Board of Directors Meeting

April 27, 2026 09:00 AM

Agenda Topic	Presenter
Agenda	
I. Pledge of Allegiance/Moment of Silence	Charles Spencer
II. Approval of Minutes Board of Directors Meeting Minutes - February 23, 2026 Board of Directors Workshop Minutes - April 9, 2026	
III. Public Comments	
IV. Presentations:	
Milestones Guy Crawford, Assistant Manager, Facilities - 25 years - presented by Tripper Jones John Evans, Marine Terminal Welder - 25 years - presented by Tripper Jones Laura Parko, Sr. Executive Assistant to CEO/HR - 10 years - presented by Eric Green	
V. New Business	
BD2026-04-01 SBA Towers XI, LLC Agreement SBA Towers XI, LLC	Nick Primrose
AC2026-03-01 Milling & Asphalt Installation, Maintenance & Repair Services PARS Construction Services, LLC	Tripper Jones
AC2026-04-01 Design Services for the Reconstruction/Rehabilitation of BIMT Berths 30-32 Taylor Engineering, Inc.	Tripper Jones
AC2026-04-10 Security Guard Services Allied Universal Security Services	Tripper Jones
VI. CEO Update	Eric Green
VII. Reports	
R2026-04-01 Engineering and Construction Update	Tripper Jones
R2026-04-02 Financial Highlights & Monthly Financials/Vital Statistics	Joey Greive
R2026-04-03 Commercial Highlights	Robert Peek

VIII. Other Business

Chair Palmer Clarkson

Approval of Travel - Chair Palmer Clarkson recommends approval of travel by one or more Board Members of the Authority for business solicitation purposes or to attend any necessary conferences during the months of April and May 2026.

IX. Miscellaneous

A. Awards Committee Meeting Minutes - March 13, 2026; April 16, 2026
B. Emergency Purchases - None
C. Unbudgeted Transactions - None

X. Adjourn

BOARD OF DIRECTORS' MEETING
Jacksonville Port Authority
2831 Talleyrand Avenue
February 23, 2026

A meeting of the Jacksonville Port Authority Board of Directors was held on Monday, February 23, 2026 at the Port Central Office Building, 2831 Talleyrand Avenue, Jacksonville, Florida. Chair Palmer Clarkson called the meeting to order at 8:46AM and welcomed all attendees. Board Member Daniel Bean led the audience in the Pledge of Allegiance and a moment of silence.

Board Members Attending:

Mr. Palmer Clarkson, Chair
Ms. Soo Gilvarry, Vice Chair
Mr. Tom Slater, Treasurer
Mr. Patrick Kilbane, Secretary – via Zoom
Ms. Wendy Hamilton Member
Mr. Daniel Bean, Member
Mr. Charles Spencer, Member

Other Attendees:

Mr. Eric Green, Chief Executive Officer
Ms. Beth McCague, Chief of Staff
Mr. Joey Greive, Chief Financial Officer
Mr. Tripper Jones, Chief Operating Officer
Mr. Robert Peek, Chief Commercial Officer
Ms. Linda Williams, Chief Administrative Officer
Mr. Nick Primrose, Chief, Regulatory Compliance
Ms. Chelsea Kavanagh, Chief Communications Officer
Mr. Chris Miller, City Council Liaison
Ms. Regina Ross, Office of General Counsel
Ms. Rebecca Dicks, Board Liaison

Approval of Minutes

Chair Clarkson called for approval of the minutes from December 1, 2025, Board of Directors Meeting. Following a motion by Mr. Slater, seconded by Mr. Bean, the Board unanimously approved the minutes as submitted.

Public Comments

Chair Clarkson called for comments from the public. There were no public comments.

Presentation

Communications Manager and 2025 Charity Drive Committee Chair Kimberly Norman, Board Chair Palmer Clarkson, and CEO Eric Green presented donation checks totaling over $228,800 to the United Way of Northeast Florida and CHC: Creating Healthier Communities.

New Business

BD2026-02-01 FY2025 Audited Financial Statements

Mr. Joey Greive presented this submission for Board approval to accept the FY2025 unmodified opinion of JAXPORT's audited financials prepared by RSM US, LLP.

Chair Clarkson stated that the Audit Committee met earlier this morning, and he called on Audit Committee Chair Soo Gilvarry to share some highlights of this meeting.

Audit Committee Chair Gilvarry stated that the Audit Committee received a comprehensive report from RSM regarding the FY2025 external audit and that there were no material errors or concerns. She thanked and congratulated the JAXPORT finance team for their outstanding work in presenting this clean unmodified opinion.

After a motion by Ms. Hamilton and a second by Mr. Bean, the Board voted to approve this submission.

AC2026-02-01 Purchase of Two (2) STS Diesel-Electric Container Handling Cranes, CO#2, Liebherr-America, Inc. d/b/a Liebherr USA Co., Maritime Cranes

Mr. Joey Greive presented this submission for Board approval of the execution of Contract Amendment CO#2 to cover tax and destination fees for the two Liebherr Ship-to-Shore (STS) cranes delivered to Blount Island, in the amount of $2,346,680.08.

After a motion by Mr. Spencer and a second by Mr. Bean, the Board voted to approve this submission.

BD2026-02-02 James Bennett Memorial Endowed Scholarship

Ms. Beth McCague presented this submission for Board approval of the establishment of the James Bennett Memorial Endowed Scholarship at the University of North Florida Foundation and a resolution confirming same.

After a motion by Mr. Spencer and a second by Ms. Hamilton, the Board voted to approve this submission.

CEO UPDATE

Mr. Green began his update by noting that this was the first Board meeting since the passing of James Bennett and acknowledged that the past two months have been an incredibly difficult time for the entire JAXPORT family.

Mr. Green thanked the Board for its leadership and support during this time. He noted that James built an exceptional team and stated that the team has responded by continuing to move the important work of the port forward, as James would have wanted.

Mr. Green informed the Board that Tripper Jones has been serving JAXPORT's Interim Chief Operating Officer and formally assumed the role last week. He noted that Tripper has been an integral member of the port's engineering team, bringing deep institutional knowledge from years working alongside James Bennett, as well as extensive experience in transportation consulting. The port expressed gratitude for his leadership during this transition.

Mr. Green provided an update on trade policy, noting that last Friday the Supreme Court issued a ruling, and shortly thereafter the President announced new 15% global tariffs. He stated that the specific scope and impact of the tariffs are still to be determined, as the situation remains very fluid. The port is monitoring developments closely and will keep the Board informed as new information becomes available.

Mr. Green provided an update on the Blount Island terminal, noting that contractors recently marked the official completion of Southeast Toyota Distributors' new vehicle processing facility. Southeast Toyota has been operating in the facility since December, following its relocation from Talleyrand. The new facility allows for the processing of up to 4,000 vehicles per week, representing approximately a six percent increase over their previous operations.

Mr. Green reported that following Southeast Toyota Distributors' relocation, port partner Enstructure began vehicle processing operations on the expanded Talleyrand footprint earlier this month. Enstructure assumed the acreage and facilities vacated at the terminal and unloaded approximately 1,600 new Mazda vehicles in their first week of operations. He noted that backfilling the property to ensure continued productive use was a priority and stated that the transition has been seamless.

Mr. Green reported that he recently traveled to Panama to meet with key decision-makers and industry partners in the region. He noted that the Panama Canal is a critical gateway for East Coast ports, including Jacksonville, supporting several of JAXPORT's container and Ro/Ro services. The visit reinforced the port's commitment to staying actively engaged in trade corridors that directly impact its performance and long-term growth.

Mr. Green stated that managing traffic at port access points remains a priority as JAXPORT plans for future growth. He reported that the Public Safety team is relocating Access Control administrative functions from Blount Island to the Talleyrand property acquired from Aqua Gulf. Access Control provides credentialing, paperwork, and training for all three cargo terminals. The relocation is expected to reduce personally owned vehicle traffic near the busiest terminal and improve overall operational efficiency.

Mr. Green recognized the Finance and Procurement teams for their efforts in achieving a clean audit of JAXPORT's financial statements. He noted that both departments worked diligently throughout the year to ensure financial reporting was accurate, compliant, and transparent. He thanked the teams for their outstanding work in supporting a clean audit presentation to the Board.

Mr. Green reported that in January, JAXPORT launched its inaugural "Xcel" Leadership Development Program, with the first of six cohorts beginning the initial session. Each cohort includes approximately a dozen current and emerging leaders from across the organization. Participants will attend a half-day training session quarterly through 2027, complemented by project work designed to strengthen management capabilities and leadership skills.

Mr. Green informed the Board that JAXPORT will participate this Thursday in the annual State of the Port luncheon hosted by the Propeller Club of Jacksonville. He noted that the event will highlight the port's recent accomplishments before an audience of nearly 600 transportation and logistics professionals.

Mr. Green congratulated Linda Williams on being named one of the Jacksonville Business Journal's 2026 Women of Influence, recognizing her contributions to growing JAXPORT and expanding its economic impact in the community. He noted that the honor was well deserved.

Reports

R2026-02-01 Engineering and Construction Update

Mr. Tripper Jones provided an overview of the key capital and engineering projects.

R2025-02-02 Financial Highlights & Monthly Financials/Vital Statistics

Mr. Joey Greive provided Financial Highlights for the month of January 2026 and provided an overview of the financial and vital statistics.

R2025-02-03 Commercial Highlights

Mr. Robert Peek provided updated commercial highlights to the Board for the month of February 2026.

Other Business

Chair Clarkson requested a motion to approve travel by one or more Board members of the Authority for business solicitation purposes or to attend necessary conferences and/or meetings during the months of February and March 2026. After a motion by Mr. Slater and a second by Mr. Bean, the Board unanimously approved the motion.

There being no further business of the Board, the meeting adjourned at 9:38AM.

BOARD OF DIRECTORS WORKSHOP
Jacksonville Port Authority
9530 New Berlin Ct., Jacksonville, FL 32226
April 9, 2026

A workshop of the Jacksonville Port Authority Board of Directors was held on Wednesday, April 9, 2026, at the Security Operations Center - 9530 New Berlin Court, Jacksonville, Florida. Chair Palmer Clarkson called the workshop to order at 9:00 AM and welcomed everyone.

Board Members Attending:

Mr. Palmer Clarkson, Chair
Ms. Soo Gilvarry, Vice Chair
Mr. Tom Slater, Treasurer
Mr. Pat Kilbane, Secretary (via Zoom)
Ms. Wendy O. Hamilton, Member
Mr. Daniel Bean, Member
Mr. Charles Spencer, Member

Other Attendees:

Mr. Eric Green, Chief Executive Officer
Ms. Beth McCague, Chief of Staff
Mr. Joey Greive, Chief Financial Officer
Mr. Robert Peek, Chief Commercial Officer
Ms. Linda Williams, Chief Administrative Officer
Ms. Chelsea Kavanagh, Chief Communications Officer
Mr. Nick Primrose, Chief, Regulatory Compliance
Mr. Jose Vazquez, Director of Engineering
Mr. Carolus Daniel, Director, Financial Planning & Analysis/Controller
Mr. Christopher Alexander, PFM
Dr. John Martin, Martin Associates
Ms. Kimberly Norman, Sr. Communications Coordinator

Mr. Green welcomed the group.

Mr. Nick Primrose reminded the board members of the rules regarding Board Workshops.

Mr. Joey Greive presented Vital Stats for the month of February.

Mr. Grieve and Mr. Carolus Daniel presented a draft of the 2027 Operating and Capital Budget.

Mr. Peek shared targets for each business segment.

There was general discussion from the Board about the proposed budget. Chairman Clarkson recommended JAXPORT create a five-year capital plan that considers revenue per capital dollar invested and benchmarks against other ports.

Dr. John Martin of Martin Associates presented his Market Assessment and Cargo Projection report, including industry information and forecasts for key cargo types: Containers, Autos, and Break Bulk.

Mr. Greive and Mr. Christopher Alexander of PFM presented information regarding the expected bond offering in summer 2026.

There was general discussion from the board about the bond offering

Mr. Green presented an update on key strategies, Increasing Revenue and Investing in Infrastructure. There was general discussion about opportunities at Dames Point.

Mr. Eric Green thanked all participants for their attendance. The workshop adjourned at 12:45 PM.

BD2026-04-01

SUBMISSION FOR BOARD APPROVAL

SUBJECT: SBA Towers XI, LLC Lease Agreement

COST: N/A **BUDGETED:** N/A

SOURCE OF FUNDS: N/A

BACKGROUND: JAXPORT has negotiated with SBA Towers XI, LLC, a company engaged in the operation of communications infrastructure, including towers and distributed antenna systems (DAS) to lease 2,500 square feet of property at Blount Island to construct, support and operate wireless communications facilities including but not limited to communications towers or poles, antennas, cables, etc. that are necessary at the tenant's discretion.

STATUS: JAXPORT proposes to extend a lease for 20 years for the Initial Term and up to two (2) additional successive terms of five (5) years each upon mutual agreement. The rent for the initial Term will be $300,000. At Renewal Option 1, the renewal fee will be $125,000. At Renewal Option 2, the renewal fee will be $150,000. No monthly rent will be due. The initial rent payment will be made as follows: $50,000 within 10 days of executing the lease and the remaining amount ($250,000) no later than 14 months after signing the lease or once the constructed facility is operational, whichever occurs first. Renewal fees will be paid in an upfront payment at the time of renewal.

As a condition of the lease agreement, SBA Tower XI, LLC will accommodate one single point-to-point antenna and transmission equipment used exclusively by JAXPORT for the fee of $1.00 per year.

The addition of this equipment provides JAXPORT employees and its tenants with improved cell service throughout the terminal.

