt Civil Contractors, Inc. \$1,800,000.00 TB Landmark Construction, Inc. \$1,200,000.00	Callaway Contracting, Inc. \$19,100,000.00 J. B. Coxwell Contracting, Inc. \$2,000,000.00 Petticoat-Schmitt Civil Contractors, Inc. \$1,000,000.00 TB Landmark Construction, Inc. \$2,000,000.00	Callaway Contracting, Inc. \$19,100,000.00 J. B. Coxwell Contracting, Inc. \$16,900,000.00 Petticoat-Schmitt Civil Contractors, Inc. \$9,258,000.00 TB Landmark Construction, Inc. \$7,400,000.00	Callaway Contracting, Inc. 09/14/2022 - \$250,000.00 09/22/2022 - \$6,300,000.00 04/13/2023 - \$905,000.00 05/18/2023 - \$2,045,000.00 02/08/2024 - \$2,500,000.00 05/19/2025 - \$1,000,000.00 J. B. Coxwell Contracting, Inc. 04/13/2023 - \$200,000.00 05/18/2023 - \$2,000,000.00 07/13/2023 - \$2,200,000.00 12/14/2023 - \$640,000.00 02/08/2024 - \$2,000,000.00 08/19/2024 - \$860,000.00 01/23/2025 - \$2,000,000.00 Petticoat-Schmitt Civil Contractors, Inc. 07/11/2022 - \$100,000.00 09/22/2022 - \$1,000,000.00 04/13/2023 - \$210,000.00 05/18/2023 - \$890,000.00 02/08/2024 - \$1,600,000.00 08/19/2024 - \$480,000.00 01/23/2025 - \$1,500,000.00 05/19/2025 - \$678,000.00 TB Landmark Construction, Inc. 04/13/2023 - \$200,000.00 05/18/2023 - \$2,000,000.00 02/08/2024 - \$2,000,000.00	Three (3) Years w/Two (2) 1-Yr. Renewals Start: 11/23/2021 End: 12/14/2026 No renewals remaining	Y Each task order under this contract will be reviewed and assigned a JSEB requirement before being issued to the contractor.
3	Request for Proposal (RFP)	1411978046 Design Services for Wildlight RW Storage and Repump Project	Zammataro	Mott MacDonald	Capital	\$1,800,000.00	\$1,776,965.00	N/A	\$1,776,965.00	N/A	Project Completion Start Date: 11/03/2025 End Date: 09/11/2029	Y Smith Surveying Group (Survey) - \$34,100.00 Meskel & Associates Engineering (Geotech) - \$87,800.00 Alpha Envirotech Consulting (Environmental) - \$864,628.00
4	Request for Proposal (RFP)	1411928848 General Engineering Services for Pipeline Projects and Studies	Zammataro	Four Waters Engineering Inc Jacobs Engineering Group Inc Almond Engineering PA England, Thins, & Miller, Inc. Tetra Tech Inc Jones Edmunds & Associates, Inc. CDM Smith Inc GAI Consultants, Inc. CPI Consulting, LLC Construction and Engineering Services Consultants, Inc. (C&ES) McKim & Creed, Inc.	Capital	\$27,500,000.00	\$2,500,000.00 (Each Awardee)	N/A	\$2,500,000.00 (Each Awardee)	N/A	Three (3) Years w/Two (2) 1-Yr. Renewals Start: 11/01/2025 End: 10/31/2028	Y Four Waters Engineering Inc (Engineering) - \$2,500,000.00 Almond Engineering PA (Engineering) - \$2,500,000.00 Construction And Engineering Services Consultants, Inc. (C&ES) - (Engineering) - \$2,500,000.00

Award #1 Supporting Documents 10/16/2025
Consent Agenda Action

Committee Members in Attendance	Ted Phillips, Ricky Erixton, Jody Brooks											
Motion by:	Jody Brooks											
Second By:	Ricky Erixton											
Committee Decision	Approved											

Informational Items

Award #	Type of Award	Solicitation # & Short Description/Title	VP	Awardee	Award Amount	Business Unit Estimate	Original Award Amount	New Not-to-Exceed	Amendments	Term	JSEB Participation (Y/N) If Y, then list company name(s) (% , \$ - awarded)	
1	Contract Increase	114-17 Vegetation Management	Erixton	Trees, LLC	\$1,513,600.00	\$1,513,600.00	\$31,222,514.94	\$50,545,239.94	01/05/2023 - \$6,425,000.00 12/07/2023 - \$7,404,125.00 04/17/2025 - \$3,980,000.00	Five (5) Years w/One (1) - 1 Yr. Renewal Start: 01/31/2018 End: 01/31/2026 No renewals remaining	Y	
This informational item has been added to provide visibility into the actions related to this Contract due to it had previously been awarded through the awards committee; the latest amendment was in excess of \$50,000,000.00 and was approved by the JEA Board on September 23, 2025. Trees, Inc. was awarded a contract for vegetation management services for on January 11, 2018. The work to be performed by the company includes labor, supervision, materials, tools, equipment, and reporting requirements as necessary for performing the work. This includes mowing, herbicide application, and tree removal and pruning as needed. At the conclusion of the original term, JEA exercised the renewal in 2023 along with an increase in funds to cover the renewal one year term. Since this time, significant pressures on the market derived from wildfires, storm restorations, lack of workforce, amongst others, has made it favorable for JEA to excise an extension bringing the term of the original agreement until January 31, 2026 and increasing funds as approved by the JEA Awards Committee and later by the JEA Board. A new solicitation has been posted and is expected to conclude later this year. The pricing structure of the contract is as follows: Price per mile: Fixed for the first two years with adjustments based on the Consumer Price Index (CPI) in years three through five. Labor rates: Fixed for the first year with CPI adjustments in years two through five. Equipment rates: Fixed for the first year with adjustments based on a fuel index in years two through five. This adjustment applies to 15% of the unit price for each piece of equipment that uses fuel. Current Project Encumbrance Update: \$49,031,639.94 of \$50,545,239.94 to Trees, LLC. has been encumbered to date.												

Consent and Regular Agenda Signatures

Budget	Name/Title	
Awards Chairman	Name/Title	
Procurement	Name/Title	on behalf of Jenny McCollum
Legal	Name/Title	

**JEA COST PARTICIPATION
AGREEMENT FOR
EXTENSION OF UTILITY SYSTEM**

THIS AGREEMENT, made and entered into this _____ day of _____ by and between JSH Braddock Development, LLC whose address is 111 S Armenia Avenue, Tampa, Florida 33609 (hereinafter called "Developer"), and JEA, whose address is 225 N Pearl Street, Jacksonville, FL 32202 (hereinafter called "JEA").

RECITALS

WHEREAS, Developer owns certain real property in Duval County, which is more particularly described on Exhibit "A" attached hereto and, by reference made a part hereof (hereinafter referred to as "Developer Property"); and

WHEREAS, Developer has plans to develop immediately the Developer's Property by platting and/or other improvements thereon consisting of: offsite utility improvements in support of the Kings Creek, a 1,959 unit residential subdivision (hereinafter referred to as the "Development"); and

WHEREAS, Developer desires to extend existing and proposed improvements to JEA's water, wastewater and/or reclaimed water system (hereinafter called "JEA's Utility System") to serve the Development by: 2,025 feet of 20" water main (64%), 3,154 feet of 16" water main (44%), upsize 3,154 feet of 16" water main to 20", 2,975 feet of 20" force main (75%), 3,154 feet of 16" force main (61%), upsize 3,154 feet of 16" force main to 20" and upsize 1,300 feet of 12" force main to 20" (hereinafter called "Developer's Extension"); and

WHEREAS, JEA is willing to expand JEA's Utility System to provide such service, so that the Development may have furnished to it and to its occupants an adequate water supply and wastewater disposal system, subject to all the terms and conditions of this Agreement; and

WHEREAS, JEA and the Developer recognize that water is a natural resource of limited supply and wastewater treatment and disposal is a necessity for public health and thus, the water supply and disposal of wastewater must be regulated and controlled and the subject only of a reasonable and beneficial use to assure an adequate supply of water and adequate wastewater treatment capacity for all members of the public served by JEA; and

WHEREAS, the Developer and JEA further recognize that the supply of water and wastewater disposal service by JEA to the Development is subject to regulation, prohibition, limitation and restriction by local, state and federal governmental agencies, as well as JEA; and

WHEREAS, in order to facilitate the timely completion of the expansion of JEA's Utility System, the Developer and JEA wish to set forth the terms and conditions for sharing the cost of the construction and installation of the Developer's Extension.

NOW, THEREFORE, in consideration of the mutual undertakings and agreements herein contained and assumed, and other good and valuable consideration, receipt of which is hereby acknowledged, Developer and JEA hereby covenant and agree as follows:

1. Effect of Recitals. The above recitals are incorporated into the body of this Agreement and are adopted as findings of fact.
2. Term. The term of this Agreement shall begin upon execution by both parties (the "Effective Date") and shall end upon acceptance by JEA of Developer's Extension unless earlier terminated as provided herein, but in no event shall the term of this Agreement exceed 5 years from the Effective Date. Notwithstanding anything to the contrary herein, JEA may, in its sole discretion, extend the term of this Agreement for a period not to exceed one year if such extension is necessary to complete the Developer's Extension, so long as Developer is making progress toward completion.
3. Conveyance of Developer's Extension. Developer shall, in accordance with the terms of this Agreement, (i) complete the Developer's Extension on or before September 30, 2028 and (ii) cause to be conveyed to JEA, free and clear of all encumbrances, the Developer's Extension in consideration for the payment by JEA to Developer of the lump sum price of \$ 3,454,983.77 ("Contract Price"), which sum represents JEA's cost participation percentage as set forth in Section 2.1 of the JEA Cost Participation Policy, pursuant to Section 8 of this Agreement. Developer shall submit to JEA engineering plans and specifications for the Developer's Extension prepared by Developer's engineer and at Developer's cost, which plans, and specifications shall be approved in writing by JEA prior to any construction. Said plans and specifications shall comply with the JEA Water and Wastewater standards in effect at the time the plans and specifications are submitted to JEA. All construction of Developer's Extension shall be done by the Developer at Developer's cost pursuant to JEA's Cost Participation Policy and Procurement Code, and shall be consistent with JEA's Water and Wastewater Standards. Following conveyance by Developer, and acceptance by JEA, Developer's Extension, additions, repairs and replacements thereto shall at all times remain the sole, complete and exclusive property of and under the control of JEA, and the Developer shall have no right or claim in and to the Developer's Extension, but the Developer's Extension shall be used for providing service to the Development.
4. Contractor Selection. Developer shall procure all contractors performing work in connection with the construction and installation of the Developer's Extension in compliance with the applicable provisions of the JEA Procurement Code and Cost Participation Policy. Contractor selection shall be subject to the consent of JEA, which shall not be unreasonably withheld.

5. Plans. Prior to commencement of construction, Developer shall submit construction plans to JEA that include, at a minimum, a route survey depicting all improvements located in rights-of-way and/or dedicated easements, including, but not limited to, roads, driveways, landscaping, right-of-way boundaries, easements, and existing utilities. JEA will review said plans for constructability, hydraulic efficiency and conformity with JEA specifications. *Soft digs and geotechnical surveys may be required and will be determined during the plan review phase.* Upon satisfactory completion of the aforementioned plan review process, a minimum of five (5) sets of signed and sealed engineering plans must be submitted to JEA Environmental Services for FDEP permit processing. Once construction has commenced, Developer may not modify construction plans without JEA's written approval, which shall not be unreasonably withheld.
6. Performance Bond. Developer shall not begin construction on the Developer's Extension until it has posted a performance bond in a form acceptable to JEA guaranteeing completion of the Developer's Extension.
7. Permits. The Developer shall be responsible for procurement of all applicable permits and will submit to JEA one (1) copy of each permit issued for the project e.g.: FDEP, SJRWMD, applicable FDOT, County or City right of way permits, railroad crossing, etc. JEA reserves the right to withhold funding until all applicable permits have been obtained.
8. Contract Price. The Contract Price constitutes the total lump sum compensation payable to the Developer under this Agreement. All duties, responsibilities and obligations assigned to or undertaken by the Developer shall be at the Developers expense without change in the Contract Price. Should Developer make any changes to the design, plans and/or specifications after receiving JEA's approval under Section 5 above, any additional costs associated with these changes shall be the responsibility of the Developer. Should circumstances be found by the awarded contractor which were not included in Developer's design, plan and specifications and result in additional costs to the awarded contractor, these additional costs shall be the sole responsibility of the Developer. JEA approval of any modification of construction plans is solely for the purposes of confirming that such modification is consistent with applicable JEA Water and Wastewater Standards and does not constitute consent on the part of JEA for assumption of additional costs associated with such modification.
9. Developer's Representative. The Developer is responsible for management of the construction phases of the project and will appoint a qualified professional engineer ("Engineer") licensed in the State of Florida as its project representative during the construction period. The Engineer will make visits to the site at intervals appropriate to the various stages of construction as Engineer deems necessary in order to observe as an experienced and qualified design professional the progress that has been made and the quality of the various aspects of the contractor's executed work. Based on information obtained during such visits and observations, Engineer will endeavor on the behalf of the Developer to determine, in general, if the work is proceeding in accordance with the plans described in Section 2 of this Agreement, any document described on Exhibit B, as described in Section 6 of this Agreement, and the

construction contract for the Developer's Extension.

10. Project Close-out and Acceptance. Project close-out shall occur when the Developer has made satisfactory completion of the construction and acceptance processes as stated herein and in Exhibit B titled, "JEA Project Checklist" and likewise satisfied the terms of this Agreement in full.

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

(a) Final Payment - Upon satisfactory completion of the Work in accordance with the project close-out and acceptance process as stated in Section 10 herein, the Developer shall submit to JEA a request for final payment for the balance of the contract amount. Upon review and approval of JEA Project Manager, JEA will pay the balance of the lump sum contract price.

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

12. Indemnification and Hold Harmless Provisions. In special consideration of the work herein described, the sufficiency of which is hereby acknowledged, Developer hereby agrees as follows:

Developer shall hold harmless, indemnify and defend JEA and its officers, employees, agents, and contractors against any claim, action, loss, damage, injury, liability, cost and expense of whatsoever kind or nature (including, but not limited to attorney's fees and court costs) arising out of injury (whether mental or corporeal) to persons, including death or damage to property arising out of or incidental to this Agreement, except for claims resulting from JEA's negligence.

13. Grant of Easement and or Deed Rights. Developer shall grant to JEA, its successors and assigns, the (i) exclusive, perpetual right, privilege and easement to construct, reconstruct, operate, maintain, repair, replace, improve, alter, remove, relocate and inspect water transmission and distribution mains, wastewater collection mains, reclaimed water distribution mains, pipe lines, lateral lines, valves, connections and appurtenant equipment over, across and under a twenty (20) foot strip of land centered on where the system lies on the Developer's Property or (ii) for certain systems including but not limited to pump or lift stations, a fee simple conveyance by Special Warranty Deed over property of variable dimensions together with the right of ingress and egress for both (i) and (ii). The easement rights granted with respect to public places shall be subject to the authority of the public authority having jurisdiction over such public places. Prior to JEA providing service to the Development, Developer shall execute a grant or grants of easement and or deed, in recordable form to be approved by JEA, specifically granting to JEA the above rights necessary, in the discretion of JEA, to provide water and wastewater utility service to the Developer's Property. Nothing contained in this Agreement shall prevent Developer or any subsequent owner of Developer's Property from exercising itself or granting exclusive or non-exclusive rights, privileges

and/or easements to any other parties for the furnishing of utility services other than water and wastewater, provided that JEA's use, occupancy and enjoyment of its easements are not unreasonably interfered with. JEA shall not be obligated to furnish any water or wastewater service to any building which may be built on Developer's Property to which it does not have access.

14. Developer's Right to Connect. Provided that Developer has complied with the terms of this Agreement and provided that the Developer's Extension is installed with the approval of JEA and in compliance with the requirements of all public, governmental or other agencies having supervision, regulation, direction or control of such water and wastewater utility systems, JEA shall allow Developer or its successors in-title to connect the Developer's Extension into JEA's Utility System.