RECOMMENDATION: Management recommends Board approval of the lease to SBA Tower XI, LLC with terms as outlined above.

ATTACHMENTS:

Lease Agreement

BD2026-04-01

SUBMISSION FOR BOARD APPROVAL

RECOMMENDED FOR APPROVAL:
Nicholas Primrose
Chief Regulatory Officer

Nicholas Primrose
Nicholas Primrose (Apr 26, 2026 13:30:47 EDT)
Signature and Date

SUBMITTED FOR APPROVAL:

Eric Green
Chief Executive Officer

Eric B. Green
Eric B. Green (Apr 26, 2026 13:36:49 EDT)
Signature and Date

BOARD APPROVAL:

April 27,2026
Meeting Date

Laura Parko
Laura Parko/Recording Secretary April 27, 2026 10:06 AM

ATTEST:

Patrick Kilbane, Secretary April 27, 2026 9:13 AM

J. Palmer Clarkson, Chairman April 27, 2026 10:04 AM

LAND LEASE

This Land Lease, hereinafter referred to as "Lease", is made the last day executed below by and between **JACKSONVILLE PORT AUTHORITY (JAXPORT)**, a Florida Governmental Entity, having an address of 2831 Talleyrand Avenue, Jacksonville, FL 32206, hereinafter referred to as "Lessor", and **SBA TOWERS XI, LLC,** a Delaware limited liability company, having an office at 8051 Congress Avenue, Boca Raton, Florida 33487-1307, hereinafter referred to as "Lessee."

1. Initial Deposit.

(a) Within ten (10) days following execution of this Lease, Lessee shall pay Lessor a refundable initial deposit in the amount of Fifty Thousand and 00/100 Dollars ($50,000.00) ("Initial Deposit"). If, following execution of this Lease and prior to commencement of construction on the Structures, Lessee determines, in its reasonable discretion, that the Site is not feasible for development, including due to the inability to obtain required permits, approvals, or other governmental or regulatory authorizations, the results of environmental or geotechnical investigations, subsurface or soil conditions, or other due diligence matters, then Lessor shall refund the Initial Deposit to Lessee within ten (10) days following Lessee's written notice of such determination.

2. Leased Space and Premises. Lessor shall lease, and hereby leases, to Lessee approximately 2,581 square feet of space as depicted in Exhibit A attached hereto (the "Leased Space") within the property commonly known as 0 Blount Island Blvd., Jacksonville, FL 32226 in Duval County with Property Parcel ID:________ with the legal description set forth in Exhibit B attached hereto ("Premises"). Lessor also hereby grants to Lessee the right to survey the Leased Space at Lessee's cost. In the event of any discrepancy between the description of the Leased Space contained herein and the survey, the survey will control. The Leased Space will be used to construct, support and operate (i) wireless communications facilities, including, but not limited to, communications towers or poles, antennas, cables, fiber, backhaul, hand holes, radios, batteries or any other energy storage equipment, generators, cabinets, prefabricated buildings, fences, posts, power connections that are necessary at the Lessee's discretion, and related structures and improvements (collectively, the "Structures"), including the uses as permitted and described in Section 11 of this Lease; (ii) data center facilities; (iii) solar panels; (iv) other forms of power or energy generation and storage; (v) any other commercial use that the Lessee or its subsidiaries or associated companies would like to develop according to their current or future corporate purpose; and (vi) any other use that has the prior written consent of Lessor, which shall not be unreasonably withheld, conditioned or delayed. The Leased Space legal, survey, and access and utility easements shall be replace Exhibit A as soon as they become available.

Lessee agrees to accommodate one (1) single point-to-point microwave antenna and associated point-to-point microwave transmission equipment used exclusively by Lessor (the "Microwave Equipment") at a mutually agreeable elevation of approximately one hundred feet (100') on the tower, occupying no more than ten (10) feet of vertical tower space at a rate of one dollar ($1.00) per year so long as tower space, capacity and ground space for any required Lessor ground equipment are available. Prior to installation of any Microwave Equipment, Lessor agrees to execute an Antenna Site Agreement ("ASA"), substantially similar to the one attached hereto as Exhibit C, which ASA shall govern the installation, operation, maintenance, replacement, and removal of the Microwave Equipment. Lessor at Lessor's sole cost and expense shall be responsible for the installation of its Microwave Equipment on the tower. Lessor shall be entitled to replace the Microwave Equipment solely with functionally equivalent point-to-point microwave equipment, upon prior written amendment of the ASA. Any replacement of Lessor's initial Microwave Equipment shall be installed at the sole cost and expense of Lessor. No additional antennas, radios, or communications equipment shall be permitted without Lessee's prior written consent.

3. Term. The initial term of this Lease will be twenty (20) years (the "Initial Term") from the "Commencement Date" specified below. The Lease may be extended for up to two (2) additional successive terms of five (5) years each (each a "Renewal Term", collectively with the Initial Term referred to hereinafter as the "Term") upon the mutual written agreement of Lessor and Lessee. Each party may initiate discussions regarding a potential Renewal Term by providing written notice to the other party not less than twelve (12) months prior to the expiration of the then-current term. Any extension shall be documented in a written amendment executed by both parties. **Neither party shall have any obligation to agree to any renewal or extension of this Lease.**

4. Rent. The rent for the Initial Term of this Lease will be Three Hundred Thousand and 00/100 Dollars ($300,000.00) (the "Rent"), which Rent shall be paid one time, in advance, on the earlier of (i) fourteen (14) months following the Execution Date, or (ii) the Commencement Date, which Lessee will pay to Lessor at the place as Lessor will designate to Lessee in writing. The parties acknowledge and agree that no monthly rent shall be due under this Lease and that the Rent constitutes a fixed lease revenue fee. No rent escalation shall apply during the Initial Term or any Renewal Term. Renewal Term Payments. Each Renewal Term shall automatically commence unless Lessee provides timely written notice of its election not to renew in accordance with this Lease. In connection with each Renewal Term, Lessee shall pay to Lessor, in lieu of any recurring rent, a one-time lease revenue fee for the applicable Renewal Term (each, a "Renewal Term Payment"), as follows: (a) First Renewal Term: One Hundred Twenty-Five Thousand and 00/100 Dollars ($125,000.00) and (b) Second Renewal Term: One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00). Each applicable Renewal Term Payment shall be due and payable within thirty (30) days after commencement of the applicable Renewal Term, unless Lessee has delivered timely written notice of non-renewal. Each Renewal Term Payment shall be fully earned upon payment and non-refundable. No monthly rent, prorated rent, or rent escalation shall apply during any Renewal Term. Lessee is entitled to withhold payment of Rent until such time as Lessee receives a completed W-9 form from Lessor, setting forth the Federal tax identification number of Lessor or the person or entity to whom the Rent checks are to be made payable as directed in writing by Lessor. The parties acknowledge and agree that the foregoing is a reasonable requirement in order to allow Lessee to comply with applicable legal requirements.

5. Ingress and Egress. Lessor hereby grants to Lessee easements (the "Easements") for ingress, egress, regress and parking of vehicles (including trucks and heavy machinery) over the Premises adjacent to the Leased Space for construction, operation and maintenance of the Structures and other improvements on the Leased Space, and for installation, construction, operation and maintenance of underground and above ground electric, water, gas, sewer, telephone, telegraph, fiber, hand holes and vaults, data transmission, and power lines, in connection with its use of the Leased Space. The term of these Easements will commence upon execution of the Lease and will continue until the last to occur of (i) expiration of the Initial Term or Renewal Term, or (ii) removal by Lessee of all of the Structures and any other of Lessee's improvements and property from the Leased

Space after expiration of the Initial Term or Renewal Term. The location and configuration of the Easements will be agreed upon by the parties within ten (10) business days after Lessee's approval of the survey. The Easements shall be included in any recorded Memorandum (as hereinafter defined) of this Lease. In addition, at Lessee's request and expense, these Easements will be set forth in a separate easement agreement (the "Easement Agreement") which Lessor and Lessee agree to execute and which Lessee will have recorded as an encumbrance on the property of Lessor. In all events, the Easements and this Lease shall be binding upon all subsequent owners, successors and assigns of the Premises.

Lessee agrees that Lessor may, at Lessor's expense, relocate the above described Easements to another comparable location on the Premises provided that: (a) Lessee receives no less than sixty (60) days prior written notice thereof; (b) Lessee approves the proposed new location of the easements, which approval will not be unreasonably withheld or delayed; (c) Lessee's access and beneficial use and enjoyment of the Leased Space is not interrupted, obstructed or materially affected; and (d) the utility services to the Leased Space are not interrupted. All Easements shall be non-exclusive and shall not materially interfere with Lessor's port operations or other tenants.

6. Title and Quiet Possession. Lessor represents and covenants that Lessor owns the Leased Space and the Premises (including the property that is subject to the Easements) in fee simple terms, free and clear of all liens, encumbrances and restrictions of every kind and nature.

Lessor represents and warrants that there are no matters affecting title that would prohibit, restrict or impair the leasing of the Leased Space, use or occupancy thereof, or the granting of the Easements in accordance with the terms and conditions of this Lease. Lessor represents and warrants to Lessee that Lessor has the full right, power and authority to enter into this Lease and that Lessee will have quiet and peaceful possession of the Leased Space and the Easements throughout the Term. However, Lessor makes no warranty regarding environmental conditions, soil stability, or subsurface conditions.

7. Subordination, Non-disturbance and Attornment.

(a) This Lease shall not be subordinate to a mortgage, deed of trust, lien, security interest, or other encumbrance now or hereafter placed upon the Premises or any portion thereof. Lessee waives any right to require or request subordination of this Lease.

(b) Secured Parties. Lessee shall not grant, create, suffer, or permit any lien, security interest, mortgage, deed of trust, or other encumbrance upon Lessee's interest in this Lease or upon any of Lessee's improvements, Structures, or personal property located on the Premises without Lessor's prior written consent, which may be granted or withheld in Lessor's sole and absolute discretion.

(c) If Lessee obtains any financing secured by its leasehold interest or personal property on the Premises, any lender must enter into a subordination, non-disturbance, and attornment agreement in the form and substance acceptable to Lessor in its sole and absolute discretion. Lessor shall have no obligation to enter into any such agreement.

(d) Lessor shall have the right, but not the obligation, to cure any default by Lessee under this Lease, including the payment of any amounts necessary to discharge any lien or encumbrance placed by or through Lessee. Any amounts so paid by Lessor shall be immediately due and payable by Lessee as additional rent, together with interest at the rate of ten percent (10%) per annum or the maximum rate permitted by law, whichever is less.

(e) Nothing in this Lease shall be construed as granting or creating any lien or security interest in favor of Lessee or any third party on any portion of the Premises or Lessor's fee interest.

8. Governmental Approvals and Compliance. During the Term, Lessee will make reasonable efforts to comply with all applicable laws affecting Lessee's use or occupancy of the Leased Space, the breach of which might result in a penalty on Lessor or forfeiture of Lessor's title to the Leased Space. Lessee will not commit, or suffer to be committed, any waste on the Leased Space. During the Term Lessor agrees to fully cooperate with Lessee in order to obtain the necessary permits for construction and use of the Leased Space and its Structures and other improvements (including any modification(s) to the tower, other improvements or Leased Space or the addition(s) of equipment or sublessees to the tower, other improvements or Leased Space), including, but not limited to, zoning approvals/permits and building permits. Lessor further agrees during the Term, not to take any action that may adversely affect Lessee's ability to obtain all of the necessary permits required for construction of the Structures and other improvements. Lessee will obtain any necessary governmental licenses or authorizations required for the construction and use of Lessee's intended Structures and other improvements on the Leased Space and will furnish copies of same to Lessor as same are issued. If and to the extent Lessee is at any time required to landscape or provide screening around the outside of the tower or Leased Space, Lessor hereby grants Lessee an easement ten (10) feet in width around the perimeter of and adjacent to the Leased Space in order to comply with such landscaping or screening requirements.

9. Assignment and Subleasing. Lessee may sublease all or any portion of the Leased Space and Structures for telecommunications, data, or related uses, including collocation of third-party equipment, without Lessor's consent, provided that such subleases or collocations do not require a Major Modification of the Structures. "Major Modification" means a modification that materially increases the height, footprint, or foundation of the tower or otherwise materially interferes with Lessor's port operations. Lessor's prior written consent, not to be unreasonably withheld, conditioned, or delayed, shall be required only for Major Modifications. In connection with such consent, Lessor may reasonably require review and approval of construction drawings depicting the proposed antenna configurations or structural changes. Lessee may assign this Lease to an Affiliate (as defined below) or to a successor entity in connection with a sale, transfer, or financing of Lessee's telecommunications infrastructure business upon prior written notice to Lessor and without Lessor's consent, provided Lessee remains fully liable and the Affiliate assumes all obligations in writing. Any other assignment of this Lease shall require Lessor's prior written consent, which shall not be unreasonably withheld, conditioned, or delayed. "Affiliate" means any entity that directly or indirectly controls, is controlled by, or is under common control with Lessee. Upon any permitted assignment of this Lease to an Affiliate or to a successor entity in connection with a sale, transfer, or financing of Lessee's telecommunications infrastructure business, where the assignee assumes this Lease in writing, the assignor shall be released from further liability hereinunder; otherwise, no assignment shall release Lessee from its primary liability unless Lessor expressly agrees in writing.

10. Notices. All notices, demands, requests, consents, approvals and other instruments required or permitted to be given pursuant to this Lease will be in writing, signed by the notifying party, or officer, agent or attorney of the notifying party, and will be deemed to have been effective upon delivery if served personally, including but not limited to delivery by messenger, overnight courier service or by overnight express mail, or upon posting if sent by registered or certified mail, postage prepaid, return receipt requested, and addressed as follows:

To Lessor: Attn: Chief Administrative Officer
Jacksonville Port Authority

2831 Talleyrand Avenue
Jacksonville, FL 32206

Rent Payable to:	Jacksonville Port Authority PO Box 947820 Atlanta, GA 30394-7820
To Lessee:	SBA TOWERS XI, LLC 8051 Congress Avenue Boca Raton, FL 33487-1307 RE: JAX Port Authority – Blount Island Location #1 (FL1C4D8-S) Attn: Site Administration Phone # - (561) 995-7670

The address to which any notice, demand, or other writing may be delivered to any party as above provided may be changed by written notice given by the party as above provided. Simultaneously with any notice of default given to Lessee under the terms of this Lease, Lessor shall deliver a copy of such notice to Lender at an address to be provided by Lessee.

11. Lessee Improvements. Lessee has the right, at its sole discretion and expense, to make the improvements on the Leased Space as it may deem necessary or appropriate, including, but not limited to, any improvements necessary for the construction and operation of the Structures. Lessee will be responsible for the cost of any site preparation work necessary to prepare the Leased Space to support the Structures and other improvements. All of Lessee's improvements, including, but not limited to, the Structures and any other improvements, will remain the property of Lessee. The Structures and other improvements may be used for the transmission, reception and relay of communication signals and/or data, including, without limitation, radio frequency signals, power or energy generation and storage, and other uses deemed appropriate by Lessee. Notwithstanding anything to the contrary contained in this Lease, neither Lessor's prior consent nor notice shall be required for Lessee, or any of its sublessees, licensees, or customers, to install, modify, upgrade, replace, remove, or reconfigure any equipment, facilities, or improvements within the Leased Space or the Structures, provided that such activities do not constitute a Major Modification (as defined in Section 9) or otherwise materially increase the height of the Structures, materially affect their structural integrity, or result in a material adverse change to their visual appearance. Upon termination of this Lease, Lessee shall within ninety (90) days restore the Leased Space to its original condition at the commencement of this Lease to a level of three (3) fee below grade, except for ordinary wear and tear and damages by the elements or damages over which Lessee had no control, unless Lessor elects in writing to allow any Structures and/or improvements to remain.

Lessee shall not be required to replace any trees or other vegetation that were removed from the Leased Space, the Easements or the Premises during the construction, installation or maintenance of the Structures or any other improvements.

12. Insurance.

Lessee - Lessee, at all times during the Term of this Lease, shall, at its sole expense, maintain in full force a comprehensive public liability insurance policy covering all of its operations, activities, liabilities and obligations on the Leased Space, having limits not less than One Million Dollars ($1,000,000). On or before the Commencement Date, Lessee will give Lessor a certificate of insurance evidencing that such insurance is in effect. Lessee shall deliver to Lessor a renewal certificate evidencing that such insurance is in effect within ten (10) business days of Lessor's request for such certificate. The insurance policy shall be issued by an insurance company authorized to do business in the state in which the Leased Space is located and Lessee shall provide thirty (30) days prior written notice to the Lessor of any cancellation of such policy. Any insurance required to be provided by Lessee may be provided by a blanket insurance policy covering the Leased Space and other properties leased or owned by Lessee provided that such blanket insurance policy complies with all of the other requirements with respect to the type and amount of insurance. Lessor shall be named as additional insured on all policies on a primary and non-contributory basis. All policies shall contain a waiver of subrogation in favor of Lessor. Certificates and endorsements shall be delivered to Lessor prior to commencement of any work and annually thereafter.

13. Operating Expenses. Lessee will pay for all water, gas, heat, light, power, telephone service, and other public utilities furnished to the Leased Space and used by Lessee throughout the Term hereof, and all other costs and expenses of every kind whatsoever in connection with the use, operation, and maintenance of the Leased Space by Lessee and all activities conducted thereon by Lessee.

14. Taxes. Lessee will pay any personal property taxes assessed on, or any portion of the taxes attributable to the Structures or Lessee's other improvements. Lessor will pay when due all real property taxes and all other fees and assessments attributable to the Leased Space and the Premises. However, Lessee will pay any increase in real property taxes levied against the Leased Space which is directly attributable to Lessee's use of the Leased Space, including Lessee's improvements thereon, if the Lessor furnishes proof of such increase, including reasonable supporting documentation, to Lessee within one year of the tax payment due date.

15. Maintenance. Lessee will maintain the Leased Space in good condition and state of repair. Except insofar as Lessee is made responsible by this Lease, Lessor will maintain the Premises surrounding the Leased Space in good condition and state of repair.

16. Hold Harmless. Lessor will be held harmless by Lessee from any liability (including reimbursement of reasonable attorneys' fees and all costs) for damages to any person or any property in or upon the Leased Space at Lessee's invitation, or for damages to any person or property resulting from the actions of Lessee (including damages caused by or resulting from the existence of the Structures) on the Leased Space, unless the damages are caused by, or are the result of, the willful misconduct or negligence of Lessor or any of Lessor's agents, servants, employees, licensees or invitees. Notwithstanding any provisions herein to the contrary, it is understood and agreed that all property kept, installed, stored or maintained in or upon the Leased Space by Lessee will be so installed, kept, stored or maintained at the risk of Lessee. Lessor will not be responsible for any loss or damage to equipment owned by Lessee which might result from tornadoes, lightning, wind storms, or other Acts of God; provided, however, Lessor will be responsible for, and agrees to hold Lessee harmless from any liability (including reimbursement of reasonable legal fees and all costs), for damages to any person or any property in or upon the Premises or Leased Space arising out of the willful misconduct or negligence of Lessor or any of Lessor's agents, servants, employees, licensees or invitees. Except for willful misconduct, Lessee will in no event be liable in damages for Lessor's business loss, business interruption or other consequential damages of whatever kind or nature, regardless of the cause of the damages, and Lessor, and anyone claiming by or through Lessor, expressly waives all claims for the damages.

17. Termination Rights.

(a) Lessee may terminate this Lease, at its option, after giving Lessor not less than sixty (60) days prior written notice to cure, if: (i) any governmental agency denies a request by Lessee for a permit, license or approval which is required for Lessee to construct or operate the Structures or other improvements on the Leased Space or any such permit is either revoked or not renewed; (ii) Lessee determines that technical problems or radio interference problems from other antennas or from nearby radio transmitting facilities, which problems cannot reasonably be corrected, impair or restrict Lessee from using the Leased Space for Lessee's intended purpose; (iii) Lessee determines that it does not have acceptable and legally enforceable means of ingress and egress to and from the Leased Space; (iv) Lessor does not have legal or sufficient ownership of or title to the Leased Space or Premises or the authority to enter into this Lease; (v) utilities necessary for Lessee's contemplated use of the Leased Space are not available; (vi) the Leased Space is damaged or destroyed to an extent which prohibits or materially interferes with Lessee's use of the Leased Space or Lessee's equipment and attachments thereto; (vii) the Premises now or hereafter contains a Hazardous Material; (viii) Lessee is unable to obtain a Subordination, Non-disturbance and Attornment Agreement; (ix) a material default by Lessor occurs; (x) Lessor fails to perform any of the material covenants or provisions of this Lease or if any representation or warranty contained herein is found to be untrue; (xi) the Leased Space is the subject of a condemnation proceeding or taking by a governmental authority, or quasi-governmental authority with the power of condemnation, or if the Leased Space is transferred in lieu of condemnation (rent will be abated during the period of condemnation or taking); (xii) the use of the site will not sufficiently benefit Lessee economically or commercially; (xiii) if Lessee determines, in its sole discretion that it will not be viable to use the site for its intended purpose; or (xiv) if Lessee determines, in its sole discretion, that it will be unable to use the site for any reason. In the event of termination by Lessee or Lessor pursuant to this provision, Lessee will be relieved of all further liability hereunder. Any rental fees paid prior to the termination date will be retained by Lessor. In the event Lessor fails to perform its obligations under this Lease for any reason other than Lessee's breach, Lessee may pursue all remedies available at law and in equity. Lessor hereby acknowledges that Lessee will incur significant expenses in reliance on this Lease, and therefore agrees to pay Lessee for all consequential damages which Lessee will suffer as a result of Lessor's breach. In the event Lessor fails to comply with the terms of this Lease, Lessee may, in its sole and absolute discretion, cure any such default, and to the extent Lessee incures any expenses in connection with such cure (including but not limited to the amount of any real property taxes Lessee pays on behalf of Lessor), Lessor agrees to promptly reimburse Lessee for such expenses incurred and hereby grants Lessee a security interest and lien on the Premises, to secure Lessor's obligation to repay such amounts to Lessee. In addition, Lessee may offset the amount of any such expenses incurred against any rent payable hereunder.

(b) Lessor may only terminate this Lease, at its option, in the event of a material default by Lessee or Lessee's failure to pay Rent when due, which default or failure is not cured within sixty (60) days after Lessee's receipt of written notice of such default or failure. No such failure to cure a material default, however, will be deemed to exist if Lessee has commenced to cure such default within said period and provided that such efforts are prosecuted to completion with reasonable diligence. Delay in curing a material default will be excused if due to causes beyond the reasonable control of Lessee.

18. <u>Exclusivity.</u> As part of Lessee's right to the undisturbed use and enjoyment of the Leased Space, Lessor shall not at any time during the Term of this Lease (i) use or suffer or permit another person to use any portion of the Premises located within a one (1) mile radius of the Leased Space for any of the uses permitted herein or other uses similar thereto, or (ii) grant any interest in or an option to acquire any interest in any parcel or property located within a one (1) mile radius of the Leased Space that permits (during the Term of this Lease) any of the uses permitted under this Lease or other uses similar thereto without the prior written consent of Lessee, in Lessee's sole discretion. The phrase "or other uses similar thereto" as used herein shall include, without limitation, the transmission, reception or relay of communications signals and/or data by way of small cells, distributed antenna systems, data centers, C-RAN or fiber, or the generation or storage of power or energy.

19. <u>Binding on Successors.</u> The covenants and conditions contained herein will apply to and bind the heirs, successors, executors, administrators and assigns of the parties hereto. Further, this Lease will run with the land and all subsequent purchasers will be subject to the terms and conditions specified herein.

20. <u>Access to Leased Space/Premises.</u> Lessee shall have at all times during the Term the right of access to and from the Leased Space and all utility installations servicing the Leased Space on a 24 hours per day/7 days per week basis, on foot or by motor vehicle, including trucks and heavy machinery (including the right to park such vehicles, trucks and machinery within the Easements and the Premises adjacent to the Leased Space and the Easements), for the installation and maintenance of utility wires, cables, conduits and pipes over, under and along the right-of-way extending from the nearest accessible public right-of-way.

21. <u>Governing Law.</u> This Lease shall be governed by the laws of the State of Florida. Any action arising hereunder shall be brought exclusively in the Circuit Court of the Fourth Judicial Circuit in and for Duval County, Florida. **EACH PARTY HEREBY IRREVOCABLY WAIVES ANY RIGHT TO A JURY TRIAL.**

22. <u>Entire Lease.</u> All of the representations and obligations of the parties are contained herein, and no modification, waiver or amendment of this Lease or of any of its conditions or provisions will be binding upon a party unless in writing signed by that party or a duly authorized agent of that party empowered by a written authority signed by that party. The waiver by any party of a breach of any provision of this Lease will not operate or be construed as a waiver of any subsequent breach of that provision by the same party, or of any other provision or condition of this Lease.

23. <u>Survey and Testing.</u> Lessee will have the right during the Term of this Lease to survey, soil test, and make any other investigations necessary to determine if the surface and subsurface of the Leased Space are suitable for construction and operation of the Structures and other improvements If Lessee, prior to completion of the Structures or other improvements determines that for any reason the surface or subsurface of the Leased Space is not suitable to construct and operate the Structures or other improvements, this Lease, upon written notice given to Lessor prior to completion of the Structures or other improvements will become null and void; provided that at Lessee's sole expense the Leased Space will be promptly restored to the extent contemplated by Section 11 above and provided further that Lessee will deliver copies of all soil tests and investigation reports to Lessor.

24. <u>Oil, Gas and Mineral Rights.</u> Lessor does not grant, lease, let or demise hereby, but expressly excepts and reserves here from all rights to oil, gas and other minerals in, on or under and that might be produced or mined from the Leased Space; provided, however, that no drilling or other activity will be undertaken on or beneath the surface of the Leased Space or Easements area to recover any oil, gas or minerals. This Lease is given and accepted subject to the terms and provisions of any valid oil, gas and mineral lease covering the Leased Space or any part thereof, now of record in the office of the County Clerk, provided, however, that any future oil, gas or mineral lease covering the above-described lands or any part thereof will be in all respects subordinate and inferior to the rights, privileges, powers, options, immunities, and interests granted to Lessee under the terms of this Lease.

25. Hazardous Waste.

(a) The term "Hazardous Materials" will mean any substance, material, waste, gas or particulate matter which is regulated by the local governmental authority where the Leased Space is located, the State in which the Leased Space is located, or the United States Government, including, but not limited to, any material or substance which is (i) defined as a "hazardous waste," "hazardous material," "hazardous substance," "extremely hazardous waste," or restricted hazardous waste" under any provision of state or local law, (ii) petroleum, (iii) asbestos, (iv) polychlorinated biphenyl, (v) radioactive material, (vi) designated as a "hazardous substance" pursuant to Section 311 of the Clean Water Act, 33 U.S.C. '1251 et seq. (33 U.S.C. '1317), (vii) defined as a "hazardous waste" pursuant to Section 1004 of the Resource Conservation and Recovery Act, 42 U.S.C. '6901 et seq. (42 U.S.C. '6903), or (viii) defined as a "hazardous substance" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation, and Liability Act. 42 U.S.C. '9601 et Seq. (42) U.S.C. '9601). The term "Environmental Laws" will mean all statutes specifically described in the foregoing sentence and all applicable federal, state and local environmental health and safety statutes, ordinances, codes, rules, regulations, orders and decrees regulating, relating to or imposing liability or standards concerning or in connection with Hazardous Materials.