15. Contract Administration. Developer shall be responsible for administering all aspects of the construction contract for the construction of Developer's Extension, including, but not limited to, review and processing of invoices and other contract documents, review and resolution of technical issues (whether foreseen or unforeseen) that arise during construction, and facilitating project close-out upon completion of construction. Developer shall be responsible for all costs associated with said contract administration. It shall also be Developer's responsibility to coordinate construction schedules of its contractors.

16. JEA's Right of Termination of Agreement and Service. Unless there is a material default of this Agreement by JEA which is not cured within ten (10) days following the receipt by JEA of Developer's notice of such default, JEA shall have the right to refuse to provide service, the right to terminate service to any building within Developer's Property, and the right to terminate this Agreement in the event Developer defaults or fails to comply with any of the terms and conditions of this Agreement in a timely manner and fails to cure such default or fails to comply within ten (10) days following the receipt by Developer of JEA's notice of such default or failure to comply. In the event of termination, Developer shall be responsible for all actual costs of removing the connection and restoring JEA's water and/or sewerage system(s) to the condition(s) existing immediately prior to the connection(s).

17. Force Majeure. Neither party shall be liable or responsible to the other party as a result of injury to property or person, or failure to comply with the terms hereof, proximately caused by Force Majeure. The term "Force Majeure" as employed herein shall be acts of God, strikes, lockouts, or other industrial disturbances, acts of public enemy, wars, blockades, riots, acts of Armed Forces, epidemics, delays by carriers, inability to obtain materials or right-of-way on reasonable terms, acts of public authorities, acts of vandals or other third parties, or any other causes whether or not of the same kind as enumerated herein which are beyond the control of the party claiming force majeure and qualify under Florida's impossibility of performance principles.

18. Approval by Governmental Agencies. JEA's obligations under this Agreement are contingent upon Developer obtaining all necessary approvals for Developer's Extension from all applicable governmental agencies. Developer hereby

assumes the risk of loss as a result of the denial or withdrawal of the approval of any concerned governmental agency, or caused by an act of any governmental agency which affects the ability of JEA to provide water, wastewater and/or reclaimed water service to Developer not within the sole control of JEA and which, by exercise of due diligence, JEA is unable to overcome.

19. No Prohibition of Further Extension. This Agreement shall not prohibit or prevent JEA from extending JEA's utility system in or to areas not referred to herein to serve other developers or consumers; provided, however, such extension of utility service shall not cause the Developer's extension to become overloaded and shall not adversely affect the reservation of capacity.

20. Modification of Development Plans. Should the Developer modify its development plans for Developer's Property which would require greater water usage, greater fire flows, additional water facilities, greater wastewater flows, or additional wastewater facilities than the water and wastewater demands designed and approved under the engineering plans and specifications which are the subject of this Agreement, then Developer shall enter into a new agreement with JEA providing for the construction of such additional water or wastewater facilities meeting all JEA's and governmental design requirements and shall pay all additional contributions and fees as may be authorized by JEA's Tariff or the Florida Public Service Commission, or its successor, at the date said new agreement is executed.

21. Notice of Connection to Wastewater System. Developer shall give JEA written notice that Developer is connecting the Developer's Extension to JEA's wastewater collection system no less than two (2) days prior to said connection for inspection. If Developer fails to give said written notice, JEA may require Developer to uncover and expose said connection for inspection, at the sole cost of Developer.

22. Connection of Buildings. Developer shall at its sole cost and expense connect the private property water pipes and the private property wastewater pipes of each building constructed on Developer's Property to the meters and wastewater laterals of Developer's Extension as reflected in plans and specifications approved by JEA.

23. Application for Service. Developer, its successors, or the occupant(s) of the Developer's Property, shall make written application to JEA for the opening of an account(s) for service. Said application is to be made only after the payment of all costs set forth herein. At the time of making said application for service, the applicant shall pay all service charges as set forth in JEA's Tariff.

24. Notice of Transfer of Developer's Property. Developer agrees to provide proper written notice to JEA of the actual date of the legal transfer of water and wastewater services from Developer to any third party. Developer shall remain responsible for all costs and expenses, including utility bills, which arise as a result of Developer's failure to notify or improper notification to JEA.

25. Insurance. Developer shall not commence work under this Agreement until it has obtained insurance in the types and amounts set forth in Exhibit C, attached hereto and incorporated herein, and provided JEA with Certificates of Insurance naming JEA as additional insured.

26. No Prohibition of Further Extension. This Agreement shall not prohibit or prevent JEA from extending JEA's utility system in or to areas not referred to herein to serve other developers or consumers; provided, however, such extension of utility service shall not cause the Developer's extension to become overloaded and shall not adversely affect the reservation of capacity.

27. Miscellaneous.

(a) This Agreement supersedes all previous agreements or representations either verbal or written heretofore in effect between Developer and JEA and made with respect to the matters contained herein, and when duly executed constitutes the complete Agreement between Developer and JEA. Any amendment to this Agreement shall be in writing and executed by the fully authorized representatives of Developer and JEA.

(b) Developer is an independent contractor in the performance of all activities under this Agreement. Nothing in this Agreement shall be construed to create an employment, agency, or partnership relationship between Developer and JEA.

(c) No third-party beneficiary status or interest is conveyed to any third party by this Agreement.

(d) Except as provided herein, neither Developer nor JEA shall assign, transfer, or sell any of the rights created under, or associated with, this Agreement without the express written consent of the non-assigning party, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, nothing in this section shall prevent Developer from assigning or otherwise transferring its rights and duties under this Agreement to an affiliate, subsidiary, or parent company of Developer upon written notice to JEA.

(e) Developer shall maintain records sufficient to document completion of the work performed under this Agreement. Upon JEA's request, Developer shall allow JEA to audit its financial and operating records for the purpose of determining invoice accuracy or otherwise assessing compliance with this Agreement. Developer agrees to allow JEA personnel or their qualified representative access such records at Developer's offices upon reasonable notice. All audit work will be done on Developer's premises, and no Developer documentation will be removed from Developer's offices. Developer agrees to have knowledgeable personnel available to answer questions for the auditors during the time the auditors are at Developer's offices and for a period of two weeks thereafter. Developer shall provide to JEA audited financial statements for the most recent fiscal year upon JEA's request no later than five days after receipt of written request from JEA.

(f) This Agreement was made and executed in Jacksonville, Florida, and shall be interpreted and construed according to the laws of the State of Florida. Litigation involving this Agreement, or any provision thereof shall take place in the State or Federal Courts located in Jacksonville, Duval County, Florida.

(g) Should any provision of the Agreement be determined by the courts to be illegal or in conflict with any law of the State of Florida, the validity of the remaining provisions will not be impaired.

(h) The headings used in the paragraphs of this Agreement are solely for the convenience of the parties and the parties agree that they shall be disregarded in the construction of this Agreement.

(i) This Agreement shall inure to and be binding upon the heirs, successors and assigns of the parties hereto. It is understood that Developer may assign its rights hereunder to successor/owners of the Developer's parcels of real property included in the Developer's Property.

IN WITNESS WHEREOF, the parties hereto have duly executed this contract, in duplicate, the date and year first above written.

ATTEST:

Susan West
Digitally signed by Susan West
DN: C=US,
E=westsr@jea.com,
OU=JEA, CN=Susan West
Date: 2025.08.27
08:24:05-04'00'

Susan R. West, PE
Director W/WW Engineering

JEA

Robert Zammataro
Digitally signed by Robert Zammataro
Date: 2025.09.09 08:17:59-04'00'

Robert J. Zammataro, PE
Chief Water Systems Officer

ATTEST:


Signature

TIFFANY JENNINGS
Print or Type Name

EXECUTIVE ASSISTANT
Title

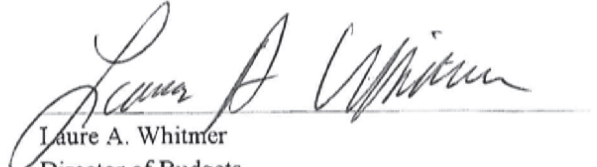
JSH Braddock Development, LLC


Signature

NICHOLAS DISTER
Print or Type Name

VICE PRESIDENT
Title

I hereby certify that the expenditure contemplated by the foregoing contract has been duly authorized, and provision has been made for the payment of the monies provided therein to be paid.



Laure A. Whitmer
Director of Budgets

Form Approved:

Office of General Counsel

Exhibit A

Developer's Property Legal Description

(Attached)

Exhibit B

JEA Project Checklist



Acceptance Checklist

Project Name:	_____	Availability #:	_____
Engineer:	_____	Phone :	_____
Developer:	_____	Phone :	_____
Utility Contractor:	_____	Phone :	_____

_____ Address of Pump/Lift Station: _____

_____ Electric Meter #: _____

_____ Service Provider: _____

_____ **Bill of Sale for water and/or sewer improvements:** This is required under the water and sewer code, whereby all materials and appurtenances in the system(s) legally become the property of JEA. **Original signature and Notarized**

_____ **Dedication Warranty:** 2-year contractor warranty for infrastructure improvements. **Original signature & must include Contractor's License No. **

_____ **Engineer's Final Certification:** Certificate in accordance with para 654.124 (Subdivision Regulations is on file) **Original signature with PE seal**

_____ **Owner's Affidavit of Construction Completion:** The original affidavit should be completed by the owner or developer. The affidavit should address JEA not the City of Jacksonville. **Original signature and Notarized**

_____ **Schedule of Values:** Be sure to include all applicable project information, including pump station information at the bottom of the document.

_____ **As-Built Approval Letter(s)**

_____ **Clearance Certificates on Water, Sewer and Reclaim Mains:**
Letters of certification from JEA and/or FDEP.

_____ **Approved Deed of Dedication, Easement(s), Recorded Plat, Hold Harmless Agreement**

_____ **Pump Station "Start-Up":** A copy of the pump station start-up report with the name of the pump (ex. Myers), control panel (ex. Unitron) and pump site address.

_____ **Record of Final Inspection:** Final inspection record should indicate attendees and deficiencies noted. The original with Project Engineer/Inspector's Certification that all punch-list items have been satisfied.

Please submit all applicable documents for final utility acceptance and service.

Revised 1/3/2019

Exhibit C

Insurance Requirements

Before starting and until acceptance of the Work by JEA, and without further limiting its liability under the Contract, Developer shall procure and maintain at its sole expense, or shall require its contractor to procure and maintain, insurance of the types and in the minimum amounts stated below:

Workers' Compensation

Florida Statutory coverage and Employer's Liability (including appropriate Federal Acts); Insurance Limits: Statutory Limits (Workers' Compensation) \$500,000 each accident (Employer's Liability).

Commercial General Liability

Premises-Operations, Products-Completed Operations, Contractual Liability, Independent Contractors, Broad Form Property Damage, Explosion, Collapse and Underground, Hazards (XCU Coverage) as appropriate; Insurance Limits: \$1,000,000 each occurrence, \$2,000,000 annual aggregate for bodily injury and property damage, combined single limit.

Automobile Liability

All autos-owned, hired, or non-owned; Insurance Limits: \$1,000,000 each occurrence, combined single limit.

Excess or Umbrella Liability

(This is additional coverage and limits above the following primary insurance: Employer's Liability, Commercial General Liability, and Automobile Liability); Insurance Limits: \$2,000,000 each occurrence and annual aggregate.

Developer's Commercial General Liability, Excess or Umbrella Liability and Professional Liability (if applicable) policies shall remain in force throughout the duration of the project and until the Work is completed to JEA's satisfaction. The Indemnification provision provided herein is separate and is not limited by the type of insurance or insurance amounts stated above.

Developer shall specify JEA as additional insured for all coverage except Workers' Compensation and Employer's Liability. Such insurance shall be primary to any and all other insurance or self-insurance maintained by JEA. Company shall include a Waiver of Subrogation on all required insurance in favor of JEA, their board members, officers, employees, agents, successors and assigns.

Such insurance shall be written by a company or companies licensed to do business in the State of Florida and satisfactory to JEA. Prior to commencing any Work under this Contract, certificates evidencing the maintenance of the insurance shall be furnished to JEA for approval. Company's and its subcontractors' Certificates of Insurance shall be mailed to JEA (Attn. Risk Management Services), 21 West Church Street, T12, Jacksonville, FL 32202-3139.

The insurance certificates shall provide that no material alteration or cancellation, including expiration and non-renewal, shall be effective until thirty (30) days after receipt of written notice by JEA.

Any contractors or subcontractors of Developer shall procure and maintain the insurance required of Developer hereunder during the life of the subcontracts. Subcontractors' insurance may be either by separate coverage or by endorsement under insurance provided by Developer. Developer shall submit subcontractors' certificates of insurance to JEA prior to allowing Subcontractors to perform Work on JEA's job sites.

PROPOSAL

Water Main and Force Main Extensions on Lem Turner Road

For

JSH Braddock Development, LLC

111 S. Armenia Avenue

Tampa, FL 33609

Due On or Before

June 17, 2025 at 11:00 am

(Deliver bids to Dominion Engineering Group office at 4348 Southpoint Blvd., Suite 201, Jacksonville, FL 32216)

To: **JSH Braddock Development, LLC**

From:

T B Landmark Construction, Inc.

- In accordance with the Request for Proposal inviting proposals for the Water Main and Force Main Extension on Lem Turner Road, the undersigned proposes to construct all work, or portion thereof, necessary to install a complete Water Main and Force Main extension, including clearing, earthwork, grading, paving repair, drainage as shown on the JEA approved plans dated December 03, 2024 and FDOT approved plans dated December 18, 2024, prepared by Dominion Engineering Group, Inc. (DEG) and in accordance with the JEA, FDOT and City of Jacksonville .

The Project Plans, Specifications, and the Proposal Package will be available and may be obtained by emailing mbowles@dom-eng.com for the drop box link, no hard copies will be available from DEG. All Requests for Additional Information (RFI) shall be in writing **only** to Mike Bowles at mbowles@dom-eng.com. All RFI shall be received no later than 12:00 pm EST on June 09, 2025.

Bids

All bids shall include coordination of construction with others.

Schedule - Time is of the essence for the construction of this project. The Contractor shall prepare its bid based on a construction schedule submitted by the contractor. The Contractor's schedule shall include Substantial Completion and Final Acceptance of the improvements from the JEA. Substantial Completion is defined as completion of pressure testing and as-built survey and a punch list from the JEA and DEG. The Notice to Proceed is anticipated to be July 14, 2025. Important milestones to be clearly denoted in the schedule include:

- JEA Force main Acceptance Schedule
- JEA Potable Water System Acceptance Schedule
- FDOT acceptance schedule

Water Main & Force Main Extension

1. **MOBILIZATION AND SITE PREPARATION** - Includes the preparatory work and operations in mobilizing to begin the work and demobilizing upon completion of work on the project. Work will include any site preparation necessary for construction. This item will be paid for on a percentage of total construction complete basis.

Total

Lump Sum Price: \$ 367,000.00 (Numerals)

Three Hundred Sixty Seven Thousand (Written)
Dollars

2. **EROSION AND SEDIMENT CONTROL** - Includes all measures that are required to comply with the State of Florida water quality standards. This includes, but is not limited to silt screens, sodding, settling ponds or other such measures that shall prevent the discharge of turbid waters from the site and minimize erosion of all graded areas. This item includes all measures necessary to meet agency quality standards and requirements for the Clearing & Mass Earthwork. All offsite water discharge will be tested occasionally for turbid water by the contractor. The contractor is ultimately responsible for turbid water discharge. Testing results will be provided to the Owner on a regular basis or when requested. The site will be inspected on a regular basis by the Owner's Representative and will produce a weekly report with actions items indicating deficiencies. All Deficiencies must be repaired in seven days or less, or the contractor must provide in writing why the deficiencies cannot be addressed within the seven-day limit. Failure to correct a deficiency in the first seven days, will result in a written warning. If the deficiency is not corrected after fourteen days the Owners Representative will make the repair and the Contractor will be back charged for the cost of the repair and a \$500.00 fine for each line item not addressed. Upon final acceptance of the site from the JEA and FDOT. The contractor shall remove sediment control measures once the grassing is established.