(b) Lessor represents and warrants that, to the best of Lessor's knowledge, (i) the Leased Space has not been used for the use, manufacturing, storage, discharge, release or disposal of hazardous waste, (ii) neither the Leased Space nor any part thereof is in breach of any Environmental Laws, (iii) there are no underground storage tanks located on or under the Leased Space, and (iv) the Leased Space is free of any Hazardous Materials that would trigger response or remedial action under any Environmental Laws or any existing common law theory based on nuisance or strict liability. If any such representation is in any manner breached during the Term of this Lease (a "Breach"), and if a Breach gives rise to or results in liability (including, but not limited to, a response action, remedial action or removal action) under any Environmental Laws or any existing common law theory based on nuisance or strict liability, or causes a significant effect on public health, Lessor will promptly take any and all remedial and removal action as required by law to clean up the Leased Space, mitigate exposure to liability arising from, and keep the Leased Space free of any lien imposed pursuant to, any Environmental Laws as a result of a Breach.

(c) In addition, Lessor agrees to indemnify, defend and hold harmless Lessee, its officers, partners, successors and assigns from and against any and all debts, liens, claims, causes of action, administrative orders and notices, costs (including, without limitation, response and/or remedial costs), personal injuries, losses, attorneys' fees, damages, liabilities, demands, interest, fines, penalties and expenses, consultants' fees and expenses, court costs and all other out-of-pocket expenses, suffered or incurred by Lessee and its grantees as a result of (a) any Breach, or (b) any matter, condition or state of fact involving Environmental Laws of Hazardous Materials which existed on or arose during the Term of this Lease and which failed to comply with (i) the Environmental Laws then in effect or (ii) any existing common law theory based on nuisance or strict liability.

(d) Lessor represents and warrants to Lessee that Lessor has received no notice that the property or any part thereof is, and, to the best of its knowledge and belief, no part of the Premises is located within an area that has been designated by the Federal Emergency Management Agency, the Army Corps of Engineers or any other governmental body as being subject to special hazards.

(e) The covenants of this section will survive and be enforceable and will continue in full force and effect for the benefit of Lessee and its subsequent transferees, successors and assigns and will survive the Term of this Lease.

26. Mechanic's and Landlord's Liens. Lessee will not cause any mechanic's or materialman's lien to be placed on the Leased Space and Lessee agrees to indemnify, defend and hold harmless Lessor from any such lien from a party claiming by, through or under Lessee. Additionally, Lessor disclaims and waives any now existing or hereafter arising landlord's lien or other statutory or non-statutory lien or security interest in Lessee's and/or its sublessees' communication facilities, equipment, improvement, fixtures or other property.

27. Headings. The headings of sections and subsections are for convenient reference only and will not be deemed to limit, construe, affect, modify or alter the meaning of the sections or subsections.

28. Time of Essence. Time is of the essence of Lessor's and Lessee's obligations under this Lease.

29. Severability. If any section, subsection, term or provision of this Lease or the application thereof to any party or circumstance will, to any extent, be invalid or unenforceable, the remainder of the section, subsection, term or provision of this Lease or the application of same to parties or circumstances other than those to which it was held invalid or unenforceable, will not be affected thereby and each remaining section, subsection, term or provision of this Lease will be valid or enforceable to the fullest extent permitted by law.

30. Real Estate Broker. Lessor represents and warrants that Lessor has not signed a listing agreement, dealt with or otherwise agreed to pay a broker's commission, finder's fee or other like compensation to anyone in connection with the lease of the Leased Space or the transaction contemplated by this Lease and Lessor agrees to indemnify and hold Lessee harmless from and against any such claims or costs, including attorneys' fees, incurred as a result of the transaction contemplated by this Lease.

31. Further Assurances. During the Term of this Lease, each of the parties agree to do such further acts and things and to execute and deliver the additional agreements and instruments (including, without limitation, requests or applications relating to zoning or land use matters affecting the Structures or other improvements) as the other may reasonably require to consummate, evidence or confirm this Lease or any other agreement contained herein in the manner contemplated hereby. If Lessor fails to provide requested documentation within thirty (30) days of Lessee's request, or fails to provide any Non-Disturbance Agreement required in this Lease, Lessee may withhold and accrue the monthly rental until such time as all such documentation is received by Lessee.

32. Right to Register or Record. Lessee may request that Lessor execute a Memorandum of Land Lease, Memorandum of Land Lease or Short Form of Lease (collectively a "Memo") for recording in the public records. Lessor agrees and authorizes Lessee to attach and/or insert a certified legal description of the Leased Space and Easements, once complete, to the Memo and record same in the public records.

33. Interpretation. Each party to this Lease and its counsel have reviewed and had the option to revise this Lease. The normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party will not be employed in the interpretation of this Lease or of any amendments or exhibits to this Lease.

34. Condemnation. Lessor shall fully advise Lessee in a timely manner of all condemnation proceedings or prospective condemnation proceedings in order that Lessee may fully protect and prosecute its rights and claims relating to the Leased Space. If the whole of the Leased Space shall be taken or condemned by, or transferred in lieu of condemnation to, any governmental or quasi governmental authority or agency with the power of condemnation during the Term of this Lease, Lessee shall be entitled to any award based upon its leasehold interest as set forth in this Lease, along with the value of all Lessee's improvements, including, but not limited to, the Structures and any other improvements and for all of Lessee's other personal property, trade fixtures, fixtures, moving expenses, business damages, business interruption, business dislocation, prepaid Rent or other losses or expenses as may be incurred. In the event only a portion of the Premises, which portion does not include the whole of the Leased Space, shall be taken or condemned by, or transferred in lieu of condemnation to any governmental or quasi-governmental authority or agency with the power of condemnation during the Term of this Lease, Lessee shall have the option to either: (1) terminate this Lease; or (2) continue in possession of the property pursuant to the terms of this Lease with a proportionate reduction in Rent equal to that portion, if any, of the Leased Space so taken, condemned or transferred in lieu of condemnation. In either event, Lessee shall be entitled to any award based upon its leasehold interest in the portion of the Premises condemned, taken or transferred in lieu of condemnation, along with the value of all Lessee's improvements, including, but not limited to, the Structures, and any other improvements and for all of Lessee's other personal property, trade fixtures, fixtures, moving expenses, business damages, business interruption, business dislocation, prepaid Rent or other losses or expenses as may be incurred. Nothing contained herein shall prohibit Lessee from making its own claims against any condemning authority for any losses or damages Lessee shall incur as a result of a condemnation, or sale in lieu of condemnation, of the whole or any portion of the Premises.

35. Right of First Refusal. If at any time during the Term of this Lease, Lessor receives a bona fide written offer from a third person (the "Offer") to sell, assign, convey, lease, factor or otherwise transfer or create any interest in the current or future Rent, this Lease, the Leased Space or the Premises, or any portion thereof, which Lessor desires to accept, Lessor shall first give Lessee written notice (including a copy of the proposed contract) of such Offer prior to becoming obligated under such Offer, with such notice giving Lessee the right to acquire the interest described in the Offer on the terms set forth in the Offer. Lessee shall have a period of thirty (30) days after receipt of Lessor's notice and terms to exercise Lessee's right of first refusal by notifying Lessor in writing. If Lessee has not exercised its right of first refusal in writing to Lessor within such thirty (30) day period, the terms of the Offer will be deemed rejected. Any action taken by Lessor as part of a scheme or contrivance to circumvent the intent of this Section will cause the monthly Rent payable to Lessor or its successors or assigns to be reduced by fifty percent (50%) for all terms remaining under this Lease.

36. Prevailing Party. In the event that any dispute between the parties related to this Lease should result in litigation, the prevailing party in such litigation shall be entitled to recover from the other party all reasonable fees and expenses of enforcing any right of the prevailing party, including without limitation, reasonable attorney's fees and expenses.

37. Date of Lease. The parties acknowledge that certain obligations of Lessor and Lessee are to be performed within certain specified periods of time which are determined by reference to the date of execution of this Lease. The parties therefore agree that wherever the term "date of execution of this Lease," or words of similar import are used herein, they will mean the date upon which this Lease has been duly executed by Lessor and Lessee whichever is the later to so execute this Lease. The parties further agree to specify the date on which they execute this Lease beneath their respective signatures in the space provided and warrant and represent to the other that such a date is in fact the date on which each duly executed his or her name.

COMMENCEMENT DATE: The date of execution of this Lease by the last party to sign.

IN WITNESS WHEREOF, the parties hereto have executed this Lease on the last day and year specified below.

LESSOR: JACKSONVILLE PORT AUTHORITY
a Florida Governmental Entity

By:____

Print Name: Eric B. Green

Title: Chief Executive Officer

Date:_______________________________________

Witness:____________________________________

Print Name: _________________________________

Witness:____________________________________

Print Name:_________________________________

LESSEE: SBA TOWERS XI, LLC
a Delaware limited liability company

By:____

Print Name: Alyssa Houlihan

Title: Vice President, Site Leasing

Date:_______________________________________

Witness:____________________________________

Print Name: _________________________________

Witness:_____________________________________

Print Name:_________________________________

REPLACE WITH CORP. OR LLC NOTARY BLOCK WHEN APPLICABLE

STATE OF ______________________}
} SS:
COUNTY OF ____________________}

Notary Public:
I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared **ERIC B. GREEN**, as Chief Executive Officer of **JACKSONVILLE PORT AUTHORITY (JAXPORT)**, a Florida Governmental Entity, by means of [ ] physical presence or [ ] online notarization, to me known to be the person described in and who executed the foregoing instrument and who acknowledge before me that she executed the same in the capacity aforestated.

Witness my hand and seal this _____________day of ______________, 20____.

____
Notary Signature

STATE OF ______________________}
} SS:
COUNTY OF ____________________}

Notary Public:
I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared **ALYSSA HOULIHAN**, as Vice President, Site Leasing of **SBA TOWERS XI, LLC**, a Delaware limited liability company, by means of [ ] physical presence or [ ] online notarization, to me known to be the person described in and who executed the foregoing instrument and who acknowledge before me that she executed the same in the capacity aforestated.

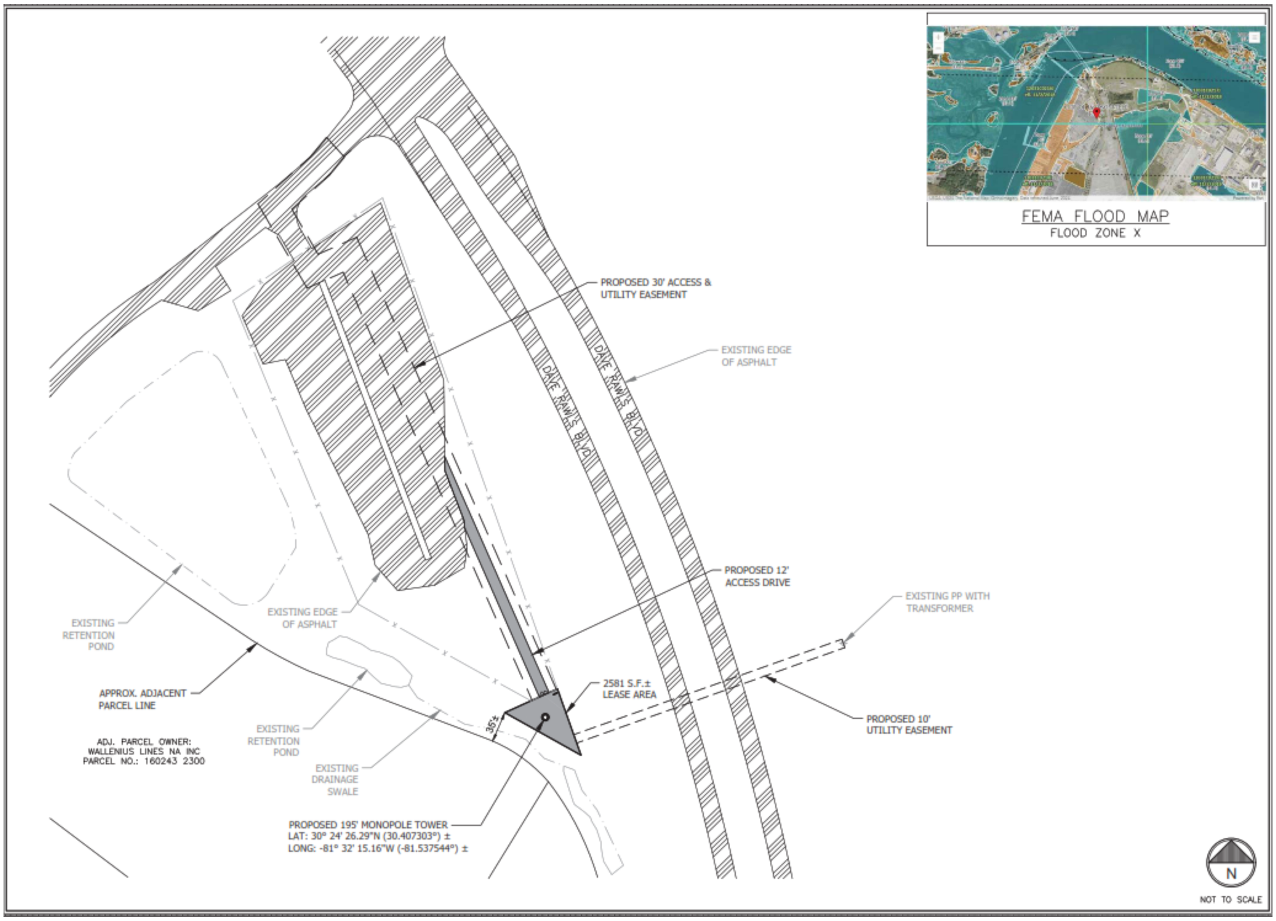
Witness my hand and seal this ____________ day of ______________, 20____.

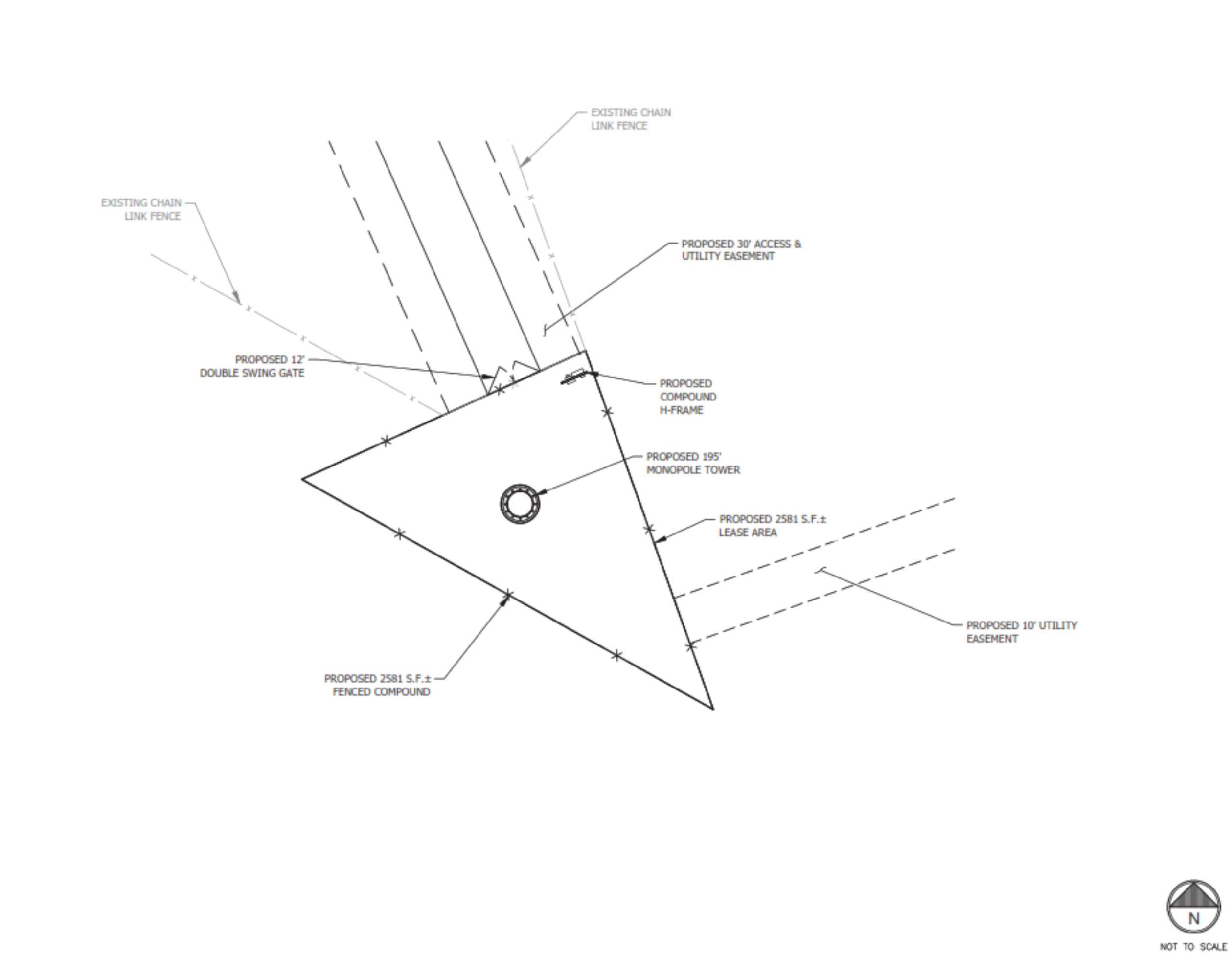
____
Notary Signature

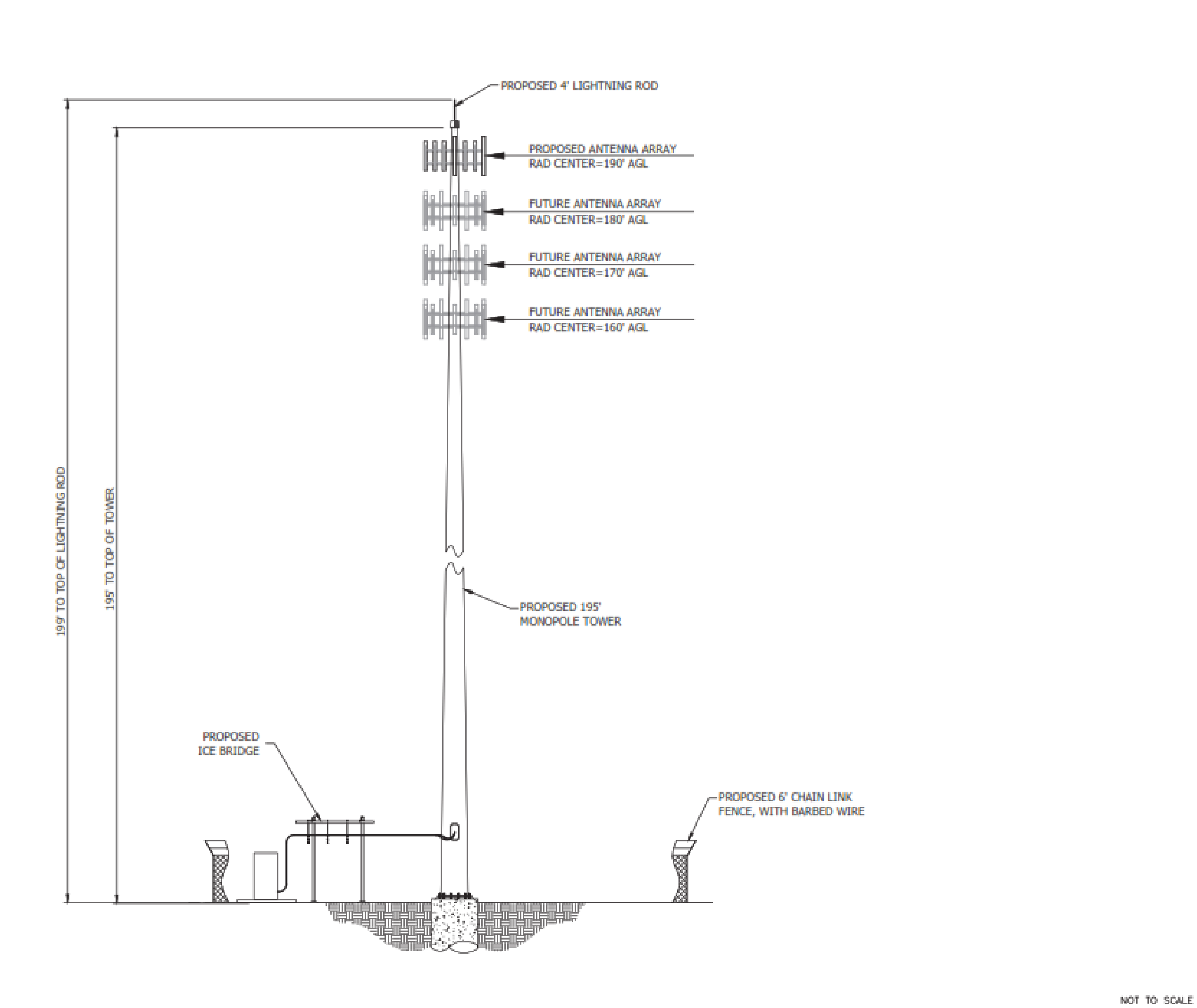
EXHIBIT A

LEASED SPACE

The Leased Space shall consist of 2,581 square feet of ground space along with easement rights for access to the Leased Space and parking by vehicle, trucks, heavy machinery or foot from the nearest public way and for the installation of utility wires, poles, cables, conduits and pipes on the Premises in the approximate locations as depicted below:




EXISTING CHAIN LINK FENCE
EXISTING CHAIN LINK FENCE
PROPOSED 30' ACCESS & UTILITY EASEMENT
PROPOSED 12' DOUBLE SWING GATE
PROPOSED COMPOUND H-FRAME
PROPOSED 195' MONOPOLE TOWER
PROPOSED 2581 S.F.± LEASE AREA
PROPOSED 10' UTILITY EASEMENT
PROPOSED 2581 S.F.± FENCED COMPOUND
N
NOT TO SCALE



Initials: ____________

Initials: ____________

EXHIBIT B

LEGAL DESCRIPTION OF THE PREMISES

Initials: ____________

Initials: ____________

Site ID:
Site Name:

Tenant Site ID:
Tenant Site Name:

EXHIBIT C

SHORT FORM ANTENNA SITE AGREEMENT

1. **Premises and Use**. SBA ENTITY, a _____________ corporation ("Owner") leases to TENANT ENTITY, a Florida _________ ("Tenant"), the site described below: Tower antenna space; Ground space for placement of Pad or Shelter ("Shelter") for Tenant's base station equipment consisting of approximately _______ square feet; and space required for Tenant's cable ladders, cable runs and cable bridges to connect telecommunications equipment and antennas, in the location shown on Exhibit A, together with a non-exclusive easement for reasonable access thereto and to the appropriate, in the discretion of Tenant, source of electric and telephone facilities, (collectively, the "Site"). The Site will be used by Tenant for the purpose of installing, removing, replacing, modifying, maintaining and operating, at its expense, a telecommunications service system facility consisting of the antenna(s) and related equipment set forth on Exhibit B (the "Equipment"). If Tenant desires to place equipment on the Site in addition to that listed on Exhibit B, Owner and Tenant will negotiate the placement of the additional equipment and the associated increased rent.

2. **Term**. The "Initial Term" of this Agreement shall be three (3) years beginning on the date set forth below ("Commencement Date") and terminating on the third anniversary of the Commencement Date. This Agreement will automatically renew for four (4) additional terms (each a "Renewal Term") of three (3) years each, unless either party provides notice to the other of its intention not to renew not less than one-hundred and twenty (120) days prior to the expiration of the Initial Term or any Renewal Term. COMMENCEMENT DATE: The earlier of the date Tenant begins installation of any of its Equipment at the Site or _________________, ____ (Date).

3. **Rent**. Beginning on the Commencement Date, Rent will be paid in equal monthly installments of ___________________ and no/100 Dollars ($_________), in advance, due on the first day of each month, partial months to be prorated on a thirty (30) day month. Rent will be increased annually on the anniversary of the Commencement Date (during the Initial and all Renewal Terms) by 3% of the monthly rate in effect for the prior year. This Agreement shall be effective on the date last executed by the parties provided that rent shall be subject to change at the discretion of Owner if this lease is not executed by Tenant and returned ______________, ____ (Date).

4. **Security Deposit**. Intentionally Omitted.

5. **Title and Quiet Possession**. Owner represents and agrees that it is in possession of the Site as fee owner or lessee under a ground lease, ("Ground Lease"). Notwithstanding anything to the contrary contained in this Agreement, if the Site is subject to a Ground Lease, either party may terminate this Agreement without further liability upon the termination or expiration of Owner's right to possession of the Site under the Ground Lease.

6. **Assignment/Subletting**. Tenant may not assign or transfer this Agreement without the prior written consent of Owner, which consent will not be unreasonably withheld, delayed or conditioned. In no event will Tenant be relieved of any obligations or liability hereunder.

7. **Access and Security**. Tenant will have the reasonable right of access to the Tower where its equipment is located; provided that Tenant must give Owner forty-eight (48) hours prior notice. Tenant will have unrestricted access twenty-four (24) hours a day seven (7) days a week to its Pad or Shelter. In the event of an emergency situation which poses an immediate threat of substantial harm or damage to persons and/or property (including the continued operations of Tenant's telecommunications Equipment) which requires entry on the Tower, Tenant may enter same and take the actions that are required to protect individuals or personal property from the immediate threat of substantial harm or damage; provided that promptly after the emergency entry and in no event later than twenty-four (24) hours, Tenant gives telephonic and written notice to Owner of Tenant's entry onto the Site.

8. **Notices**. All notices must be in writing and are effective when deposited in the U.S. mail, certified and postage prepaid, or when sent via overnight delivery, to the address set forth below, or as otherwise provided by law.

Tenant:

Owner: SBA ____________, ___
8051 Congress Avenue
2nd Floor
Boca Raton, FL 33487-1307
Attn: Site Administration
Site ID: ________/Site Name: ___________

Rental Payment: SBA ____________, ___
P. O. Box _______
Atlanta, GA ______-____
Attn: Accounts Receivable
Site ID: ________/Site Name: ___________

9. **Installation and Improvements**. Prior to installing or allowing any Equipment to be installed at the Site or making any changes, modifications or alterations to such Equipment, Tenant, at its expense, will obtain all required approvals and will submit to Owner plans, specifications and proposed dates of the planned installation or other activity, for Owner's approval which approval will not be unreasonably withheld, including, if requested by Owner, a tower loading study and/or an intermodulation study performed and certified by an independent licensed professional engineer. All installation of or other work on Tenant's Equipment on the Tower will be at Tenant's sole expense and performed by Owner or one of its affiliates or subsidiaries. All installations, operation and maintenance of Equipment must be in accordance with Owner's policies set forth in Exhibit C. Tenant will cooperate with Owner in rescheduling its transmitting activities, reducing power, or interrupting its activities for limited periods of time in the event of an emergency or in order to permit the safe installation or repair of Equipment.