Total

Lump Sum Price: \$ 147,000.00 (Numerals)

One Hundred Forty Seven Thousand (Written)
Dollars

3. **STORM WATER POLLUTION PREVENTION PLAN** - Notice of Intent (NOI) to be filed by the contractor. The contractor shall adhere to all Federal rules and regulations regarding the National Pollutant Discharge Elimination System (NPDES) for construction and ground water discharge. The Storm Water Pollution Prevention Plan (SWPPP) included in these plans shall establish the minimum requirements allowed. The contractor shall implement additional measures, as required, to ensure compliance with the NPDES requirements. This item does include erosion controls item shown on the erosion and turbidity control plans or erosion and turbidity controls required by City of Jacksonville, FDEP, or the St. Johns River Water Management District. Contractor shall provide specifications and shop drawings on all material to be used as part of the SWPPP.

Total

Lump Sum Price: \$ 6,750.00 (Numerals)

Six Thousand, Seven Hundred Fifty Dollars (Written)

4. **CLEARING** - Includes complete clearing and removal off-site of all trees, brush, roots, and all other debris in accordance with the City of Jacksonville Standards and Specifications in the roadway rights-of-way, and all public areas. Special care shall be taken to ensure preservation of all natural vegetative areas indicated on the plans, existing mailboxes, and existing edge of pavement.

Total

Lump Sum Price: \$ 65,000.00 (Numerals)

Sixty Five Thousand Dollars (Written)

5. **WATER DISTRIBUTION SYSTEM PHASE 1** - Includes the construction of the water distribution system complete, including all pipe, location wire, valves, hydrants, fittings, restrained joints, connections, stub outs, testing, and disinfection, flushing hydrants and the removal, disposal and replacement of any unsuitable material encountered, and all other work necessary to complete the installation of the system. Contractor to stub out the water main with adequate JEA approved dead end connection and sample points. The contractor shall pressure test and as-built the existing water main extension for acceptance by JEA.

A. The contractor is asked to provide a price below for the 20-inch diameter water main extension from **STA 7+25 to STA 27+50.**

B. The contractor is asked to provide a price below for the 24-inch diameter water main directional drill as shown on the plans.

C. The contractor is asked to provide a price below for the 20-inch diameter water main Jack and Bore as shown on the plans.

D. The contractor is asked to provide a price below for the 16-inch diameter water main extension from STA 27+50 to 90+00.

E. The contractor is asked to provide an alternate price below for a 20-inch diameter water main extension from STA 27+50 to 90+00.

THESE ITEMS ARE INCLUDED IN THE JEA COST PARTICIPATION PROGRAM

A. 20" Diameter Water Main Total STA 7+25 to STA 27+50

Lump Sum Price: \$ 893,450.00 (Numerals)

Eight Hundred Ninety Three Thousand, (Written)
Four Hundred Fifty Dollars

B. 24" Diameter Water Main Directional Drill

Lump Sum Price: \$ 170,000.00 (Numerals)

One Hundred Seventy Thousand Dollars (Written)

C. 20" Diameter Water Main Jack and Bore

Lump Sum Price: \$ 245,000.00 (Numerals)

Two Hundred Forty Five Thousand (Written)
Dollars

D. 16" Diameter Water Main STA 27+50 to 90+00

Lump Sum Price: \$ 1,819,700.00 (Numerals)

One Million, Eight Hundred Nineteen (Written)
Thousand, Seven Hundred Dollars

E. Alternate 20" Diameter Water Main Total STA 27+50 to STA 90+00

Lump Sum Price: \$ 2,055,862.00 (Numerals)

Two Million, Fifty Five Thousand, Eight (Written)
Hundred Sixty Two Dollars

6. **WATER DISTRIBUTION SYSTEM PHASE 2** - Includes the construction of the water distribution system complete, including all pipe, location wire, valves, hydrants, fittings, restrained joints, connections, stub outs, testing, and disinfection, flushing hydrants and the removal, disposal and replacement of any unsuitable material encountered, and all other work necessary to complete the installation of the system. Contractor to stub out the water main with adequate JEA approved dead end connection and sample points. The contractor shall pressure test and as-built the existing water main extension for acceptance by JEA. The contractor is asked to provide a price below for the 12-inch diameter water main extension from STA 90+00 to STA 126+00.

Total 12" diameter Water main

Lump Sum Price: \$ 754,983.00 (Numerals)

Seven Hundred Fifty Four Thousand, (Written)
Nine Hundred Eighty Three Dollars

Total 8" diameter Water main

Lump Sum Price: \$ 16,500.00 (Numerals)

Sixteen Thousand, Five Hundred Dollars (Written)

Total 10" Directional Drill

Lump Sum Price: \$ 20,000.00 (Numerals)

Twenty Thousand Dollars (Written)

7. **FORCE MAIN SYSTEM PHASE 1** - Includes the construction of the force main system complete, including all pipe, location wire, valves, air relief valves, hydrants, fittings, restrained joints, connections, stub outs, testing, and disinfection, flushing hydrants and the removal, disposal and replacement of any unsuitable material encountered, and all other work necessary to complete the installation of the system. Contractor to stub out the force main with adequate JEA approved dead end connection and sample points. The contractor shall pressure test and as-built the force main extension for acceptance by JEA.

A. The contractor is asked to provide a price below for the 20-inch diameter force main extension price from STA 7+25 to STA 37+00.

B. The contractor is asked to provide a price below for the 24-inch diameter force main directional drill as shown on the plans.

C. The contractor is asked to provide a price below for the 20-inch diameter force main Jack and bore as shown on the plans.

D. The contractor is asked to provide a price below for the 16-inch diameter force main extension price from STA 37+00 to STA 77+00.

E. The contractor is asked to provide an alternate price below for the 20-inch diameter force main extension price from STA 37+00 to STA 77+00.

F. The contractor is asked to provide a price below for the 12-inch diameter force main extension price from STA 77+00 to STA 90+00.

G. The contractor is asked to provide an alternate price below for the 20-inch diameter force main extension price from STA 77+00 to STA 90+00.

The contractor is asked to provide prices for all force main Stub-outs per the plans including the corresponding road repairs for the force main stub outs.

The contractor is asked to provide prices for all force main Stub-outs per the plans including the corresponding road repairs for the force main stub outs.

THESE ITEMS ARE INCLUDED IN THE JEA COSTPARTICIPATION PROGRAM

A. 20" Diameter Force Main STA 7+25 to 37+00

Lump Sum Price: \$ 1,007,340.00 (Numerals)

One Million, Seven Thousand, Three (Written)
Hundred Forty Dollars

B. 24" Diameter Force Main Directional Drill

Lump Sum Price: \$ 170,000.00 (Numerals)

One Hundred Seventy Thousand Dollars (Written)

C. 20" Diameter Force Main Jack and Bore

Lump Sum Price: \$ 475,000.00 (Numerals)

Four Hundred Seventy Five Thousand (Written)
Dollars

D. 16" Diameter Force Main STA 37+00 to 77+00

Lump Sum Price: \$ 1,030,500.00 (Numerals)

One Million, Thirty Thousand, Five (Written)
Hundred Dollars

E. Alternate 20" Diameter Force Main STA 37+00 to 77+00

Lump Sum Price: \$ 1,233,933.00 (Numerals)

One Million, Two Hundred Thirty Three (Written)
Thousand, Nine Hundred Thirty Three Dollars

F. 12" Diameter Force Main STA 77+00 to 90+00

Lump Sum Price: \$ 338,681.00 (Numerals)

Three Hundred Thirty Eight Thousand, (Written)
Six Hundred Eight One Dollars

G. Alternate 20" Diameter Force Main STA 77+00 to 90+00

Lump Sum Price: \$ 515,836.00 (Numerals)

Five Hundred Fifteen Thousand, Eight (Written)
Hundred Thirty Six Dollars

H. 8" Diameter Force Main

Lump Sum Price: \$ 80,156.00 (Numerals)

Eighty Thousand, One Hundred Fifty Six (Written)
Dollars

I. 10" Diameter Force Main Directional Drill

Lump Sum Price: \$ 25,000.00 (Numerals)

Twenty Five Thousand Dollars (Written)

J. 8" Diameter Force Main Directional Drill

Lump Sum Price: \$ 19,000.00 (Numerals)

Nineteen Thousand Dollars (Written)

8. **FORCE MAIN SYSTEM PHASE 2** - Includes the construction of the force main system complete, including all pipe, location wire, valves, air relief valves, hydrants, fittings, restrained joints, connections, stub outs, testing, and disinfection, flushing hydrants and the removal, disposal and replacement of any unsuitable material encountered, and all other work necessary to complete the installation of the system. Contractor to stub out the force main with adequate JEA approved dead end connection and sample points. The contractor shall pressure test and as-built the force main extension for acceptance by JEA. The contractor is asked to provide a price below for the 8-inch diameter force main extension price from STA 90+00 to STA 126+00.

Total 8" Diameter Force Main

Lump Sum Price: \$ 702,900.00 (Numerals)

Seven Hundred Two Thousand, Nine (Written)
Hundred Dollars

Total 8" & 10" Directional Drill

Lump Sum Price: \$ 31,000.00 (Numerals)

Thirty One Thousand Dollars (Written)

9. **SEEDING AND MULCHING AND SOD** - Includes the complete grassing and mulching of all areas disturbed areas as a result of this construction effort. Seed selection shall be a mix that is seasonally appropriate to germinate in a timely manner to establish cover. Also, includes the complete sod strip along the curb of all proposed subdivision right of- ways, and where applicable as shown on the plans. Sod at the back of asphalt curb shall be installed after a minimum of 1 inch of cut has been pulled so that the sod is flush or slightly below the back of asphalt, sod all slopes that are 5% or greater to limits of work. Contractor shall water sod till sod is established prior to COJ and FDOT acceptance. Dead sod shall be replaced at the contractor's expense. Sod shall meet COJ and FDOT specifications.

Total

Lump Sum Price: \$ 123,000.00 (Numerals)

One Hundred Twenty Three Thousand (Written)
Dollars

10. **ROADWAY & DRIVEWAY REPAIR** – Includes all construction items needed to repair road crossings, driveways, mailboxes and entrances to reconstruct to FDOT and COJ specifications and details. Please refer to the plans for areas of reconstruction.

Total

Lump Sum Price: \$ 284,258.00 (Numerals)

Two Hundred Eighty Four Thousand, (Written)

Two Hundred Fifty Eight Dollars

- 11. UTILITY AS-BUILTS** - Includes the preparation and submittal of all water and force main pipe as-builts including all water main crossings over or under stormwater pipe, force mains, and electrical conduit, as required by the JEA and FDOT.

Total

Lump Sum Price: \$ 20,419.00 (Numerals)

Twenty Thousand, Four Hundred Nineteen (Written)

Dollars

Bid Item No. & Description

Total

1. MOBILIZATION AND SITE PREPARATION	\$ <u>367,000.00</u>
2. EROSION AND SEDIMENT CONTROL	\$ <u>147,000.00</u>
3. STORM WATER POLLUTION PREVENTION PLAN	\$ <u>6,750.00</u>
4. CLEARING	\$ <u>65,000.00</u>
5. WATER DISTRIBUTION SYSTEM PHASE 1	
A. 20-inch DIAMETER WATER MAIN	\$ <u>893,450.00</u>
B. 24-inch DIAMETER WATER MAIN DD	\$ <u>170,000.00</u>
C. 20-inch DIAMETER JACK & BORE	\$ <u>245,000.00</u>
D. 16-inch DIAMETER WATER MAIN	\$ <u>1,819,700.00</u>
E. Alt 20-inch DIAMETER WATER MAIN	\$ <u>2,055,862.00</u>
6. WATER DISTRIBUTION SYSTEM PHASE 2	
12-inch DIAMETER WATER MAIN	\$ <u>754,983.00</u>
8-inch DIAMETER WATER MAIN	\$ <u>16,500.00</u>
10-inch DIRECTIONAL DRILL	\$ <u>20,000.00</u>
7. FORCE MAIN SYSTEM PHASE 1	
A. 20-inch DIAMETER FORCE MAIN	\$ <u>1,007,340.00</u>
B. 24-inch DIAMTER FORCE MAIN DD	\$ <u>170,000.00</u>

C. 20-inch DIAMETER FORCE MAIN JACK & BORE	\$ 475,000.00
D. 16-inch DIAMTER FORCE MAIN	\$ 1,030,500.00
E. Alt 20-inch DIAMTER FORCE MAIN	\$ 1,233,933.00
F. 12-inch DIAMTER FORCE MAIN	\$ 338,681.00
G. Alt 20-inch DIAMTER FORCE MAIN	\$ 515,836.00
H. 8-inch DIAMTER FORCE MAIN	\$ 80,156.00
I. 10-inch DIAMTER FORCE MAIN DD	\$ 25,000.00
J. 8 -inch DIAMTER FORCE MAIN DD	\$ 19,000.00
8. FORCE MAIN SYSTEM PHASE 2	
A. 8-inch DIAMETER FORCE MAIN	\$ 702,900.00
B. 8&10-inch DIAMETER FORCE MAIN DD	\$ 31,000.00
9. SEED AND MULCH AND SOD	\$ 123,000.00
10. ROADWAY & DRIVEWAY REPAIR	\$ 284,258.00
11. UTILITY AS-BUILTS	\$ 20,419.00
Total \$	12,618,268.00

GENERAL NOTES:

1. The Contractor shall submit a detailed construction schedule with the bid proposal that outlines time frames for major work items. This schedule will be used in bid evaluation.
2. The Contractor is required to perform all tests as required by City of Jacksonville, JEA, FDOT and applicable utility companies prior to project acceptance.
3. The Contractor is responsible for visually inspecting the entire route prior to submitting bids and notifying the Engineer of discrepancies, which may affect the construction and its cost.
4. The selected Contractor will be required to submit an itemized schedule of values outlining all work items that will be used for monthly pay requests.
5. Standard contract documents as provided by the Owner will be used for the Contract and General Conditions.
6. Stub out all utilities beyond pavement edge as needed to continue into next phase and not disturb pavement of previous phase.
7. The Owner will provide the following survey stakeout work for the Contractor. All other necessary survey work must be provided by the Contractor.
 - A. Project Benchmark
 - B. Route Baseline Points
8. The Contractor shall be responsible for coordinating all work necessary with all utility companies.
9. The Contractor shall be responsible for coordinating the work necessary to complete all final approvals and acceptances.
10. Contractor shall complete his work in a professional and workman like manner typical of his industry. There shall be no sections or parts missing. Further, the work shall be complete and able to function for its intended use. The work must be continuous.
11. All storm drainage must be maintained to each property owner during construction. If this does not occur, the Contractor will be responsible for any damage that may result.
12. Burning of clearing debris generated on this project area is not allowed.
13. Water and sewer As-Builts must include elevation on all water/storm, water/sanitary, forcemain/water, forcemain/storm crossings and must meet JEA Standard 501 As-Built Drawings. .

14. The Contractor shall specify subcontractors to be used for major work items, i.e. water directional drill with drill equipment specified and management of drainage during construction.
15. The Contractor must comply with and include in his bid all costs associated with compliance with the Florida Trench Safety Act.
16. See attached Geotech report.

Contractor shall secure and pay for all right-of way construction permits, NPDES Permit and other permits required.

The undersigned Bidder has examined and read all Plans, Specifications, General and Special Conditions, and other Contract Documents and all Addenda thereto; and is acquainted with and fully understands the extent and character of the work covered by this Proposal and the specified requirements for the proposed work and submits this Bid with no unanswered questions.

The undersigned Bidder certifies that he has carefully examined the foregoing Proposal after the same was completed and has verified every item placed thereon; and agrees to indemnify, defend and save harmless the Owner and/or Engineer against any cost, damage or expense which may be incurred by any error in his preparation of same.

The undersigned Bidder agrees that he understands the following items:

If this Proposal is accepted by the Owner, the undersigned agrees to keep the bid in effect for Ninety Days (90) calendar days from the bid opening date.

If awarded the Contract, the undersigned agrees to begin work within five (5) calendar days after executing the contract and complete the improvements in accordance with the schedule shown.

The following attachments A,B, C & D are attached to and made a condition of this Bid.

- A. Attachment A – List of Proposed Subcontractors
- B. Attachment B – Certificate of Compliance with Florida Trench Safety Act
- C. Attachment C Bid affidavit
- D. Contractor's Licenses – supplied by contractor
- E. Initial Project Schedule – supplied by contractor
- F. Schedule of values – supplied by contractor
- G. Attachment D Proposer will have constructed three (3) projects similar in quality and scope of a minimum of \$5,000,000 each in completed construction over the last ten (10) years;
- H. Proposer is a licensed underground utility contractor in the State of Florida for a minimum of ten (10) years – supplied by contractor

Welcome to the

Awards Meeting

October 16 2025, 10:00 AM EST

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

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

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

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

ORIGINAL SUBMITTED TO: JEA
DATE: 10/16/2025

JEA requires the project to be bonded and insured. JEA will be an additional obligee and named insured.

AFFIDAVIT REGARDING PROPOSAL (Attachment F)

STATE OF Florida

COUNTY OF Duval

Before me, the undersigned authority, appeared the affiant, Martin Adams, and having taken an oath, affiant, based on personal knowledge, deposes and states:

Authorization

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of General Manager for T B Landmark Construction, Inc. ("**Proposer**") and am authorized to make this Affidavit Regarding Proposals on behalf of Proposer. **Proof of such authorization is attached hereto.**

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("**Proposal**") provided in response to the Water and Force main Extensions on Lem Turner Road. All of the information provided in the Proposal is full and complete, and truthful and accurate. I understand that inclusion of false, deceptive or fraudulent statements, or the failure to include full and complete answers, may constitute fraud, and, that, among other remedies, the owner and JEA may consider such action on the part of the Proposer to constitute good cause for rejection of the Proposal.

Receipt of Documents

3. The Proposer acknowledges the receipt of the complete Project documents as provided by the owner and as described in the Project description. Additionally, the Proposer acknowledges receipt of the following addenda:

Addendum No. 1 Dated 5/16/2025

Addendum No. RFI # 1 Dated 6/10/2025

Addendum No. _____ Dated _____

Addendum No. _____

Dated _____

Pricing & Non-Collusion

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the due date of the Proposals. If awarded the contract on the basis of this Proposal, Proposer agrees to enter into and execute the contract in the form included in the Project Documents.

5. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging. The price(s) and amount(s) of this Proposal have been arrived at independently and without consultation, communication or agreement with any other Proposer or potential Proposer, or review of any other Proposal, or potential Proposal. Moreover, neither the price(s) nor the amount(s) of this Proposal, and neither the approximate price(s) nor approximate amount(s) of this Proposal has been disclosed to any other firm or person who is a Proposer or potential Proposal, and they will not be disclosed before Proposal opening.

6. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a Proposal for this contract, or to submit a price(s) higher than the prices in this Proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary Proposal.

7. The Proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive Proposal.

8. Neither Proposer nor its affiliates, subsidiaries, officers, director, or employees are currently under investigation, by any governmental agency and have not in the last three years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to a public procurement process, on any public contract, except as follows:

N/A

Agreements Regarding Records and Project Manual

9. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the Owner, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

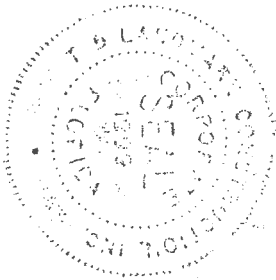
UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AFFIDAVIT REGARDING PROPOSALS AND THAT THE FACTS STATED IN IT ARE TRUE AND CORRECT.

Dated this 17th day of June, 2025.

T B Landmark Construction, Inc.

(Corporate Seal, if applicable)

(Name of Proposer)



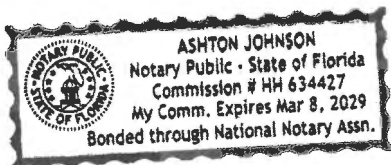
By: Martin Adams

Title: General Manager

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was sworn and subscribed before me this 17th day of June, 2025, by Martin Adams of T B Landmark Construction, Inc., who is personally known to me or who has produced _____ as identification, and did ☒ or did not ☐ take the oath.



Notary Public, State of Florida

Print Name: Ashton Johnson

Commission No.: HH 634427

My Commission Expires: 3/8/2029



LIMITED POWER OF ATTORNEY

STATE OF FLORIDA
COUNTY OF DUVAL

Known all men by these presents, T B Landmark Construction, Inc. ("T B Landmark"), a Florida Corporation with principal offices at 11220 New Berlin Road, Jacksonville, Florida 32226 does hereby irrevocably constitute, nominate, appoint and authorize, Martin Adams, who presently resides at 6042 Antigua Court, Orange Park, FL 32003, and who is presently employed by T B Landmark holding the position of General Manager, as its true and lawful attorney-in-fact, to do in its name and on its behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of its bid for the proposed project, including but not limited to signing and submission of all bids, and other documents and writings, participating in bidders and other conferences, providing information/responses, representing it in all matters relating to the bidding process, signing and execution of all contracts and undertakings consequent to acceptance of its bid, and generally dealing with the necessary parties in all matters in connection with or relating to or arising out of its bid for the proposed project and/or upon award thereof to T B Landmark.

And T B Landmark hereby agrees to ratify and confirm, and does hereby ratify and confirm all acts, deeds and things lawfully done or caused to be done by its said attorney-in-fact pursuant to and in exercise of the powers conferred by this limited power of attorney, and that all acts, deeds, and things done by its said attorney-in-fact in exercise of the powers hereby conferred shall and shall always be deemed to have been done by T B Landmark.

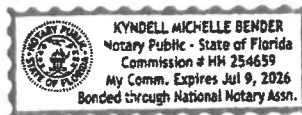
In witness whereof, Robin Thigpen, on behalf of T B Landmark as its President, has executed this power of attorney on this 18th day of January, 2024.

A handwritten signature in blue ink, appearing to read 'Robin Thigpen', is written over a horizontal line.

Robin Thigpen, President
T B Landmark Construction, Inc.

SWORN AND SUBSCRIBED BEFORE ME THIS 18TH DAY OF JANUARY, 2024 BY ROBIN THIGPEN.

A handwritten signature in blue ink, appearing to read 'Kyndell Bender', is written over a horizontal line.
(Notary Public)
Print Name: Kyndell Bender
My Commission Expires: 07/9/2026



Accepted by: A handwritten signature in blue ink, appearing to read 'Martin Adams', is written over a horizontal line.
Martin Adams, General Manager
T B Landmark Construction, Inc.

SWORN AND SUBSCRIBED BEFORE ME THIS 18TH DAY OF JANUARY, 2024 BY MARTIN ADAMS.

A handwritten signature in blue ink, appearing to read 'Kyndell Bender', is written over a horizontal line.
(Notary Public)
Print Name: Kyndell Bender
My Commission Expires: 07/9/2026



Utility & Pipeline Contractors • Directional Drill Contractor
11220 New Berlin Rd • Jacksonville, FL 32226 • Phone: (904) 751-1016 • Fax: (904) 751-4125
CGC060694 • CUC057226

EXHIBIT: Attach Proof of Authorization to Sign

ATTACHMENT A

LIST OF PROPOSED SUBCONTRACTORS

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

Subcontractor No. 1

Name: Standard Utilities, Inc.

Description of Work: Jack and Bore

Percent of Contract Price: 1.2%

Previous Experience Together: Yes

Subcontractor No. 2

Name: Bob's Barricades, Inc.

Description of Work: Traffic Control

Percent of Contract Price: 1%

Previous Experience Together: Yes

Subcontractor No. 3

Name: Cody's Professional Surveying and Mapping, Inc.

Description of Work: Surveying

Percent of Contract Price: .65%

Previous Experience Together: Yes

Subcontractor No. 4

Name: Downstream Company, Inc.

Description of Work: Silt Fence

Percent of Contract Price: .37%

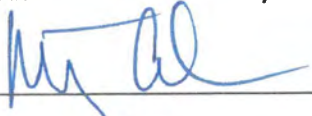
Previous Experience Together: Yes

ATTACHMENT B

CERTIFICATE OF COMPLIANCE WITH FLORIDA TRENCH SAFETY ACT

Bidder acknowledges that he is solely responsible for complying with the Florida Trench Safety Act (ACT) and Occupational Safety and Health Administrations excavation safety standard 29 CFR 1926.650 (Subpart P as amended). Bidder further acknowledges that included in the various items of the proposal and in the Total Aggregate Lump Sum Bid Price are costs for complying with the Florida Trench Safety Act (90-96, Laws of Florida) effective October 1, 1990 and the Occupational Safety and Health Administrations excavation safety standard, latest version.

By:



, Martin Adams, General Manager

Bidder T B Landmark Construction, Inc.

Date: 6/17/2025

Authorized Signature

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

Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



LICENSE NUMBER: CGC060694

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com



ISSUED: 07/17/2024

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Ron DeSantis, Governor



Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

CONSTRUCTION INDUSTRY LICENSING BOARD

THE UNDERGROUND UTILITY & EXCAVATION CO HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



LICENSE NUMBER: CUC057226

EXPIRATION DATE: AUGUST 31, 2026

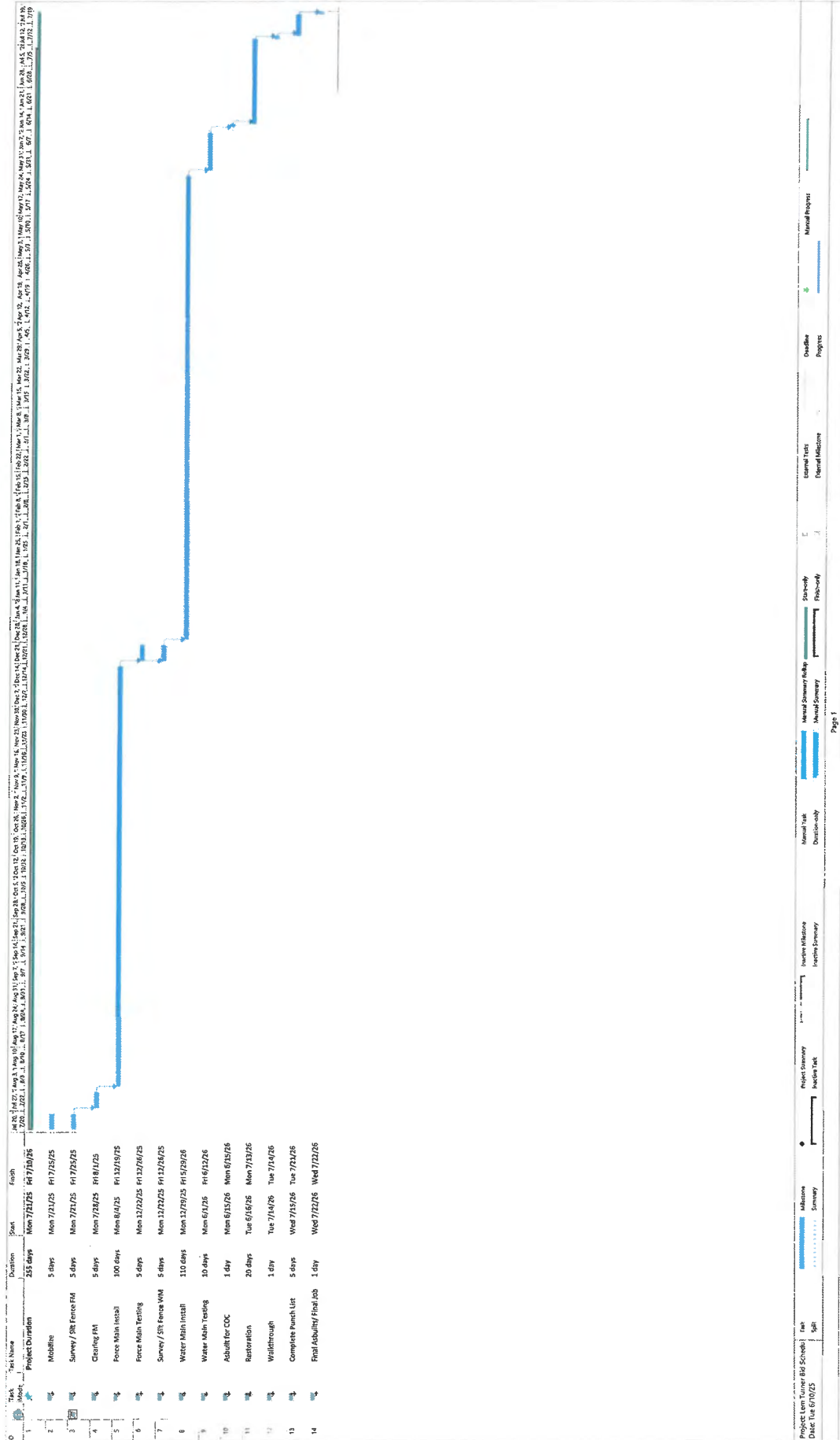
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ISSUED: 07/17/2024

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Date: June 17, 2025

Billing Period:

Pay Request Nbr:

Project Authorization Date:

SOV base bid.xlsxm

Attachment D - Bid Forms
Water main and Force main extension on Lem Turner

Minimum Qualifications

THE MINIMUM QUALIFICATIONS SHALL BE SUBMITTED ON THIS FORM. IN ORDER TO BE CONSIDERED A QUALIFIED BIDDER BY JEA YOU MUST MEET THE MINIMUM QUALIFICATIONS LISTED BELOW AND BE ABLE TO PROVIDE ALL THE SERVICES LISTED IN THIS SOLICITATION.

THE BIDDER MUST COMPLETE THE BIDDER INFORMATION SECTION BELOW AND PROVIDE ANY OTHER INFORMATION OR REFERENCE REQUESTED. THE BIDDER MUST ALSO PROVIDE ANY ATTACHMENTS REQUESTED WITH THIS MINIMUM QUALIFICATIONS FORM.

BIDDER INFORMATION

COMPANY NAME: T B Landmark Construction, Inc.

BUSINESS ADDRESS: 11220 New Berlin Road

CITY, STATE, ZIP CODE: Jacksonville, FL 32226

TELEPHONE: (904) 751-1016

FAX: (904) 751-4125

E-MAIL: estimating@tblandmark.com

PRINT NAME OF AUTHORIZED REPRESENTATIVE: Martin Adams

SIGNATURE OF AUTHORIZED REPRESENTATIVE: 

NAME AND TITLE OF AUTHORIZED REPRESENTATIVE: Martin Adams, General Manager

MINIMUM QUALIFICATIONS:

Bidder shall have the following Minimum Qualifications to be considered eligible to submit a Bid in response to this Solicitation.

- (1) Proposer shall be required to provide evidence of \$10,000,000 minimum bonding capacity from a Surety Company acceptable to Owner
- (2) Proposer shall provide proof of insurance including: General Liability Insurance capacity in an amount equal to or exceeding 5,000,000 Automobile Liability Insurance capacity in an amount equal or exceeding \$1,000,000 General Aggregate Insurance capacity in an amount equal or exceeding \$5,000,000;
- (3) Proposer will have constructed three (3) projects similar in quality and scope of a minimum of \$5,000,000 each in completed construction over the last ten (10) years
- (4) Proposer is a licensed underground utility contractor in the State of Florida for a minimum of ten (10) years

Attachment D - Bid Forms
Water main and Force main extension on Lem Turner

Reference 1

Primary Nature of Service Provided Swimming Pen Creek Water Main Interconnection

Reference Name Clay County Utility Authority / Warrick Sams

Reference Phone Number (904) 213-2403

Reference E-Mail Address wsams@clayutility.org

Contract Start Date February 2024

Contract End Date January 2025

Contract Value (Dollars) \$ 5,319,419.00

Description of Project Installation of 3,440' of 16", 3,980' of 12", 60' of 10" and 80' of 6"
water main by open cut. 700' of 20" and 130' of 16" water main by HDD. 3,440' of 16",
3,780' of 12", and 40' of 10" reclaimed water main by open cut. 700' of 20" and 130' of
16" reclaimed water main by HDD. 2,520' of 18", 7,400' of 16", 3,680' of 12", 1,200' of 10"
and 2,280' of 6" force main by open cut. 880' of 24", 670' of 20", 170' of 16", 100' of 12"
and 280' of 8" force main by HDD.