10. **Compliance with Laws**. Tenant will substantially comply with all applicable laws relating to its possession and use of the Site and its Equipment. Within sixty (60) days after execution of this Agreement, Tenant shall provide Owner with a copy of the FAA Determination of No Hazard which grants approval to Tenant's frequencies and power (ERP) to be used at the Site. Upon request by Owner, Tenant will produce satisfactory evidence that all equipment installed at the Site complies with federal regulations pertaining to radio-frequency radiation standards and is licensed with the FCC, if applicable.

11. **Insurance**. Tenant will procure and maintain a public liability policy, with limits of not less than $1,000,000 for bodily injury, $1,000,000 for property damage, $2,000,000 aggregate, which minimum Owner may require adjusting at each renewal term, with a certificate of insurance to be furnished to Owner within thirty (30) days of execution of this Agreement and prior to performing any work. Such policy will provide that cancellation will not occur without at least fifteen (15) days prior written notice to Owner. Tenant will cause Owner to be named as an additional insured on such policy.

12. **Interference**. Tenant understands that it is the intent of Owner to accommodate as many users as possible and that Owner may rent space to any other entity or person(s) desiring its facilities. Tenant shall not cause, by its transmitter or other activities, including the addition of any equipment at a future date, interference to Owner or other tenants that have previously commenced rental payments. Tenant shall provide Owner with a list of frequencies to be used at the Site prior to putting said frequencies into operation. If interference occurs which involves Tenant, Owner may require that an intermodulation study be conducted at Tenant's cost. If Owner determines that the interference is the responsibility of Tenant, Owner will notify Tenant and Tenant shall have five (5) business days from date of notice to correct the interference and if not corrected, Tenant shall cease, and Owner shall have all rights to any legal means necessary including injunctive relief and self help remedies to cause Tenant to cease transmission, except for intermittent testing for the purpose of correcting the interference. If interference cannot be corrected within sixty (60) calendar days from Tenant's receipt of Owner's notice, then Owner may terminate this Agreement without further obligations to Tenant. Further, if Owner determines that another tenant at the Site is causing interference to Tenant and the interference is not corrected within sixty (60) days from Owner's determination, and such interference precludes Tenant from using the Site for its intended purpose, Tenant may terminate this Agreement. Owner will require substantially similar interference language as outlined in this paragraph in all future Tenant Agreements related to this Site.

13. **Utilities**. Tenant will pay for all utilities used by it at the Site and Tenant will install its own electric meter. Temporary interruption in the power provided by the facilities will not render Owner liable in any respect for damages to either person or property nor relieve Tenant from fulfillment of any covenant or agreement hereof.

14. **Relocation Right**. If determined necessary by Owner to relocate the tower, Owner will have the right to relocate the telecommunications facility of Tenant, or any part thereof, to an alternate tower location (Relocation Site) on Owner's property; provided, however, that such relocation will (1) be at Owner's sole cost and expense, (2) be performed exclusively by Tenant or its agents, (3) not unreasonably result in any interruption of the communications service provided by Tenant on Owner's property, and (4) not impair, or in any manner alter, the quality of communications service provided by Tenant on and from Owner's property.

15. **Termination**. Neither party may terminate this Agreement unless mutually agreed to by the parties in writing or in default, the applicable cure period specified below.

16. **Default**. If the Rent or other amount due hereunder is not paid in accordance with the terms hereof, Tenant will pay interest on the past due amounts at the lesser of (i) the rate of one and one-half percent (1.5%) per month, or (ii) the maximum interest rate permitted by applicable law. If either party is in default under this Agreement for a period of (a) ten (10) days following receipt of notice from the non-defaulting party with respect to a default which may be cured solely by the payment of money, or (b) thirty (30) days following receipt of notice from the non-defaulting party with respect to a default which may not be cured solely by the payment of money, then, in either event, the non-defaulting party may pursue any remedies available to it against the defaulting party under applicable law, including, but not limited to, the right to terminate this Agreement. Further, Owner may accelerate and declare the entire unpaid Rent for the balance of the existing Term to be immediately due and payable forthwith. If the non-monetary default may not reasonably be cured within a thirty (30) day period, this Agreement may not be terminated if the defaulting party commences action to cure the default within such thirty (30) day period and proceeds with due diligence to fully cure the default.

17. **Taxes**. Tenant shall pay all taxes, including, without limitation, sales, use and excise taxes, and all fees, assessments and any other cost or expense now or hereafter imposed by any government authority in connection with Tenant's payments to Owner, Tenant's Equipment or Tenant's use of the Site. In addition, Tenant shall pay that portion, if any, of the personal property taxes or other taxes attributable to Tenant's Equipment.

18. **Indemnity**. Owner and Tenant each indemnifies the other against and holds the other harmless from any and all costs (including reasonable attorneys' fees and costs) and claims of liability or loss which arise out of the use and/or occupancy of the Site by the indemnifying party including, without limitation, any damage occurring outside of the Site in connection with Tenant's installation of Equipment. This indemnity does not apply to any claims arising from the gross negligence or intentional misconduct of the indemnified party. Except for its own acts of gross negligence or intentional misconduct, Owner will have no liability for any loss or damage due to personal injury or death, property damage, loss of revenues due to discontinuance of operations at the Site, libel or slander, or imperfect or unsatisfactory communications experienced by the Tenant for any reason whatsoever.

19. **Hazardous Substances**. Tenant or Owner will not introduce or use any hazardous substance on the Site in violation of any applicable law, or permit any discharge or release of such substance on the Site.

20. **Liens**. Tenant will not permit any mechanics, materialman's or other liens to stand against the Site for any labor or material furnished the Tenant in connection with

work of any character performed on the Site by or at the direction of the Tenant.

21. **Casualty or Condemnation**. In the event of any damage, destruction or condemnation of the Site, or any part thereof, not caused by Tenant that renders the Site unusable or inoperable, Owner will have the right, but not the obligation, to provide an alternate location, whether on the same Site or another Site, or to terminate this Agreement within thirty (30) days after the damage, destruction or condemnation. Owner will in no event be liable to Tenant for any damage to or loss of Tenant's Equipment, or loss or damage sustained by reason of any business interruption suffered by reason of any act of God, by Tenant's act or omission, or Tenant's violation of any of the terms, covenants or conditions of this Agreement, (unless caused solely by Owner's intentional misconduct or gross negligence).

22. **Bankruptcy and Insolvency**. Owner and Tenant agree that this Agreement constitutes a lease of non-residential real property for the purposes of 11 U.S.C. § 365 (d) (4) or any such successor provision.

23. **Confidentiality**. Tenant and Owner agree not to discuss publicly, advertise, nor publish in any newspaper, journal, periodical, magazine, or other form of mass media, involved with this Agreement**;** provided, however, that notwithstanding the foregoing, Owner and/or Tenant may provide a copy of this Agreement or discuss any of the terms and conditions hereof to third parties as is reasonably necessary for Owner and/or Tenant's business purposes, including, but not limited to Owner and/or Tenant's directors, advisors, regulatory and other governmental authorities, lenders and ground lessors.

24. **Miscellaneous**. (a) This Agreement (including the Exhibits) constitutes the entire Agreement between the parties and supersedes all prior written and verbal agreements, representations, promises or understandings between the parties. Any amendments to this Agreement must be in writing and executed by both parties; (b) Tenant agrees and acknowledges that, in conjunction with other broadcast entities which may transmit from the Site, if necessary due to FCC RF emission standards and upon reasonable notice, Tenant shall reduce power or terminate station operations to prevent possible overexposure of worker to RF radiation.

The Addendum and the following Exhibits are attached to and made a part of this Agreement: Exhibit "A" (Site Description), "B" (Antenna and Equipment List), and "C" (Minimum Installation, Occupancy…).

TENANT: TENANT ENTITY

____	Fed Tax ID:
By: ____	Address:
Title: ____	
Date: _____________________________________	
Witness:____	Witness:

TENANT NOTARY BLOCK:

STATE OF ________________________ COUNTY OF ________________________

The foregoing instrument was acknowledged before me this _____ day of ____________________, ________by ____________________________________, a representative of ________________________, a __________ corporation who is personally known to me or produced ___________________ as identification.

NOTARIAL SEAL	(OFFICIAL NOTARY SIGNATURE) NOTARY PUBLIC—STATE OF _______
My commission expires: __________________	(NAME OF NOTARY) COMMISSION NUMBER: ___________

OWNER: SBA ENTITY

____	Fed Tax ID: __________________
By: ______________________________	Address: 8051 Congress Avenue
Title: ______________________________	2nd Floor
Date: _______________________	Boca Raton, FL 33487-1307
	Attn: Site Administration
Witness:____	Witness:

OWNER NOTARY BLOCK:

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ___ day of _____________, 202_ by ________________ as _______________, Site Leasing of

SBA ENTITY, a Delaware limited liability company, on behalf of the company. He/she is personally known to me or produced ____________ as identification and did not take an oath.

[NOTARIAL SEAL]

Notary: ____________________________________
Print Name: _________________________________
NOTARY PUBLIC, STATE OF _________
My commission expires ________________

ADDENDUM TO ANTENNA SITE AGREEMENT

This addendum is annexed to and forms a part of a certain Antenna Site Agreement (the "Agreement") dated ______________ _______________, 202_, by and between **SBA ENTITY** ("Owner") and **TENANT ENTITY** ("Tenant").

IN THE EVENT THAT ANY OF THE TERMS AND CONDITIONS HEREINAFTER SET FORTH CONFLICT WITH THE TERMS AND CONDITIONS OF THE AGREEMENT TO WHICH IT IS ANNEXED, THE TERMS AND CONDITIONS OF THIS ADDENDUM SHALL GOVERN AND BE DEEMED TO AMEND CONFLICTING PROVISIONS OF SAID AGREEMENT. AS USED IN THIS ADDENDUM, ALL CAPITALIZED TERMS SHALL HAVE THE SAME DEFINITION AS IN THE AGREEMENT TO WHICH IT REFERS EXCEPT TO THE EXTENT SUCH DEFINITIONS ARE HEREIN AMENDED.

Owner and Tenant hereby agree to the following additional or amended terms and conditions:

1. Owner and Tenant acknowledge that Owner shall perform or shall have performed a structural analysis on the tower with respect to Tenant's installation of its Equipment as set forth in Exhibit B attached to this Agreement.

2. Tenant agrees that it shall be solely responsible for all costs associated with the structural analysis and foundation study, if deemed necessary.

3. In the event the tower or foundation shall need to be reinforced prior to the installation of Tenant's Equipment, all modifications and/or reinforcement of or other work on the tower, foundation and the installation of Tenant's Equipment on the tower will be at Tenant's sole cost and expense and performed by Owner or one of its affiliates or subsidiaries.

4. Owner shall perform or shall have performed all such work in accordance with the structural analysis.

5. In the event a pre-construction passing structural analysis is received for the Equipment set forth on Exhibit B, Tenant shall not be responsible for any costs related to modifications or reinforcement of the tower and any reference above to such effect shall be deemed null and void.

Except as amended by the Addendum to the Agreement, the terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have set their hands as of the date set forth above.

TENANT: TENANT ENTITY

____

By: _________________________________

Title: _________________________________

OWNER: SBA ENTITY

____

By: _________________________________

Title: _________________________________

EXHIBIT A
SITE DESCRIPTION

Site located at:	_____________________________ situated in the City of _____, County of _____, State of _____
Legal Description:	Insert
Latitude:	Longitude:

EXHIBIT B

Equipment must be installed, routed and stacked pursuant to the most current structural analysis. The equipment contained in said structural must match the equipment as listed below, unless such equipment has been reduced and no structural analysis re-run is required by Owner.

For the purpose of this Exhibit B, all mounting heights are approximate.

NOTE: Install may not obstruct any lighting, beacon, climbing path, guy wires on tower or current tenant installation.

Antennas:

Quantity:
Type:
Manufacturer:
Model:
Dimensions:
Weight: .
Mounting:
  Base of the antenna: _____
  Centerline of the antenna: _____
  Tip of the antenna: _____
  Orientation: ___°, ___° & ___°
  Downtilt: _____°
  Mount Type: Direct mount
Cable:
  Number of Lines: 1
  Type: 2x12 AWG / 2 SMF
  Size: 11 mm

Dishes:

Quantity: 1
Manufacturer: Prose
Model: PRO-MW-V12D18AVT
Dimensions/Weight: 4 ft (1.2 m)/ 99.2 lbs
Mounting

Tower Mounted Amplifiers (TMAs):

Quantity:
Manufacturer:
Model:
Dimensions/Weight:
Mounting

Remote Radio Heads (RRHs):

Quantity:
Manufacturer:
Model:
Dimensions/Weight:
Mounting:

DC Surge Suppression Systems:
Quantity:
Manufacturer:
Model:
Dimensions/Weight:
Mounting

Ground Space Requirements:	Approximately ____ square feet
Provided by:	
Type:	
Dimensions:	
GPS Receivers:	N/A
Transmitters:	N/A
Transmitter Cabinets:	N/A
Frequencies:	Transmit: ________ MHz Receive: ________ MHz

ERP:

Transmitter Operating Power:

Generator:
Quantity:
Type:
Manufacturer:
Model:
Dimensions/Weight:
Location
Power:
Capacity:

EXHIBIT C

MINIMUM SITE INSTALLATION, OCCUPANCY AND MAINTENANCE REQUIREMENTS AND SPECIFICATIONS

Pre-Installation Standards

1. **Prior to installation**, Tenant must provide Owner with complete plans for approval, including list of proposed equipment and subcontractors. No work may be performed until approval has been given and all criteria have been met. All equipment must be placed in approved locations only, and Owner must approve any changes before the installation begins. The Owner or its representative shall have the right to be on site during any work on the Site. Owner to provide price quote for installation services based on Tenant's scope of work.