Attachment D - Bid Forms
Water main and Force main extension on Lem Turner

Reference 2

Primary Nature of Service Provided Peters Creek WRF Expansion

Reference Name Wharton Smith, Inc./ Mike Alexakis

Reference Phone Number (407) 402-6134

Reference E-Mail Address malexakis@whartonsmith.com

Contract Start Date November 2023

Contract End Date March 2025

Contract Value (Dollars) \$ 7,694,961.51

Description of Project Project includes installation of 27,100 LF of 16" DR18 PVC force main by open cut, 480 LF of 30" steel force main by jack and bore, 1,550 LF of 20" SDR9 HDPE force main and 1,800 LF of 18" SDR 11 HDPE force main via HDD. Project also includes 5,540 LF of 12" DR 18 PVC water main by open cut and 37,440 LF of 16" DR 18 PVC reclaimed water main via open cut, 120 LF of 30" Steel reclaimed water main by Jack and bore, 1,550 LF of 20" SDR9 HDPE reclaimed water main via HDD and 1,800 LF of 18" SDR11 HDPE reclaimed water main via HDD.

Attachment D - Bid Forms
Water main and Force main extension on Lem Turner

Reference 3

Primary Nature of Service Provided West Grid- Wilson to Timuquana- 30" Force Main

Reference Name JEa/ Beth DiMeo

Reference Phone Number (904) 665-8139

Reference E-Mail Address dimeea@jea.com

Contract Start Date December 2018

Contract End Date September 2020

Contract Value (Dollars) \$ 10,837,192.10

Description of Project This project included open cut, HDD and jack and bore installation of
of a new force main from Timuquana Blvd west to Wilson Avenue. 12,630 LF of 30" PVC
was installed by open cut, 900 LF of 36" HDPE was installed by subaqueous HDD, and
908 LF of 6" HDPE was installed by HDD. The jack and bore consisted of 160 LF of 48"
casing with 30" DR25 PVC inside. This project also included 234 LF of 30" stainless steel
aerial crossing, installation of an 8 foot diameter Type G manhole, 250 LF of 16" FM
bypass system to set the manhole, grout filling 12,000 LF of existing DI force main, and
complete mill and overlay of project area.

Attachment D - Bid Forms
Water main and Force main extension on Lem Turner

Reference 3

Primary Nature of Service Provided Doyle Rd. Reclaimed Water Main Project

Reference Name City of Deltona/ Brad Blais

Reference Phone Number (386) 761-6810

Reference E-Mail Address bblais@qlha.com

Contract Start Date July 2014

Contract End Date July 2015

Contract Value (Dollars) \$ 5,077,313.21

Description of Project Construction of approximately 5,500' of 20" PVC and 26,800' of 20"
directional drilled HDPE reclaimed water main on Doyle Road in Deltona.

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS &
PROFESSIONAL REGULATIONDepartment of Business
& Professional Regulation[HOME](#) [CONTACT US](#) [MY ACCOUNT](#)

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Search](#)[View Application Status](#)[Find Exam Information](#)[Unlicensed Activity Search](#)[AB&T Delinquent Invoice & Activity
List Search](#)

LICENSEE DETAILS

12:19:18 PM 3/7/2025

Licensee Information

Name:	THIGPEN, ROBIN RODNEY (Primary Name) T B LANDMARK CONSTRUCTION INC (DBA Name)
Main Address:	11220 NEW BERLIN ROAD JACKSONVILLE Florida 32226
County:	DUVAL
License Mailing:	11800 SHEFFIELD RD JACKSONVILLE FL 32226
County:	DUVAL

License Information

License Type:	Certified Underground Utility and Excavation Contractor
Rank:	Cert Under
License Number:	CUC057226
Status:	Current,Active
Licensure Date:	12/17/1999
Expires:	08/31/2026

Special
Qualifications

Qualification Effective

Construction Business	02/20/2004
--------------------------	------------

Alternate Names

[View Related License Information](#)[View License Complaint](#)2601 Blair Stone Road, Tallahassee FL 32399 :: Email: [Customer Contact Center](#) :: Customer Contact Center: 850.487.1395The State of Florida is an AA/EEO employer. Copyright ©2023 Department of Business and Professional Regulation - State of Florida. [Privacy
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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our [Chapter 455](#) page to determine if you are affected by this change.



CECIL W. POWELL & COMPANY

INSURANCE, INTERNATIONAL FINANCIAL PLANNING AND SURETY BONDS SINCE 1935
219 N. NEWNAN STREET • JACKSONVILLE, FLORIDA 32202-3225
PHONE (904) 353-3181 • FAX (904) 353-5722 • www.cwpowellins.com

June 16, 2025

JSH Braddock Development, LLC
111 S. Armenia Avenue
Tampa, FL 33609

RE: T B Landmark Construction, Inc.

To Whom It May Concern:

Cecil W. Powell & Company is the bonding agent for T B Landmark Construction, Inc. Based on normal and standard underwriting criteria at the time of the request, Performance and Payment bonds will be provided for projects up to \$50,000,000 single and \$90,000,000 in the aggregate with the provision that we and Travelers Casualty and Surety Company of America reserve the right to review final contract documents, bond forms, and obtain satisfactory evidence of funding prior to any final commitment to issue bonds, and do not assume liability to any third party, including yourselves, if we do not execute said bonds.

T B Landmark Construction, Inc. is bonded through Travelers Casualty and Surety Company of America. Travelers Casualty and Surety Company of America has an A.M. Best rating of A++ XV and is listed on the U.S. Treasury Department's Listing of Approved Sureties (Department Circular 570).

T B Landmark Construction, Inc. is an excellent contractor and we hold them in the highest regard. We feel extremely confident in our contractor and encourage you to offer them an opportunity to execute any upcoming projects.

If you should have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert T. Theus".

Robert T. Theus
Vice President
Surety Department





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/19/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hub International Florida 1560 Orange Avenue Suite 750 Winter Park, FL 32789		CONTACT NAME: PHONE (A/C, No, Ext): (407) 894-5431 E-MAIL ADDRESS: Certificates.FLA@HubInternational.com FAX (A/C, No): (407) 629-6378	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Valley Forge Insurance Company	
		INSURER B: The Continental Insurance Company	
		INSURER C: Steadfast Insurance Company	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Contractual Liab. GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☒ LOC OTHER:		7034729810	11/23/2024	11/23/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY		7034729824	11/23/2024	11/23/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP \$ 10,000
B	☐ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000		7034729841	11/23/2024	11/23/2025	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N N/A	7034729838	11/23/2024	11/23/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Pollution / Environm		EOC0271720	11/23/2024	11/23/2025	\$25k Rtn/Claim&Aggr 3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 For Information Only

CERTIFICATE HOLDER

****For Information Only****
 For Information Only

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Funding Sources and Cash Flows					
Capital or O&M	Index / Project # / Cost Center	O&M Spreadsheet Line		FY25	FY26
Capital	166-47S			\$ -	\$ 1,977,365.00
Capital	166-47W			\$ -	\$ 1,477,620.00
				\$ -	\$ -
				\$ -	\$ 3,454,985.00

FY27	FY28	FY29		
			\$ 1,977,365.00	\$ 1,977,364.67
			\$ 1,477,620.00	\$ 1,477,619.10
			\$ -	
			\$ -	
			\$ -	
			\$ -	
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			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
\$ -	\$ -	\$ -	\$ 3,454,985.00	Total Budget Amount
			\$ 3,454,983.77	Total Award Amount

nt to account for rounding

it

1412035446 RFP Repair and Installation of Access Control Systems FY26 - FY31 - Appendix B - Response Workbook
(only complete the cells in yellow)

Company:	Cook Electrical, Inc.
Contact:	Larry Blount
Phone No.:	904-696-1017

1. Labor Rates – Labor used for the repair and installation of the access control system will be provided by the contractor. All services required (including attendance at meetings, back office support, preparation of reports, and travel) will be included in the below rates. Quantities below are the estimated hours for the entirety of the contract term. These quantities are for evaluation purposes and are not a guarantee of future business.

LABOR TYPE	LABOR FUNCTION	SERVICE	UNIT RATE	QTY	TOTAL
Project Management	Responsible for the account management, documentation, scheduling, programming, etc.	SR	\$ 60.00	5000	\$ 300,000.00
System Software Administrator	Responsible for software programming, updating, development, etc.	SR	\$ 60.00	8000	\$ 480,000.00
		ER	\$ 10.00	3000	\$ 30,000.00
Technician Working Foreman	Responsible for the management of technicians, jobsite efforts, sign-offs, etc.	SR	\$ 50.00	18000	\$ 900,000.00
		ER	\$ 50.00	3400	\$ 170,000.00
Technician	Responsible for system testing, repairs, evaluations, wiring, etc.	SR	\$ 50.00	18000	\$ 900,000.00
		ER	\$ 10.00	3400	\$ 34,000.00
LABOR SUBTOTAL				\$	2,814,000.00

2. Materials – All materials used for the installation and repairs of the access control system will be provided by the contractor. The material pricing below should include all standard delivery shipping and handling charges. Quantities below are estimated for the entirety of the contract term. These quantities are for evaluation purposes and are not a guarantee of future business.

VENDOR	PART NO.	DESCRIPTION	UNIT	QTY	PRICE
ALTRONIX	TROVE2AM2	Trove Enclosure with AMAG Backplane	\$ 479.04	40	\$ 19,161.79
ALTRONIX	AL1024ULXB	24VDC 10 amp Power Supply	\$ 90.00	50	\$ 4,500.00
ALTRONIX	AL1012ULXB	12VDC 10 amp Power Supply	\$ 78.08	15	\$ 1,171.13
ALTRONIX	ACM8CB	Fuse protected output relay board	\$ 72.71	40	\$ 2,908.22
ALTRONIX	VR6	Voltage Regulator for 5vdc or 12vdc	\$ 47.02	40	\$ 1,880.93
ALTRONIX	PDS8CB	Dual Input 8 Output Module	\$ 35.50	40	\$ 1,419.98

Award #4 Supporting Documents 10/16/2025

AMAG	M2150-4RDR-IPW-PACK	Symmetry M2150 4 Reader IP Pack	\$ 1,985.15	35	\$ 69,480.18
AMAG	M2150-8RDR-IPW-PACK	Symmetry M2150 8 Reader IP Pack	\$ 2,887.43	35	\$ 101,060.19
AMAG	INTRUSION-PNL	Symmetry Intrusion License - 1 Control Panel	\$ 458.43	65	\$ 29,797.63
AMAG	M2150-4DBC	Symmetry M2150 4DBC 4 Reader Board	\$ 1,040.09	35	\$ 36,403.29
AMAG	M2150-8DBC	Symmetry M2150 8DBC 8 Reader Board	\$ 1,738.64	65	\$ 113,011.47
AMAG	M2150-AC8/4	Symmetry M2150 8 Input/4 Output Board	\$ 179.98	35	\$ 6,299.37
AMAG	M2150-OC4/8	Symmetry M2150 4 Input/8 Output Board	\$ 175.23	35	\$ 6,133.05
AMAG	WIM8	Symmetry Wiegand Interface Module 8	\$ 283.34	65	\$ 18,416.97
AMAG	WIM4	Symmetry Wiegand Interface Module 4	\$ 150.28	35	\$ 5,259.87
AMAG	MN-NIC-5E	Symmetry M2150 NIC Module	\$ 102.58	100	\$ 10,257.50
AMAG	MN-CAB-FIX	Symmetry M2150 Board Fixing Kit	\$ 37.42	270	\$ 10,103.94
AMAG	MN-TRANS-150-UL	Symmetry 150VA Transformer	\$ 159.19	270	\$ 42,981.84
AMAG	840-KP-BK	Symmetry 840 Prox Keypad Reader	\$ 339.17	340	\$ 115,319.16
AMAG	880-KP	Symmetry Javalin 880 Prox Keypad LCD Reader	\$ 438.37	85	\$ 37,261.62
ARMORLOGIX	AL272213N4	ArmorLogix Field Enclosure w/Backplane 27" x 22" x 13"	\$ 1,726.92	100	\$ 172,692.00
ASSA ABLOY	GL1-FS	Gate Access Control Lock	\$ 125.76	40	\$ 5,030.20
AXIS	C6110	2N SIP Microphone	\$ 1,092.26	75	\$ 81,919.26
AXIS	C1110-E	Network Cabinet Speaker	\$ 582.70	75	\$ 43,702.16
AXIS	C1310-E	Network Horn Speaker	\$ 442.36	250	\$ 110,590.95
AXIS	C1410 MK II	Network Mini Speaker	\$ 272.51	200	\$ 54,502.68
AXIS	C1210-E	Network Ceiling Speaker	\$ 390.67	100	\$ 39,067.02
AXIS	C8210	Network Audio Amplifier	\$ 331.59	75	\$ 24,869.39
BELDEN	9504	24AWG 4 Pair Shielded PVC Jacket (1000' FT)	\$ 541.55	170	\$ 92,063.93
BELDEN	9418	18AWG 4 Conductors PVC Jacket (1000' FT)	\$ 605.36	170	\$ 102,910.78
BOSCH	DS160	Request to Exit PIR Motion	\$ 64.11	350	\$ 22,438.08
BOSCH	DS150i	Request to Exit PIR Motion	\$ 60.90	350	\$ 21,315.42
BOSCH	BDL2-W12G	TriTech PIR Intrusion Detector	\$ 16.97	165	\$ 2,800.05
CABLE	Cable	CAT6a - 23AWG 4 Pair UTP PVC Jacket (1000' FT)	\$ 171.81	250	\$ 42,952.50
CABLE	Cable	6-CT SM Fiber Optic Cable – Riser (1000' FT)	\$ 145.00	30	\$ 4,350.00
CABLE	Cable	6-CT SM Fiber Optic Cable – Wet Location (1000' FT)	\$ 151.06	30	\$ 4,531.80
CABLE	Cable	6-CT MM Fiber Optic Cable – Riser (1000' FT)	\$ 215.96	30	\$ 6,478.65
CABLE	Cable	6-CT MM Fiber Optic Cable – Wet Location (1000' FT)	\$ 215.96	30	\$ 6,478.65
CABLE	Cable	12-CT SM Fiber Optic Cable – Riser (1000' FT)	\$ 206.92	30	\$ 6,207.45
CABLE	Cable	12-CT SM Fiber Optic Cable – Wet Location (1000' FT)	\$ 206.92	30	\$ 6,207.45
CABLE	Cable	12-CT MM Fiber Optic Cable – Riser (1000' FT)	\$ 329.79	30	\$ 9,893.55

APPENDIX B BID FORM

CABLE	Cable	12-CT MM Fiber Optic Cable – Wet Location (1000' FT)	\$ 329.79	30	\$ 9,893.55
CABLE	Fiber Patch	ST/ST - SM / MM Fiber - 3 Meter	\$ 8.01	100	\$ 800.50
CORBIN	ED5200S	Rim SecureBolt Device with M92 and PR9905 Trim	\$ 597.17	35	\$ 20,900.95
CORBIN	CL33905	Electrified Lockset with M92	\$ 307.86	35	\$ 10,775.10
CORBIN	ED5470	Surface Vertical Rod Device with M92 and PR9905 Trim	\$ 789.89	35	\$ 27,645.98
CORBIN	ED4200S	Narrow SecureBolt Device w/M92, M94, and P1057	\$ 748.68	35	\$ 26,203.63
CORBIN	DC8210 A3 M54 689	Door Closer	\$ 381.02	35	\$ 13,335.84
CORBIN	ML20606 PSM NAC SEC 626 LC	Electronic Mortise Lock W/ Rex and Status	\$ 980.75	120	\$ 117,689.76
CORNING	CCH-CP06-15T	Fiber Optic Terminal Inserts	\$ 21.85	185	\$ 4,042.49
CORNING	95-000-50	Fiber Optic ST Unicam 62.5 µm Multimode Connectors	\$ 5.89	300	\$ 1,767.15
CORNING	CCH-01U	Fiber 1U Liu	\$ 129.02	50	\$ 6,451.03
CORNING	CCH-03U	Rack Mounted Fiber Optic LIU	\$ 171.25	85	\$ 14,556.18
CORNING	SPH-01P	Fiber Optic LIU - Wall Mount	\$ 37.18	85	\$ 3,160.53
CORNING	CCH-CP06-15T	Fiber Optic Terminal Inserts	\$ 21.85	85	\$ 1,857.36
CORNING	95-000-50	Fiber Optic ST Unicam Multimode Connectors	\$ 5.89	340	\$ 2,002.77
CORNING	95-200-51	Fiber Optic ST Unicam Singlemode Connectors	\$ 8.58	340	\$ 2,917.27
DDB Unlimited	F25-115T	110 Volt Dual Fan Kit w/ Thermostat	\$ 248.04	40	\$ 9,921.74
DDB Unlimited	ZZ-4SQUARE-P	Populated 4 Square Outlet	\$ 78.07	40	\$ 3,122.93
DDB Unlimited	CF-4-PSOD	Wall / Pole Mounting Brackets	\$ 373.92	40	\$ 14,956.70
DDB Unlimited	DB-175LH	Combination Locks	\$ 10.40	40	\$ 416.00
DITEK	RM24NETS	24 Port Rack Mount Surge Protection	\$ 317.56	125	\$ 39,694.38
DITEK	DTK-MRJPOE	Network Device Surge Protection for PoE	\$ 49.40	150	\$ 7,409.88
GRI	4402AB	Door Contact	\$ 48.66	350	\$ 17,032.68
HES	1006CLB	Electric Strike	\$ 189.00	140	\$ 26,460.00
HES	9600	Surface Mount Electric Strike	\$ 176.00	140	\$ 24,640.00
HID	5375AGN00-110315	HID Long Range Reader	\$ 541.18	165	\$ 89,294.24
HOFFMAN	ASE6X6X4	Hoffman Enclosure 6 x 6 x 4	\$ 8.00	165	\$ 1,320.00
HONEYWELL	958-2	Overhead Door Contact	\$ 40.20	350	\$ 14,069.16
HONEYWELL	269R	Ademco Push Button	\$ 27.56	50	\$ 1,378.08
INOVONICS	EN4232MR	32 Channel Receiver	\$ 336.64	50	\$ 16,831.80
INOVONICS	EN4216MR	16 Channel Receiver	\$ 257.36	50	\$ 12,868.20
INOVONICS	EN5040-T	High Power Repeater with Transformer	\$ 386.05	50	\$ 19,302.30
INOVONICS	EN1210	Single Transmitter	\$ 48.68	85	\$ 4,137.80
INOVONICS	EN1210W	Single Transmitter with Contact	\$ 57.53	85	\$ 4,890.05
INOVONICS	EN1235SF	Single Button Duress Button	\$ 74.68	85	\$ 6,347.97

INOVONICS	EN1262	Wireless Motion Detector	\$ 132.77	85	\$ 11,285.45
INOVONICS	FA401	Push Button	\$ 125.46	85	\$ 10,664.10
MEAN WELL	SDR-480-48	48 Volt Industrial Power Supply - 480w	\$ 413.64	200	\$ 82,728.00
MEAN WELL	SDR-240-48	48 Volt Industrial Power Supply - 240w	\$ 149.04	350	\$ 52,164.00
MEAN WELL	SDR-120-48	48 Volt Industrial Power Supply - 120w	\$ 88.56	50	\$ 4,428.00
MEAN WELL	SDR-120-24	24 Volt Industrial Power Supply - 120w	\$ 88.56	50	\$ 4,428.00
MEAN WELL	SDR-240-24	24 Volt Industrial Power Supply - 240w	\$ 149.04	100	\$ 14,904.00
MEAN WELL	SDR-480-24	24 Volt Industrial Power Supply - 480w	\$ 413.64	50	\$ 20,682.00
OPTEX	AX100TFRI	Photobeam 100/200 with internal wireless transmitter	\$ 730.73	100	\$ 73,072.80
OPTEX	SL350QFRI	Photobeam 350/700 with internal wireless transmitter	\$ 1,042.08	100	\$ 104,208.12
OPTEX	AX200TFRI	Photobeam 200/300 with internal wireless transmitter	\$ 774.38	100	\$ 77,438.16
OPTEX	AX-TW100	Photobeam Tower	\$ 284.94	100	\$ 28,493.64
OPTEX	AX-TWEB	Photobeam Mounting Bracket	\$ 81.57	100	\$ 8,157.24
OPTEX	ACC650	Outdoor Enclosure	\$ 56.24	100	\$ 5,623.56
S&S Metals	11717	Card Reader Shroud W/ Nipple	\$ 221.40	75	\$ 16,605.00
S&S Metals	11717-1	Card Reader Shroud Wall Mount	\$ 189.00	50	\$ 9,450.00
MATERIAL SUBTOTAL:					\$ 2,596,256.13
OTHER MATERIAL MARKUP PERCENTAGE (NOT TO EXCEED 25%):			\$ 100,000.00	25%	\$ 125,000.00
MATERIAL SUBTOTAL					\$ 2,721,256.13
3. <u>Software Agreements</u> – The contractor will be responsible for procuring a Software Support Agreement (SSA), with AMAG, on behalf of the systems on an annual basis. This SSA will cover all procured software licenses, updates, patches, and upgrades on the quality assurance and production environments. Estimated pricing based on the 10% markup configuration described in Appendix A (Technical Specifications). In addition, the governing agency may procure additional AMAG support services to ensure the integrity and functionality of the system. Quantities below are estimates for evaluation purposes and are not a guarantee for future business.					
VENDOR	PART NO.	DESCRIPTION	UNIT	QTY	PRICE
AMAG	JEA-SSA-QA	Annual Software Support Agreement - JEA QA Environment	\$ 30,000.00	5	\$ 150,000.00
AMAG	JEA-SSA-PRODUCTION	Annual Software Support Agreement - JEA Production Environment	\$ 100,000.00	5	\$ 500,000.00
FIXED PRICE SUBTOTAL					\$ 650,000.00
BID TOTAL (Enter this amount on Page 1 of the Response Form)					\$ 6,185,256.13

Certification of Single Source or Emergency Procurement

Please use this form to certify a Single Source or Emergency Procurement complies with the requirements of the JEA Procurement Code. The JEA Procurement Code defines a Single Source and Emergency Procurement as follows:

3-112 Single Source

A Contract may be awarded for Supplies or Services as a Single Source when, pursuant to the Operational Procedures, the Chief Procurement Officer determines that:

- (a) there is only one justifiable source for the required Supplies or Services; **Note: Please provide justification.**
- (b) the Supplies or Services must be a certain type, brand, make or manufacturer due to the criticality of the item or compatibility within a JEA utility system, and such Supplies or Services may not be obtained from multiple sources such as distributors; **Note: If this is a Single Source Standard or OEM, please provide proper backup documentation.**
- (c) the Services are a follow-up of Services that may only be done efficiently and effectively by the Vendor that rendered the initial Services to JEA, provided the Procurement of the initial Services was competitive;
- (d) at the conclusion of a Pilot Project under Section 3-118 of this Code, the Procurement of Supplies or Services tested during the Pilot Project, provided the Vendor was competitively selected for the Pilot Project.

3-113 Emergency Procurements

In the event of an Emergency, the Chief Procurement Officer may make or authorize an Emergency Procurement, provided that Emergency Procurements shall be made with as much competition as practicable under the circumstances. A written Determination of the basis for the Emergency and for the selection of the particular Vendor shall be included in the Procurement file.

For purposes of this Section 3-113, an "Emergency" means any one of the following:

- (a) a reasonably unforeseen breakdown in machinery;
- (b) an interruption in the delivery of an essential governmental service or the development of a circumstance causing a threatened curtailment, diminution, or termination of an essential service;
- (c) the development of a dangerous condition causing an immediate danger to the public health, safety, or welfare or other substantial loss to JEA;
- (d) an immediate danger of loss of public or private property;
- (e) the opportunity to secure significant financial gain, to avoid delays to any Governmental Entity or avoid significant financial loss through immediate or timely action; or (f) a valid public emergency certified by the Chief Executive Officer.

Please provide the following information:

Vendor Name:

Trojan Technologies Group ULC

Description of Services or Supplies provided by Vendor:

The Trojan UV Disinfection system utilized at the JEA Wastewater Treatment plants use proprietary parts that cannot be interchanged with parts from other manufacturers. Any and all replacement parts must utilize Trojan OEM replacement parts and equipment.

Certification:

I the undersigned certify that to the best of my knowledge, no JEA employee has, either directly or indirectly, a financial interest in this Single Source Emergency Procurement, and

I the undersigned certify that this procurement meets the requirements of a (choose one of the following):

☒ **Single Source Procurement.** Please state which subsection of Section 3-112 above applies to this Single Source Procurement: 3-112 (b)

Is this Single Source also a Ratification? ☐ Yes ☐ No If yes, explain

OR

☐ **Emergency Procurement** - Please state which subsection of Section 3-113 above applies to this Emergency

Is this Emergency also a Ratification? ☐ Yes ☐ No If yes, explain

Robert Zammataro

 Digitally signed by Robert Zammataro
Date: 2025.10.06 15:33:05-04'00'

Signature of JEA Business Unit Chief (or designee)

Name of JEA Business Unit Chief (or designee)

This certification shall be attached to the Purchase Order when it is routed for approval. A Single Source or Emergency Procurement shall be reported to the JEA Board in accordance with Section 1-110 of the JEA Procurement Code.



Pricing Agreement For Parts

BETWEEN

**TROJAN TECHNOLOGIES CORP
("Trojan Technologies")**

AND

JEA

NOTICE

**The attached agreement is proprietary and may not be reproduced or
distributed to parties not directly associated with
the company noted herein without the express written permission of Trojan Technologies.**



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1 PRICING AGREEMENT OVERVIEW

1	Pricing	2026 Price list : 25% discount for parts in Table 1 and 21,5% discount on Solo Lamp
3	Contract Term	5 (five) Years
4	Basis of Pricing	For 5-year agreement: Contract Price locked in for 1-year and 5% increase/year for the remaining 4 years.
5	Contract Start Date	12/29/2025
6	Contract End Date (Renewal date)	12/28/2030
7	Terms & Conditions	Trojan terms and conditions, Appendix



2 GENUINE REPLACEMENT PARTS

Each component of a TrojanUV system, including the UV lamp and ballast, has been developed through extensive research, development, and validation to ensure safe and efficient operation. In addition to proper operation and maintenance, ensuring that the system continues to operate effectively and efficiently is dependent on the use of genuine parts.

Specifically, non-genuine parts are components purchased from any source aside from your TrojanUV or Aquafine team or authorized TrojanUV/Aquafine dealers. Using non-genuine alternatives in place of TrojanUV/Aquafine components invalidates your system's safety certifications, risk assessments, regulatory compliance, and Lifetime Performance Guarantee. Since non-genuine components are not tested as part of our complete system, their use can result in compromised performance, increased risk, and safety hazards.

If it's not a genuine TrojanUV part, it shouldn't be part of your system.

The Top 5 Benefits of Using Genuine TrojanUV and Aquafine Parts

1. Lifetime Performance Guarantee

- When you use genuine parts, we guarantee that your system will meet the performance requirement specified at purchase, provided that the system's original design parameters haven't changed (e.g., flow rate, UV transmittance) and maintenance is completed per the UV system's O&M manual. Using non-genuine parts can result in major equipment damage, pose serious safety risks, and lead to costly downtime and repairs.



2. Warranty Coverage

- We offer comprehensive warranties on our UV lamps, lamp drivers, and UV sensors which only applies to genuine lamps, drivers, and sensors as they have been rigorously tested and approved for use in our systems. Using non-genuine parts voids the warranty on your equipment.

3. Safety Certifications

- Our UV systems, together with their parts and components, have been accredited by safety standards organizations: UL, CE, and CSA. Replacing certified components with non-genuine parts invalidates safety certifications (e.g., UL, CE, NSF), potentially leading to regulatory penalties and compliance violations.
- Equipment that is out of compliance can not only expose you to legal risk but jeopardize the performance of your system.





4. Tested Lamp and Lamp Driver Technology

- Our UV lamp and lamp driver technology has been tested and validated through proper research and development to ensure the reliability and performance is guaranteed. Applying a competitor lamp which is deemed equivalent without proper testing and validation exposes a large risk in equipment performance.
- Replacing your UV lamps according to the system's specifications is crucial for the proper operation of your UV system.



5. Access to our Technical Assistance Center (TAC)

- All service technicians have field experience and are thoroughly trained to provide installation support, startup assistance, and equipment troubleshooting.

3 CONFIRMATION

Trojan Technologies and the Customer agree that the terms and conditions attached hereto as Attachment # 1 attached hereto shall form a part of this Agreement and shall be binding upon the parties hereto. Trojan Technologies invites the Customer to review the Terms and Conditions with a representative of Trojan Technologies.

JEA
21 W. Church Street
Jacksonville, Florida 32202

TROJAN TECHNOLOGIES Corp
839 State Route 13
Cortland, NY 1345-5630

By:

By:

(sign here)

(sign here)

Print Name:

Print Name:

Title:

Title:

Email:

Email:

Phone:

Phone:

**TABLE 1 FIVE YEARS PRICING AGREEMENT**

Part Number	Part Description	SYSTEM TYPE	Quantity 2024-25	Price List 2025	Discounted Customer Price (USD) 2026	Discounted Customer Price (USD) 2027	Discounted Customer Price (USD) 2028	Discounted Customer Price (USD) 2029	Discounted Customer Price (USD) 2030
901507	CLEANER, ACTICLEAN GEL 4X4L	ALL	244	\$ 408.75	\$ 327.00	\$ 343.35	\$ 360.52	\$ 378.54	\$ 397.47
338044	Wiper Replacement Kit	Signa	1200	\$ 208.55	\$ 166.84	\$ 175.18	\$ 183.94	\$ 193.14	\$ 202.80
916841	LAMP DRIVER, PKGD SOLO	Signa	35	\$ 1,675.45	\$ 1,340.36	\$ 1,407.38	\$ 1,477.75	\$ 1,551.63	\$ 1,629.22
015525-SR2-R-382	UVI Sensor Assembly, Reference (30-82%UVT)	Signa	26	\$ 2,571.80	\$ 2,057.44	\$ 2,160.31	\$ 2,268.33	\$ 2,381.74	\$ 2,500.83
015525-SR2-S-382	Duty sensor assembly	Signa	9	\$ 2,572.00	\$ 2,057.60	\$ 2,160.48	\$ 2,268.50	\$ 2,381.93	\$ 2,501.03
338299-101	UV LAMP	Signa	658	\$ 1,069.15	\$ 882.05	\$ 926.15	\$ 972.46	\$ 1,021.08	\$ 1,072.14
338314-101	SLEEVE ASSEMBLY	Signa	124	\$ 447.75	\$ 358.20	\$ 376.11	\$ 394.92	\$ 414.66	\$ 435.39
337863	Wiper replacement kit Signa 2 Row	Signa	600	\$ 179.40	\$ 143.52	\$ 150.70	\$ 158.23	\$ 166.14	\$ 174.45



APPENDIX

3.1 TERMS AND CONDITIONS

Following is the link to the document that sets forth the Terms & Conditions of Sale for goods manufactured and/or supplied, and services provided by Trojan Technologies.