Installation

2. (a) The following minimum protective devices must be properly installed:
   (1) Lightning arrestors in feedline at wall feedthru ports(SBA multi-tenant buildings). (PCS providers install jumpers to extend/connect to cabinet like enclosures).
   (2) Surge protectors in any AC & phone line circuit.
   (3) Transmitter RF shielding. (Must be in place during operation)
   (4) Isolator/harmonic filter. (Must be in place during operation)
   (5) Duplexer or cavity bandpass filter. (Must be in place during operation)

   (b) All equipment, including transmitters, duplexers, isolators and multicouplers, must be housed in a metal cabinet or rack mounted. No control stations or inverted transmit/receive frequency pairs are allowed on repeater sites.

   (c) All transmission lines entering the shelter must be 1/2" Heliax/Wellflex or better via a wall feedthru plate and must terminate in a properly installed lightning arrestor with an ID tag on both ends of the line.

   (d) Solid outer shield cable such as Superflex or Heliax/Wellflex must be used for all intercabling outside the cabinet. Under no circumstances will the use of foil shielded or braided RF cable (e.g.; RGB) be permitted outside the cabinet except for RG-6 quad shield cable installed on satellite **receive only** systems.

   (e) All antenna, power and phone cables will be routed <u>and properly supported</u> to the base station in a neat manner using routes provided for that purpose. Tenant will provide individual Transient (SAD) surge protection to each circuit used. All phone lines will have (SAD) transient surge protection installed. All wiring and installation will be by means of clamping or strapping and in no event will any members or other parts of the tower be drilled, welded, punched or otherwise mutilated or altered.

   (f) All Tenants are to obtain power from the power panel and/or AC receptacle provided for their specific use.

   (g) All outside RF equipment cabinets must be grounded to the site ground system using #2 solid tinned wire with cadweld, silver solder connections, or 2 hole lugs with Burndy type compression fittings. All inside RF equipment cabinets must be grounded to the site ground system using #2, or #6 green jacketed stranded wire with silver solder connections, or 2 hole lugs with Burndy type compression fittings.

   (h) All antenna lines will be electrically bonded to the tower at the antenna and at the bottom of the tower using grounding kits installed per manufacturer specifications and all antenna brackets must be pre-approved. All antenna lines entering the Site will have COAX center pin lightning protection installed within two feet from the entry port and grounded to master ground bar in the Site ground system.

   (i) All equipment cabinets will be identified with a typed label under plastic on which the Tenant's name, address, 24 hour phone number, call sign, and frequencies will be inscribed, in addition to a copy of Tenant's FCC license.

   (j) Monitor speakers will be disabled except when maintenance is being performed. All antenna lines will be tagged within 12 inches of the termination of the feeder cable at both ends, at the entrance to the building, at repeater or base station cabinet, and at the multicoupler/combiner ports.

   (k) All ferrous metals located outside of the building or on the tower will be either stainless steel or hot dipped galvanized, not plated. Painted towers will require the painting of feedlines by the Tenant, unless installed by Owner, prior to or before completion of the install. All transmission lines are to be secured with factory hoist grips every 150’ and secured to the tower or cable ladder with stainless steel and/or hot dipped galvanized hardware. Plastic wraps and/or bandit type hangers will not be accepted.

General

3. Tenant must comply with any applicable instructions regarding any Site security system.

(a) Gates will remain closed at all times unless entering or exiting the premises. When leaving the shelter, ensure that all doors are locked and, if there is a security system, it is armed.

(b) Any tower elevator may be used only after receiving proper instruction on its use, signing a waiver and receiving authorization from the Owner.

(c) This Agreement does not guarantee parking space. If space is available, park only in the designated areas. Do not park so as to block any ingress or egress except as may be necessary to load or unload equipment. Parking is for temporary use while working at the Site.

(d) Do not adjust or tamper with thermostats or HVAC systems.

(e) Access to the shelter roof is restricted to authorized maintenance personnel.

SUBMISSION FOR AWARDS COMMITTEE AND CHIEF EXECUTIVE OFFICER APPROVAL JACKSONVILLE PORT AUTHORITY

AC-2026-03-01		03/13/2026
Reference No.	**File**	**Date**

SUBJECT: Milling & Asphalt Installation, Maintenance & Repairs
JPA Project G/L No.: Various GL-5366 **JPA Contract No.: 25-10**
PARS Construction Services, LLC

COST: $2,100.00.00 ☒ **BUDGETED** ☐ **NON-BUDGETED**

BACKGROUND:

On December 1, 2025 the Jacksonville Port Authority awarded Contract No. 25-10 Milling and Asphalt IM&R Services to Watake Inc. On February 19, 2026, Watake Inc. requested to be released from contract 25-10 at JAXPORT's earliest convenience. On February 25, 2026 the Engineering department made a recommendation to move forward with the second lowest responsive and responsible bidder, which is PARS Construction Services LLC that successfully held the previous Milling and Asphalt contract.

This is a budgeted operating expense for FY 26 and will be funded with JPA funds.

RECOMMENDATION:

Management recommends that the Board of Directors approve the issuance of a Contract to PARS Construction Services LLC, for Milling and Asphalt Installation, Maintenance & Repair Services in the estimated amount of $2,100,000.00 ($700,000.00 annually). The initial contract period is three (3) years with (2) one-year (1) renewal options made at the sole discretion of JAXPORT, based on vendor's performance and adherence to all terms and conditions of the contract.

AC-2026-03-01

Once necessary approvals are obtained by the Awards Committee Chairman, the Chief Executive Officer is authorized to sign purchase orders, agreements or contracts for the Award.

Attachments: PARS Construction Services, LLC Bid Form dated 09/18/2025, Unofficial Bid Tabulation

ORIGINATED BY:	**SUBMITTED FOR APPROVAL**
Jose Vazquez Jose Vazquez (Mar 13, 2026 16:49:31 EDT)	Angelia Wilson Angelia Wilson (Mar 16, 2026 08:40:47 EDT)
Jose Vazquez, Sr. Director, Engineering & Construction	**Angelia Wilson, Director, Procurement Services**

AWARDS COMMITTEE ACTION

Approved

APPROVED/REJECTED/DEFERRED

CONDITIONS OF APPROVAL (IF ANY):

Raynesha Jones Raynesha Jones (Mar 13, 2026 16:28:58 EDT)	Bradley Burch Bradley Burch (Mar 13, 2026 16:24:16 EDT)
Raynesha Jones, Secretary to Awards Committee	**Bradley Burch, Chair to Awards Committee**

CHIEF EXECUTIVE OFFICER ACTION

Approved

APPROVED/REJECTED/DEFERRED

CONDITIONS OF APPROVAL (IF ANY):

Eric b green
Eric b green (Mar 17, 2026 19:25:53 EDT)

Eric B. Green, Chief Executive Officer

CONDITIONS OF APPROVAL (IF ANY):

Laura Parko

Laura Parko, Corporate Secretary

April 27, 2026 10:06 AM

BOARD DECISION

APPROVED/REJECTED/DEFERRED

CONDITIONS OF APPROVAL (IF ANY):

Board Chairman	**Board Secretary**
April 27, 2026 10:04 AM	April 27, 2026 9:15 AM

ATTACHMENT NO. 1

ARTICLE III
BID FORM (REVISED 09/15/2025)

BIDDER'S NAME: Pars Construction Services, LLC.

BEFORE COMPLETING THIS FORM, ALL BIDDERS SHOULD READ THE FOLLOWING INSTRUCTIONS CAREFULLY AND BE SURE THEY PREPARE THEIR BIDS ACCORDINGLY. FAILURE TO COMPLY WITH THESE INSTRUCTIONS MAY RESULT IN REJECTION OF THE BID OR MAY RESULT IN ANOTHER COMPANY BEING AWARDED THE CONTRACT.

JAXPORT is requesting Bids to provide milling and repair of 1" - 7" thick asphalt located at JAXPORT's various marine terminals. Pricing must include hauling off-site excess materials, store millings on-site, and the installation of 1" - 7" Type S-1 asphalt surface and compaction. Services are to be performed on an as needed basis. Work includes, but is not limited to providing all labor, materials, equipment, tools, and services required to supply, deliver, and install 1" - 7" Type S-1 asphalt surface and compaction, per the specifications and requirements included in this document. In addition to general milling and asphalt repairs, JAXPORT may require minor repairs for potholes and repairs to asphalt around storm drains and railroad crossings.

The undersigned hereby proposes to furnish all labor, supervision, materials and equipment necessary to perform these services in accordance with the specifications stated in this Invitation to Bid No. 25-10, at the stated prices listed below:

ASPHALT SPECIFICATIONS AND COST

Installation, milling, and repair of asphalt shall be priced on a per square foot cost. Unit prices must include all labor, supervision, materials, equipment, and any other costs necessary to perform these services. The quantities listed are representative of the work to be completed; however, there may be variations in the type of work and the quantities based on JAXPORT's actual needs at the time the service is requested. Repairs within a 750 ft radius shall be considered as a singular repair, with the total sum of the areas being charged against the applicable pay item, unless otherwise determined by the Engineer.

CATEGORIES OF WORK (A THRU G)

Specify Unit Price (Square Foot, Ton, or Each) as Per Quantities Listed

A. MILLING AND REPAIR OF ASPHALT AT 2" THICKNESSES

DESCRIPTION	ESTIMATED QUANTITY (SQ. FT.)	UNIT PRICE PER SQ. FT. ($)	EXTENDED PRICE ($)
UP TO 500 SQ. FT.	500	$ 8.00	$ 4,000.00
501 SQ. FT. – 1,000 SQ. FT	2,000	$ 6.19	$ 12,380.00
1,001 SQ. FT. – 5,000 SQ. FT.	42,000	$ 5.65	$ 237,300.00
5,001 SQ. FT. – 10,000 SQ. FT.	33,000	$ 3.80	$ 125,400.00
10,001 SQ. FT. – 25,000 SQ. FT.	20,000	$ 3.80	$ 76,000.00
		CATEGORY "A" TOTAL	$ 455,080.00

ATTACHMENT NO. 1

B. OVERLAY REPAIRS

DESCRIPTION	ESTIMATED QUANTITY (SQ. FT.)	UNIT PRICE PER SQ. FT. ($)	EXTENDED PRICE ($)
1" THICK LIFT (UP TO 4,000 SQ. FT)	15,000	$ 1.48	$ 22,200.00
2" THICK LIFT (UP TO 4,000 SQ. FT)	15,000	$ 2.86	$ 42,900.00
3" THICK LIFT (UP TO 4,000 SQ. FT)	2,000	$ 4.50	$ 9,000.00
		CATEGORY "B" TOTAL	$ 74,100.00

C. SAWCUT, PATCH AND HAUL OFF DEBRIS - Includes potholes, storm drains, and railroad crossings.

DESCRIPTION	ESTIMATED QUANTITY (SQ. FT.)	UNIT PRICE PER SQ. FT. ($)	EXTENDED PRICE ($)
2" THICK LIFT	200	$ 15.57	$ 3,114.00
4" THICK LIFT	200	$ 19.26	$ 3,852.00
6" THICK LIFT	1,500	$ 6.37	$ 9555.00
		CATEGORY "C" TOTAL	$ 16,521.00

D. SAWCUT, GRADE, LIMEROCK, COMPACT, ASPHALT, AND HAUL OFF DEBRIS

DESCRIPTION	ESTIMATED QUANTITY (SQ. FT.)	UNIT PRICE PER SQ. FT. ($)	EXTENDED PRICE ($)
6" THICK LIMEROCK AND 5" THICK ASPHALT LIFT (0" TO 5,000 SQ. FT.)	200	$ 11.25	$ 2,250.00
6" THICK LIMEROCK AND 6" THICK ASPHALT LIFT (0" TO 5,000 SQ. FT.)	200	$ 12.44	$ 2,488.00
6" THICK LIMEROCK AND 7" THICK ASPHALT LIFT (0" TO 5,000 SQ. FT.)	5,000	$ 11.06	$ 55,300.00
		CATEGORY "D" TOTAL	$ 60,038.00

ATTACHMENT NO. 1

E. MILLING AND REPAIR OF ASPHALT AT 2" THICKNESSES BETWEEN RAIL (INCLUDING HANDWORK)

DESCRIPTION	ESTIMATED QUANTITY (SQ. FT.)	UNIT PRICE PER SQ. FT. ($)	EXTENDED PRICE ($)
UP TO 2500 SF	10,000	$ 4.88	$ 48,800.00
		CATEGORY "E" TOTAL	$ 48,800.00

F. ASPHALT LEVELING

DESCRIPTION	ESTIMATED QUANTITY (TONS)	UNIT PRICE PER TON ($)	EXTENDED PRICE ($)
ZERO (0) – 10 TONS	100	$ 165.00	$ 16,500.00
11 TONS – 15 TONS	20	$ 165.00	$ 3,300.00
16 TONS - 20 TONS	20	$ 165.00	$ 3,300.00
		CATEGORY "F" TOTAL	$ 23,100.00

G. VALVE JACKET – Raise or lower valve jacket to match new grade.

DESCRIPTION	ESTIMATED QUANTITY ANNUALLY (EACH)	UNIT PRICE PER EACH ($)	EXTENDED PRICE ($)
VALVE JACKET	10	$ 140.00	$ 1400.00
		CATEGORY "G" TOTAL	$ 1400.00

GRAND TOTAL - TOTAL OF CATEGORIES "A - G":	$ 679,039.00

Failure to provide above information in stated format may result in rejection of Bid.