<https://www.trojantechnologies.com/en/policies/terms-and-conditions-of-sale>



UV SYSTEMS

WWT-401: UV DISINFECTION EQUIPMENT

DESCRIPTION: Technology capable of providing effective WWTP effluent disinfection while reducing safety and environmental toxicity issues.

SIZE	MANUFACTURER	MODEL #
	Trojan Technologies Inc.	N/A



MSCV Next Generation Valves Package 1 & Replacement MSCV Casings

JEA

Site: BRANDY BRANCH

Unit Serial: 270T630

GE Vernova International LLC
Proposal Number: 1708415
Proposal Date: September 19, 2025
Account Manager: David Duncan



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Section 1 - Technical Summary

1.1 Offer Summary

GE Vernova is pleased to submit this proposal to JEA for Next Generation Valves specific to the BRANDY BRANCH Steam Turbine with serial number 270T630, which is a 207D-11 type Steam Turbine with GE as the OEM.

GE Vernova is proud of its long and distinguished history in the power generation industry and the reliability of its turbine-generators in electrical generating service around the world. The thousands of people who comprise GE Vernova's Gas Power Systems business are committed to designing, manufacturing and installing the world's most advanced and reliable power generation equipment.

1.2 Customer Value

This proposal is based on GE Vernova's current technology for improved reliability for steam turbine components. The proposed scope of supply will provide BRANDY BRANCH with the following benefits:

- **Reliability Improvement**
 - Hardware design upgrades result in improved clearances, flow paths & materials to reduce critical failure modes such as LCF, SPE, oxidation, and valve sticking. These hardware changes also address the following TILs:
 - TIL 1629-R1 Combined Stop and Control Valve Seat Stellite Liberation
 - TIL 1739 Main Stop Valve Stem Solid Particle Erosion

Benefits of Selecting the OEM for this Retrofit

GEV has the original design records of your unit. GEV will analyze the design records and verify the capability of the retained components to accept the retrofit conditions.

GEV has the original manufacturing drawings for this entire turbine-generator along with previous turbine modification drawing records. This reduces the risk of assembly part fit-up problems to retained components at installation.



1.3 Control System

In addition to the upgraded MSCV hardware, the Next Gen Valve has the capability to include real time valve health monitoring capability via existing and supplemental sensors, which coupled with proprietary software algorithms measure real time critical operating parameters that can impact the safety, reliability and performance of the valve. Predictive analytics in development apply GEV's extensive design and fleet operational experience help to predict solid particle erosion (SPE), valve sticking, etc. before they occur and help to avoid valve-related forced outages. Valve health monitoring in conjunction with the Next Gen Valve hardware package helps to extend valve testing intervals and valve maintenance intervals.

At this time, the "Digital" package of the Next Generation Valve is excluded from this proposal, therefore, there is no impact to the control system and instrumentation included in the scope of supply. Next Gen Valve "Digital" package can be quoted upon request.

1.4 Performance Effect

There are no efficiency or performance guarantees offered with this upgrade.

GEV provides this proposal based on the understanding that the unit is and will continue operating under the original design steam conditions (Heat Balances **96377s1_c1g1**, **96377s1_c3**).

Table 1. Current Steam Conditions

CURRENT STEAM CONDITIONS		
Description	GUARANTEE	MAX PRESS
Heat Balance #	96377s1_c1g1	96377s1_c3
Date	12/12/01	12/12/01
Output (kW)	194643	227820
Throttle Flow(lb/hr)	865,478	1,116,407
Throttle Pressure.(psia)	1406.4	1800.8
Throttle Temperature (°F)	1047.1	1050
Reheat Temperature (°F)	1048.6	1050
Exhaust Pressure (HgA)	1.70	3.36

Additionally, GEV has performed a Balance of Plant (BOP) turndown study for a Gas Turbine 7F.04-200 AGP Tech DLN 2.6+ AFS upgrade configuration. For this assessment, the steam turbine was evaluated considering the 4 most critical cases identified within the expected low load operating envelope. The most important thermodynamic parameters for the critical cases analyzed are summarized in Table 2.



Turn down capability of the 7F.04-200 Axial Fuel Staging, Fast Start and Purge Credit.

- **Post 2x1 7F.04-200 AGP Tech DLN 2.6+ AFS at Ambient Swept 0°F to 110°F:**
 - At this operational profile, the steam turbine will operate at the range 54% to 58% of capacity (from 104.5MW to 114.7MW).
- **Post 1x1 7F.04-200 AGP Tech DLN 2.6+ AFS at Ambient Swept 0°F to 110°F:**
 - At this operational profile, the steam turbine will operate at the range 22% to 26% of capacity (from 43.1MW to 51.3MW).

Table 2. Turndown Steam Conditions for 7F.04-200 AGP Tech DLN 2.6+ AFS GT Configuration

Steam Turbine Parameter	Post 1x1 7F.04-200 AGP Tech DLN 2.6+ AFS at Ambient Temperature of 59°F	Post 1x1 7F.04-200 AGP Tech DLN 2.6+ AFS at Ambient Temperature of 80°F	Post 1x1 7F.04-200 AGP Tech DLN 2.6+ AFS at Ambient Temperature of 100°F	Post 1x1 7F.04-200 AGP Tech DLN 2.6+ AFS at Ambient Temperature of 110°F
ST Load [MW]	46.91	44.05	43.13	44.22
ST Load [% of rated load]	24%	23%	22%	23%
Throttle Flow [lb/hr]	259,266.5	260,338.6	258,231.5	264,268.9
Throttle Pressure [psia]	814.7	814.7	814.7	814.7
Throttle Temperature [°F]	1,040.9	1,040.8	1,040.9	1,040.8
HP Bowl Pressure [psia]	408.4	410.0	406.7	416.2
HP Bowl Temperature [°F]	1,020.0	1,020.1	1,019.9	1,020.4
Cold Reheat Pressure [psia]	214.5	214.7	214.4	215.3
Cold Reheat Temperature [°F]	853.5	852.8	854.3	850.1
Hot Reheat Pressure [psia]	189.7	189.7	189.7	189.7
Hot Reheat Temperature [°F]	1,044.6	1,044.6	1,044.6	1,044.6
LP Admission Pressure [psia]	34.8	34.8	34.8	34.8
LP Admission Temperature [°F]	526.6	526.1	525.8	526.8

GEV requests customer agreement to the steam conditions to be used to design this upgrade at the time of order placement and confirmation of the implementation of the GT upgrade as analyzed in the BOP study. If steam conditions have further changed due to a different GT or BOP upgrade, then additional cost and cycle (~3 months) may be needed in order to evaluate the new steam conditions.



Section 2: Scope of Supply

2.1 Scope of Supply

Base Scope: Next Generation Valve – Package #1 (Upgraded Valve Internals)

- Two (2) Sets of Internal Components for Main Steam Combined Stop and Control Valves.

Please refer to the figure below for the typical parts to be replaced in MSCVs. Below listed hardware scope is for one MSCV.

1. One (1) New Stop Valve Stem
2. Eight (8) New Bolts for Pull Down Ring
3. Eight (8) New Hex Nuts for Pull Down Ring
4. One (1) New Pull Down Ring
5. One (1) New Pressure Seal Head (PSH) Gasket
6. One (1) New Pressure Seal Head (PSH) Assembly
7. One (1) New Pipe Plug
8. One (1) New SV Disc
9. One (1) New Key - SV Stem
10. One (1) New Covered Nut
11. One (1) New Stop Valve Pin
12. One (1) New Valve Seat
13. Twenty-two (22) New Seat Bolts
14. One (1) New Seat Gasket
15. One (1) New Threaded Ring
16. One (1) New Pin
17. One (1) New Balance Chamber
18. One (1) New Pin for Threaded Ring
19. One (1) New Control Valve Disc
20. One (1) New Control Valve Stem
21. Eight (8) New Balance Chamber Bolts

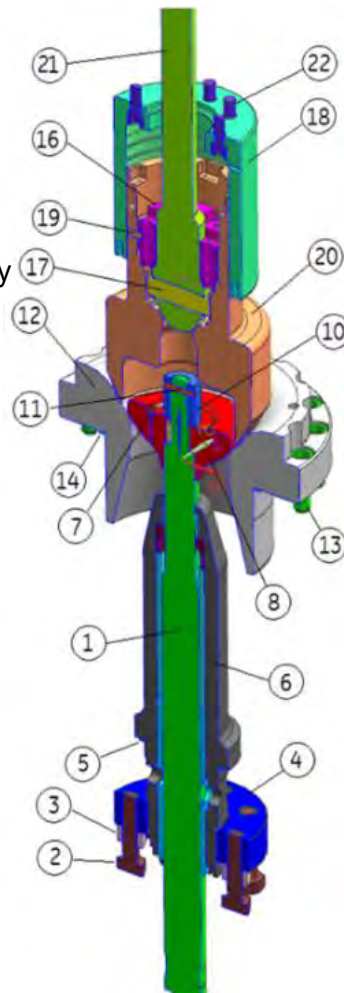


Figure 1. Typical MSCV Internals to be Replaced during Digital Valves



Optional Scope: MSCV Replacement Casings

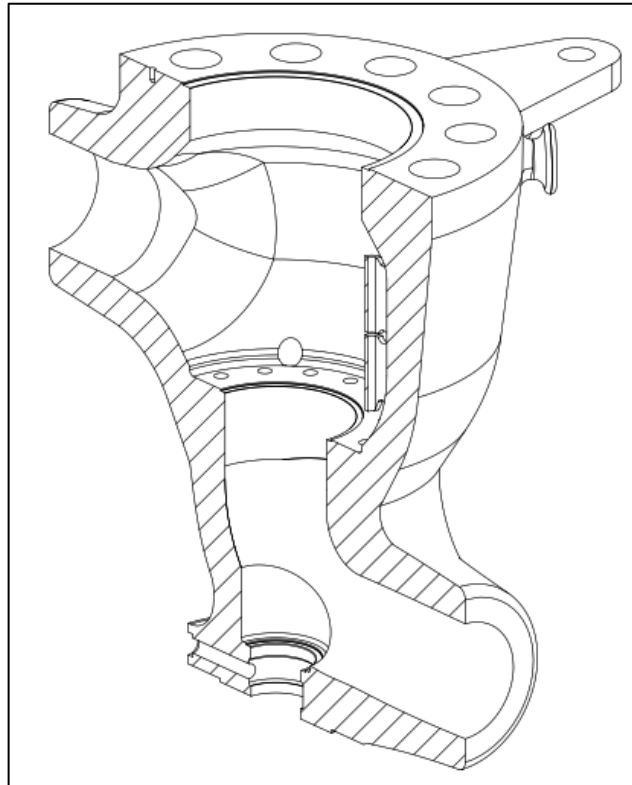


Figure 2. MSCV Casing Replacement – Isometric View (Cross Section)

- Two (2) Replacement-In-Kind MSCV Casings (Hydro-Tested) with Pipe Stubs.
- Two (2) sets of Insulation for the new MSCVs (Heat Retention Material).

Engineering Deliverables

GE will provide updates to the current Operation and Maintenance (O&M) Manual that are applicable to the as sold scope of supply in the contract.

Estimated Manufacturing Cycle

The estimated cycle time for the above scope of supply is **70 weeks** after receipt of order (ex-works) and are subject to Manufacturing Slot Availability. At this time, earliest ready to ship date is April 2027 based on current manufacturing slot availability.



Kick-Off Meeting

The GE Vernova requisition engineering team follows an established design process that has been successfully implemented and refined over a fifty-year history. This process includes a detailed schedule with engineering milestones, senior systems engineering control points, and layout/drawing quality reviews. Key design milestones include internal GE Vernova Design Strategy meetings and a Kick-Off Meeting with the Customer.

The internal GE Vernova Design Strategy Meetings are key to leveraging GE Vernova's fleet experience into all new designs. The purpose of these design team meetings is to review the service and installation history of similar units (as available) to allow field findings to be incorporated into the design. Issues and best practices brought up during post startup reviews are thoroughly discussed such that best practices are consistently applied, and lessons learned incorporated into each design.

The Kick-Off Meeting is conducted via teleconference. This meeting is intended to review the detailed scope with the Customer and provide any needed clarifications prior to the complete design effort. The intent is to assure both parties have a clear understanding of the scope and the deliverables for the project. This is also the opportunity for GE Vernova to gather additional data on the turbine from the Customer to aid in the design process.

2.2 Non-GE / Excluded Scope / Assumptions and Clarifications

1. Installation services are not included in this proposal.
2. Hardware to be provided is limited to that which is defined above in section 2.1 – Scope of Supply.
3. It is assumed that sufficient room is available to allow installation of the new MSCV casings.
4. With regards division of responsibilities between Customer and GEV at interface points and connections between new supplied hardware and retained plant equipment, it is assumed that GEV's boundary conditions will remain as defined per the original documentation in the Operation & Maintenance Manual (P&ID's, outline drawings, connection diagrams, etc.) which are representative of GE's original scope when the steam turbine was first supplied.
5. Lifting devices are excluded from the scope of supply.



6. GEV has assumed that the unit is and will continue operating under the original design steam conditions (Heat Balances **96377s1_c1g1**, **96377s1_c3**). GEV is also considering the Turndown Steam Conditions for 7F.04-200 AGP Tech DLN 2.6+ AFS GT Configuration recently analyzed in a Balance of Plant study. In the event that steam conditions change due to a different GT or BOP upgrade, additional cost and cycle may be needed in order to evaluate the new steam conditions.
7. It is assumed that the unit is and will continue operating under the Floor Pressure value of 950 psia as indicated in the Operation & Maintenance Manual.



Section 3: Commercial Summary

3.1 Pricing

In the table below, GEV proposes the engineering and hardware for the scope described in Section 2 of this proposal for Serial Number 270T630.

Item	Description	Cycle ARO (weeks)	Price (USD)
1	Next Generation Valve – Package #1 (Upgraded Valve Internals)	70	\$1,290,000
2	MSCV Replacement Casings	70	\$1,475,000

3.2 Pricing Notes

1. This proposal document, together with the price contained herein, is valid for 60 days from date of issuance and assumes delivery in 2027. Upon expiration of this proposal document, or for delivery beyond the above date, a new proposal will be provided upon request and escalation should be assumed. For each quarter of delivery beyond the above date and / or for each quarter this document is revised beyond the original issuance, escalation may apply.
2. Installation services are not included. These services can be quoted separately.
3. The Contract Price does not include the cost of any duties, tariffs, or other taxes and fees on imports implemented or imposed after the Proposal Date, in any jurisdiction ("Duties and Tariffs"). Seller reserves the right to adjust the Contract Price to reflect the cost of Duties and Tariffs incurred by Seller to procure, repair/manufacture and/or deliver the [Equipment/Products/Parts and materials].
4. The prices above do not include applicable sales, excise, value-added, use, or similar taxes.

3.3 Terms and Conditions

Pursuant to the terms and conditions of the Long Term Parts & Long Term Service Contract between JEA and General Electric International, Inc. signed on June 26, 2000 (the "Agreement") and amended thereafter.

The following Changes Language is in addition to the Contractual Service Agreement above:



Each party may propose changes in the schedule or scope of Products and/or Services. Parties shall mutually agree on potential changes into the schedule or scope of a planned outage start date at least one hundred eighty (180) days before such start date to enable Seller's ability to fulfill the request. Seller is not obligated to proceed with any change until both parties agree upon such change in writing. The written change documentation will describe the changes in scope and schedule, and the resulting changes in price and other provisions, as agreed.

The scope, Contract Price, schedule, and other provisions will be equitably adjusted to reflect additional costs or obligations incurred by Seller resulting from a change, after Seller's proposal date, in (i) Buyer's Site-specific requirements or procedures, or (ii) industry specifications, codes, standards, or (iii) applicable laws, regulations, rules, Executive and/or Presidential Orders or similar orders with mandatory effect, Proclamations or memoranda, or National Security Directives, or similar requirements or processes, in any jurisdiction in effect or implemented after such Seller's proposal date. Unless otherwise agreed by the parties, pricing for additional work arising from such changes shall be at Seller's time and material rates.

It shall be acceptable and not considered a change if Seller delivers a Product that bears a different, superseding, or new part or version number compared to the part or version number listed in the Contract.

3.4 Invoicing

1. Invoicing will be as follows:
 - a. 25% Upon Acceptance of Purchase Order
 - b. 75% Upon Shipment of Hardware
2. Payment is due 30 days from date of invoice.
3. Payment will be in U.S. Dollars upon receipt of Sellers invoice without any setoff (including, without limitation, setoff under other contracts with Seller or with General Electric Company or its affiliates).



Appendix 1 – Technical Assumptions

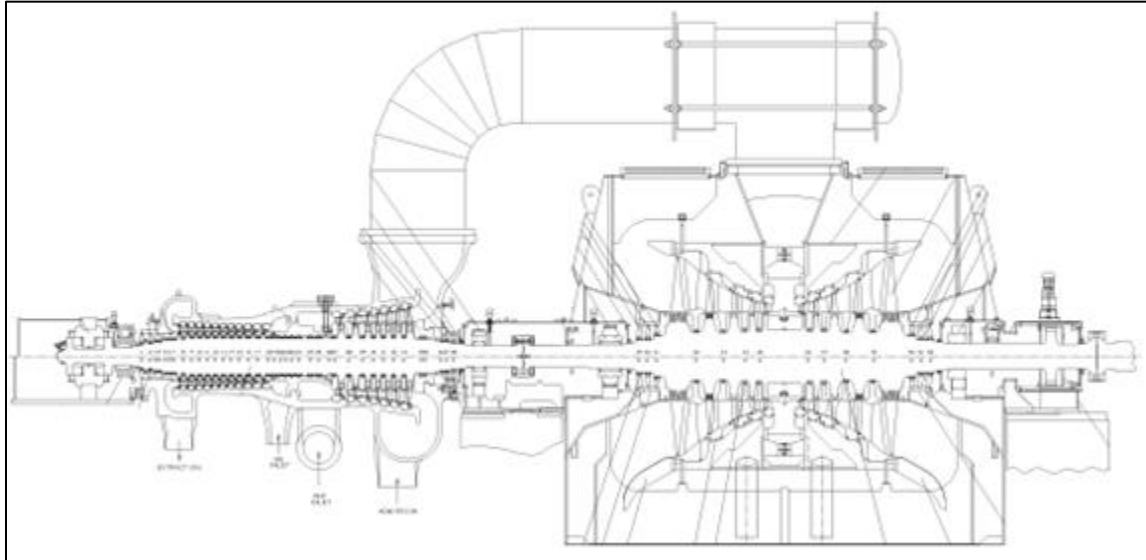


Figure 3. GE D11 Typical Cross Section

BRANDY BRANCH is a 207D-11 Steam Turbine with serial number 270T630. This unit is rated for 225.5 MW and operates at full speed (3600 RPM). The turbine train includes one opposed flow HP/IP section and a double flow LP section.

Original Manufacturing Information	
Serial Number(s)	270T630
Manufacturer	GE
Product Line	Steam
Nameplate	270T630
Site Location	UNITED STATES
Controls OEM	GE
COD Date	05/04/2005
Ship Date	03/26/2003
Control System	Mark VI-VIeM
Service Relationship	MMP



Appendix 2 - Product Descriptions

Base Scope: Next Generation Valve – Package #1 (Upgraded Valve Internals)

GEV is proposing digital-ready valve hardware package #1 upgrade. It includes replacement of the Main steam Stop and Control Valve (MSCV) internal components with upgraded components. The proposed upgrade will improve reliability of the valves.

The MSCV valve geometry is improved to optimize valve seating angle to direct the foreign particles in steam flow (if any) away from the valve stem. The hard-coated pressure seal head further aids in improved resistance against stop valve stem erosion. Figure 4 below shows the proposed new valve geometry.

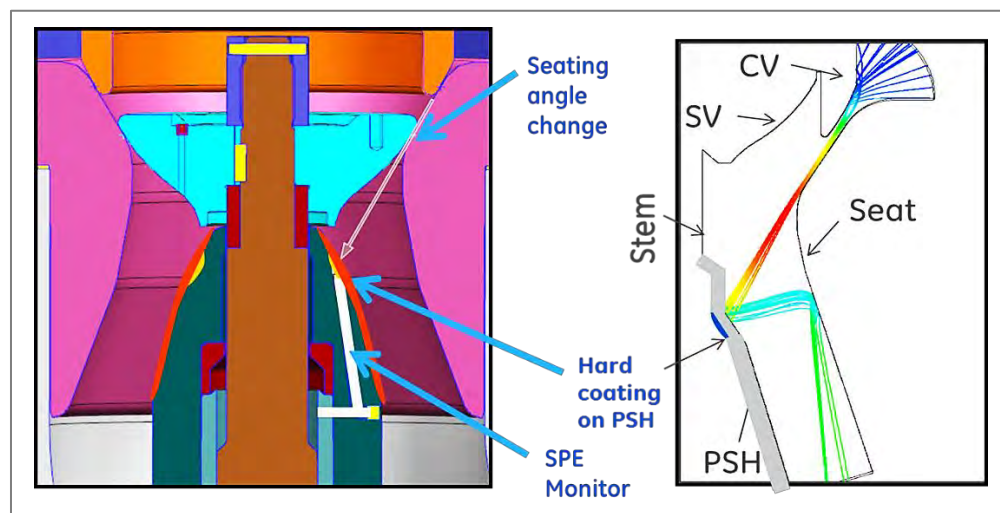


Figure 4. New Valve Geometry

The new valves internal components will be made from upgraded materials with improved oxidation resistance. The oxidation rates between CV disk and balance chamber will be reduced by four-fold. The optimized clearances between sliding surfaces of valve components would reduce the risk of mechanical binding or sticking of valves. In addition, the new MSCV pressure seal head will also have a special two-piece design for maximum solid particle erosion resistance (Figure 5).



Figure 5. New two-piece

MSCV Pressure Seal Head



Optional Scope: MSCV Replacement Casings

The strategy for replacing the Main Stop Valve and Control Valve (MSCV) casing is to provide a valve casing which matches the current valve parts, supports, hydraulics and piping interfaces in order to maximize the amount of retained components for the customer. The SV and CV internal components and hydraulic actuators can be re-used from the current valve chest. The new MSCV would be supplied with pipe stubs at valve inlet and outlet to compensate for the heat affected zone in the existing interfacing steam piping.

The MSCV casings will be Cr-Mo-V material which is the standard GEV Material for high temperature inlet valve applications up to 1050 °F. The valve chest will be hydro tested as an evaluation for pressure vessel integrity. The design process will ensure that all existing interfaces are maintained for the valves. Figure 1 shows the MSCV assembly and the valve casing highlighted in light orange.

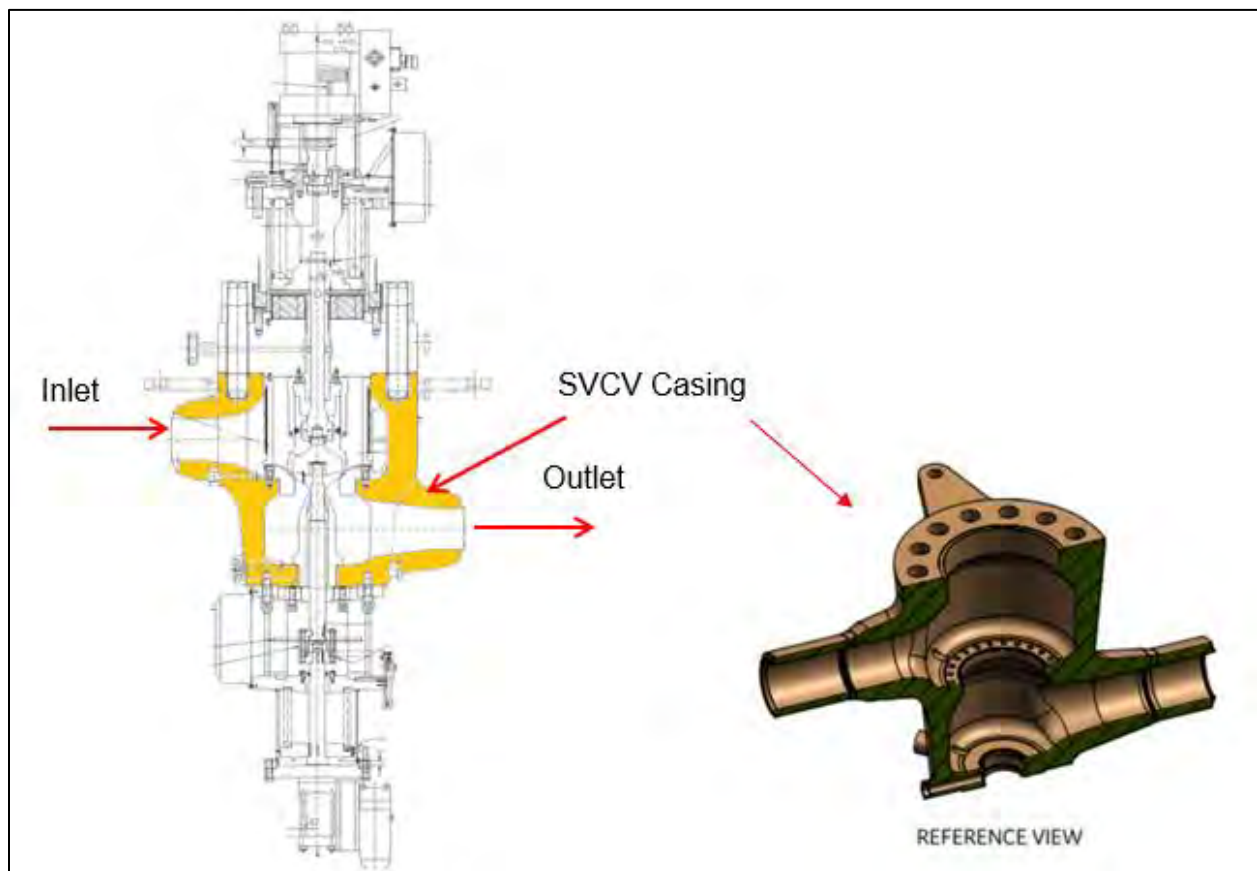


Figure 6. MSCV Casing Replacement

TECHNICAL MEMORANDUM

Electric Production: Sole Source Justification for B54 MSCV Replacement FY27

PREPARED FOR: JEA Procurement

PREPARED BY: Kendrick Taylor

DATE: 10/9/2025

1.0 Background

As the integration of solar energy resources increases, JEA's existing dispatchable generating assets will be operated in a much different manner than they are currently. The units will require a high level of flexible operation while maintaining high reliability. Currently the BGS combined cycle is operated at baseload whenever possible and only cycled offline a few times a year for maintenance. With the high level of solar integration expected between now and 2030 (>1200MW), it is expected that at least one of the combustion turbines will have to be cycled offline over 200 times/year with the possibility of the whole combined cycle having to be cycled offline that frequently.

With the future solar integration imminent, JEA engineering has initiated studies to determine the impact axial fuel staging for the combustion turbine would have on the rest of the combined cycle unit. Axial fuel staging would allow for the plant to safely lower the minimum operating load on the combined cycle. The current Main Stop Control Valves (MSCVs) have a history of cracking, with cracks having been repaired during both of the most recent valve overhauls. One of the independent studies performed mentioned the potential for issues with our current valves when operating in a one-on-one configuration at low loads. In order to reliably operate in the lower load ranges the MSCVs should be upgraded to the next generation valve package offered by GE Vernova.

The current MSCVs will not allow for long term flexible operation of the BGS combined cycle due to their history of cracking under normal base load operation, and this will only be amplified with the projected flexible and cycling operations. There is a high potential of having valve related issues which could lead to critical problems like the inability to shut down the turbine during an overspeed event, which would cause catastrophic damage to the turbine and generator. There are 3 open technical information letters (TILs) from the OEM related to our current valves, two of which are labeled as safety. The safety TILs require JEA to perform extra inspections and testing during steam turbine valve overhauls. Both of the most recent valve overhauls required for at least one MSCV body to have cracks ground out and weld repaired. This is a large task that requires additional time and cost to bring the valves back to a reliable standard.

2.0 Justification

GE Vernova, the OEM, is currently the only company to have a solution to the cracking issue that our current valves experience. By replacing our current MSCVs with the next generation valve package from the OEM, the valve related TILs are eliminated, and there is a potential to increase the duration between valve overhauls. Also, the new valves are also designed for throttling and flexible operation, whereas our current valves are not. The valves have a 70-week lead time and need to be ordered immediately to arrive in time for the Spring FY27 outage.

3.0 Recommendations

It is recommended that the current MSCVs be replaced with the upgraded next generation valve package along with MSCV replacement casings.

Certification of Single Source or Emergency Procurement

Please use this form to certify a Single Source or Emergency Procurement complies with the requirements of the JEA Procurement Code. The JEA Procurement Code defines a Single Source and Emergency Procurement as follows:

3-112 Single Source

A Contract may be awarded for Supplies or Services as a Single Source when, pursuant to the Operational Procedures, the Chief Procurement Officer determines that:

- (a) there is only one justifiable source for the required Supplies or Services. Examples include: highly specialized equipment, exclusive intellectual property, membership to an organization.
- (b) the Supplies or Services must be a certain type, brand, make or manufacturer due to the criticality of the item or compatibility within a JEA utility system, and such Supplies or Services may not be obtained from multiple sources such as distributors. Examples include: OEM, JEA Standard.
- (c) the Services are a follow-up of Services that may only be done efficiently and effectively by the Vendor that rendered the initial Services to JEA, provided the Procurement of the initial Services was competitive;
- (d) at the conclusion of a Pilot Project under Section 3-118 of this Code, the Procurement of Supplies or Services tested during the Pilot Project, provided the Vendor was competitively selected for the Pilot Project.

3-113 Emergency Procurements

In the event of an Emergency, the Chief Procurement Officer may make or authorize an Emergency Procurement, provided that Emergency Procurements shall be made with as much competition as practicable under the circumstances. A written Determination of the basis for the Emergency and for the selection of the particular Vendor shall be included in the Procurement file.

For purposes of this Section 3-113, an "Emergency" means any one of the following:

- (a) a reasonably unforeseen breakdown in machinery;
- (b) an interruption in the delivery of an essential governmental service or the development of a circumstance causing a threatened curtailment, diminution, or termination of an essential service;
- (c) the development of a dangerous condition causing an immediate danger to the public health, safety, or welfare or other substantial loss to JEA;
- (d) an immediate danger of loss of public or private property;
- (e) the opportunity to secure significant financial gain, to avoid delays to any Governmental Entity or avoid significant financial loss through immediate or timely action; or (f) a valid public emergency certified by the Chief Executive Officer.

Please provide the following information:

Vendor Name:

General Electric Vernova

Description of Services or Supplies provided by Vendor:

Purchase and Install Next Generation Valve Package #1 and MSCV Replacement Casings

Certification:

I the undersigned certify that to the best of my knowledge, no JEA employee has, either directly or indirectly, a financial interest in this Single Source Emergency Procurement, and

I the undersigned certify that this procurement meets the requirements of a (choose one of the following):

☒ **Single Source Procurement.** Please state which subsection of Section 3-112 above applies to this Single Source Procurement: 3-112 (b) - OEM Purchase. GEV supplied the current MSCVs and is the supplier of the steam turbine.
Is this Single Source also a Ratification? ☐ Yes ☒ No If yes, explain

OR

☐ **Emergency Procurement** - Please state which subsection of Section 3-113 above applies to this Emergency
Is this Emergency also a Ratification? ☐ Yes ☒ No If yes, explain

Ricky Erixton

Digitally signed by Ricky Erixton
Date: 2025.10.10 07:28:36 -0400

10/10/2025

Signature of JEA Business Unit Chief (or designee)

Ricky Erixton

Name of JEA Business Unit Chief (or designee)

This certification shall be attached to the Purchase Order when it is routed for approval. A Single Source or Emergency Procurement shall be reported to the JEA Board in accordance with Section 1-110 of the JEA Procurement Code.