BASIS OF AWARD: The award of this contract will be based on the total sum of all categories of work (A thru G). The Authority reserves the right to award this contract to the lowest, responsive, responsible bidder, whose bid is fully conforming to the requirements of the bid documents.

JPA NO. ITB # 25-10
MILLING & ASPHALT INSTALLATION, MAINTENANCE & REPAIR SERVICES
FOR THE JACKSONVILLE PORT AUTHORITY
(100% SEB SET ASIDE)

Project No: ITB 25-10 Project Title: MILLING & ASPHALT IM&R SERVICES (100% SEB SET-ASIDE) Open Date: Thursday, September 18, 2025 Open Time: 2:00 PM (ET) via Zoom	*Watake, Inc.*	*Pars Construction Services, LLC*	*1st Choice Engineering, Construction & Development, LLC*	*Tether, Inc.* *(submitted under ERS Corp)*	*Hager Construction Company*
CONFLICT OF INTEREST CERTIFICATE:	✓	✓	✓	✓	✓
PUBLIC ENTITY CRIMES FORM:	✓	✓	✓	✓	✓
E-VERIFY FORM:	✓	✓	✓	✓	✓
SEB FORM 1:	✓	✓	✓	✓	✓
ADDENDUM NO 01:	✓	✓	✓	✓	*ACKNOWLEDGED IN E-BUILDER NOT INITIALED ON SUBMITTED FORM*
ADDENDUM NO 02:	✓	✓	✓	✓	*ACKNOWLEDGED IN E-BUILDER SUBMITTED ONLY THE "REVISED" BID FORM*

A. - MILLING AND REPAIR OF ASPHALT AT 2" THICKNESSES

DESCRIPTION	ESTIMATED QUANTITIES	UNIT OF MEASURE	Watake, Inc. UNIT PRICE	Watake, Inc. EXTENDED PRICE	Pars Construction UNIT PRICE	Pars Construction EXTENDED PRICE	1st Choice UNIT PRICE	1st Choice EXTENDED PRICE	Tether, Inc. UNIT PRICE	Tether, Inc. EXTENDED PRICE	Hager Construction UNIT PRICE	Hager Construction EXTENDED PRICE
Up to 500 sq. ft.	500	per / sq. ft.	$ 4.00	$ 2,000.00	$ 8.00	$ 4,000.00	$ 11.43	$ 5,715.00	$ 17.47	$ 8,735.00	$ 9.41	$ 4,705.00
501 sq. ft. – 1,000 sq. ft	2,000	per / sq. ft.	$ 4.00	$ 8,000.00	$ 6.19	$ 12,380.00	$ 8.70	$ 17,400.00	$ 16.50	$ 33,000.00	$ 8.26	$ 16,520.00
1,001 sq. ft. – 5,000 sq. ft.	42,000	per / sq. ft.	$ 3.50	$ 147,000.00	$ 5.65	$ 237,300.00	$ 7.30	$ 306,600.00	$ 3.83	$ 160,860.00	$ 6.70	$ 281,400.00
5,001 sq. ft. – 10,000 sq. ft.	33,000	per / sq. ft.	$ 3.50	$ 115,500.00	$ 3.80	$ 125,400.00	$ 6.66	$ 219,780.00	$ 4.28	$ 141,240.00	$ 6.18	$ 203,940.00
10,001 sq. ft. – 25,000 sq. ft.	20,000	per / sq. ft.	$ 3.50	$ 70,000.00	$ 3.80	$ 76,000.00	$ 6.12	$ 122,400.00	$ 4.74	$ 94,800.00	$ 5.64	$ 112,800.00
CATEGORY "A" TOTAL:				**$ 342,500.00**		**$ 455,080.00**		**$ 671,895.00**		**$ 438,635.00**		**$ 619,365.00**

B. - OVERLAY REPAIRS

DESCRIPTION	ESTIMATED QUANTITIES	UNIT OF MEASURE	Watake, Inc. UNIT PRICE	Watake, Inc. EXTENDED PRICE	Pars Construction UNIT PRICE	Pars Construction EXTENDED PRICE	1st Choice UNIT PRICE	1st Choice EXTENDED PRICE	Tether, Inc. UNIT PRICE	Tether, Inc. EXTENDED PRICE	Hager Construction UNIT PRICE	Hager Construction EXTENDED PRICE
1" Thick Lift (up to 4,000 Sq. ft)	15,000	per / sq. ft.	$ 2.00	$ 30,000.00	$ 1.48	$ 22,200.00	$ 1.86	$ 27,900.00	$ 3.03	$ 45,450.00	$ 2.00	$ 30,000.00
2" Thick Lift (up to 4,000 Sq. ft)	15,000	per / sq. ft.	$ 2.50	$ 37,500.00	$ 2.86	$ 42,900.00	$ 2.92	$ 43,800.00	$ 3.80	$ 57,000.00	$ 3.88	$ 58,200.00
3" Thick Lift (up to 4,000 Sq. ft)	2,000	per / sq. ft.	$ 2.85	$ 5,700.00	$ 4.50	$ 9,000.00	$ 6.58	$ 13,160.00	$ 14.34	$ 28,680.00	$ 6.00	$ 12,000.00
CATEGORY "B" TOTAL:				**$ 73,200.00**		**$ 74,100.00**		**$ 84,860.00**		**$ 131,130.00**		**$ 100,200.00**

ITB 25-10 APPRENTLY CONFORMING

Project No: ITB 25-10
Project Title: MILLING & ASPHALT IM&R SERVICES (100% SEB SET-ASIDE)
Open Date: Thursday, September 18, 2025
Open Time: 2:00 PM (ET) via Zoom

			Watake, Inc.		Pars Construction Services, LLC		1st Choice Engineering, Construction & Development, LLC		Tether, Inc. (submitted under ERS Corp)		Hager Construction Company	
C. - SAWCUT, PATCH & HAUL OFF DEBRIS - Includes Potholes, Storm Drains & Railroad crossings												
DESCRIPTION	ESTIMATED QUANTITIES	UNIT OF MEASURE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
2” Thick Lift	200	per / sq. ft.	$ 3.00	$ 600.00	$ 15.57	$ 3,114.00	$ 24.61	$ 4,922.00	$ 15.21	$ 3,042.00	$ 18.84	$ 3,768.00
4” Thick Lift	200	per / sq. ft.	$ 4.85	$ 970.00	$ 19.26	$ 3,852.00	$ 27.59	$ 5,518.00	$ 17.64	$ 3,528.00	$ 23.12	$ 4,624.00
6” Thick Lift	1,500	per / sq. ft.	$ 5.00	$ 7,500.00	$ 6.37	$ 9,555.00	$ 9.90	$ 14,850.00	$ 21.90	$ 32,850.00	$ 10.36	$ 15,540.00
CATEGORY "C" TOTAL:			**$ 9,070.00**		**$ 16,521.00**		**$ 25,290.00**		**$ 39,420.00**		**$ 23,932.00**	
D. - SAWCUT, GRADE, LIMEROCK, COMPACT, ASPHALT AND HAUL OFF DEBRIS												
DESCRIPTION	ESTIMATED QUANTITIES	UNIT OF MEASURE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
6” Thick Limerock and 5” Thick Asphalt Lift (0” to 5,000 sq. ft.)	200	per / sq. ft.	$ 4.00	$ 800.00	$ 11.25	$ 2,250.00	$ 53.33	$ 10,666.00	$ 21.90	$ 4,380.00	$ 10.48	$ 2,096.00
6” Thick Limerock and 6” Thick Asphalt Lift (0” to 5,000 sq. ft.)	200	per / sq. ft.	$ 6.00	$ 1,200.00	$ 12.44	$ 2,488.00	$ 55.47	$ 11,094.00	$ 31.63	$ 6,326.00	$ 15.02	$ 3,004.00
6” Thick Limerock and 7” Thick Asphalt Lift (0” to 5,000 sq. ft.)	5,000	per / sq. ft.	$ 6.20	$ 31,000.00	$ 11.06	$ 55,300.00	$ 15.07	$ 75,350.00	$ 24.38	$ 121,900.00	$ 14.40	$ 72,000.00
CATEGORY "D" TOTAL:			**$ 33,000.00**		**$ 60,038.00**		**$ 97,110.00**		**$ 132,606.00**		**$ 77,100.00**	
E. - MILLING AND REPAIR OF ASPHALT AT 2” THICKNESSES BETWEEN RAIL (INCLUDING HANDWORK)												
DESCRIPTION	ESTIMATED QUANTITIES	UNIT OF MEASURE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
UP TO 2500 SF	10,000	per / sq. ft.	$ 2.70	$ 27,000.00	$ 4.88	$ 48,800.00	$ 6.15	$ 61,500.00	$ 12.17	$ 121,700.00	$ 11.30	$ 113,000.00
CATEGORY "E" TOTAL:			**$ 27,000.00**		**$ 48,800.00**		**$ 61,500.00**		**$ 121,700.00**		**$ 113,000.00**	

ITB 25-10 APPRENTLY CONFORMING

Project No: ITB 25-10 Project Title: MILLING & ASPHALT IM&R SERVICES (100% SEB SET-ASIDE) Open Date: Thursday, September 18, 2025 Open Time: 2:00 PM (ET) via Zoom			***Watake, Inc.***		***Pars Construction Services, LLC***		***1st Choice Engineering, Construction & Development, LLC***		***Tether, Inc.*** *(submitted under ERS Corp)*		***Hager Construction Company***	
F. - ASPHALT LEVELING												
DESCRIPTION	ESTIMATED QUANTITIES	UNIT OF MEASURE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
Zero - 10 tons	100	tons	$ 90.25	$ 9,025.00	$ 165.00	$ 16,500.00	$ 210.00	$ 21,000.00	$ 387.66	$ 38,766.00	$ 495.00	$ 49,500.00
10 tons - 15 tons	20	tons	$ 90.25	$ 1,805.00	$ 165.00	$ 3,300.00	$ 210.00	$ 4,200.00	$ 957.34	$ 19,146.80	$ 825.00	$ 16,500.00
15 tons - 20 tons	20	tons	$ 90.10	$ 1,802.00	$ 165.00	$ 3,300.00	$ 210.00	$ 4,200.00	$ 957.34	$ 19,146.80	$ 710.00	$ 14,200.00
CATEGORY "F" TOTAL:			**$ 12,632.00**		**$ 23,100.00**		**$ 29,400.00**		**$ 77,059.60**		**$ 80,200.00**	
G. - VALVE JACKET - Raise or lower valve jacket to match new grade.												
DESCRIPTION	ESTIMATED QUANTITIES	UNIT OF MEASURE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
VALVE JACKET	10	each	$ 82.00	$ 820.00	$ 140.00	$ 1,400.00	$ 660.00	$ 6,600.00	$ 4,257.78	$ 42,577.80	$ 630.00	$ 6,300.00
CATEGORY "G" TOTAL:			**$ 820.00**		**$ 1,400.00**		**$ 6,600.00**		**$ 42,577.80**		**$ 6,300.00**	
GRAND TOTAL - CATEGORIES (A THRU G):			**$ 498,222.00**		**$ 679,039.00**		**$ 976,655.00**		**$ 983,128.40**		**$ 1,020,097.00**	
			AMOUNTS IN "RED" DIFFERENT FROM SUBMITTED BID FORM								*COMPANY DID NOT INITIAL "BIDDER'S ATTESTATION" RETURNED FOR COMPLETION DUE BY 09/22/25 TO ADD TO FILES*	

Recording Secretary: Jerrie Gunder
Jerrie Gunder (Sep 19, 2025 15:52:21 EDT)

Witness: Raynesha Jones
Raynesha Jones (Sep 22, 2025 08:54:31 EDT)

Witness: Keith Sanders
Keith Sanders (Sep 22, 2025 08:57:50 EDT)

Procurement Director: Christopher Good
Christopher Good (Sep 22, 2025 09:05:17 EDT)

ITB 25-10 APPRENTLY CONFORMING

WATAKE INC
Concrete/Asphalt/Landscaping
2044 University Blvd. N. • Jacksonville, FL 32211
(904) 334-9625

02/18/2026

Jacksonville Port Authority (JAXPORT)
Attn: Mr. Chris Good,
2831 Talleyrand Avenue
Jacksonville, FL 32206

Subject: Request for Cancellation of Contract#25-10 – Asphalt Milling and Maintenance

Dear Mr. Good,

Re: JPA Contract#25-10

On behalf of Watake Inc., I would like to express our sincere appreciation for the opportunity to partner with the Jacksonville Port Authority on the Asphalt Milling and Maintenance project.

After a comprehensive operational and contractual review, we regret to formally request the cancellation/termination of our contract for this project.

At the time of bidding, our understanding of the scope of work based strictly on our understanding of the information and requirements provided in the solicitation documents informed our quotation.

However, during project execution for the initial five purchase orders given to us, it has become evident that the current field requirements, site access conditions, and operational expectations extend significantly beyond what our understanding of the project scope entails as requested by your personnel in charge of the execution of the contract.

We are being asked to dig the project area to a depth of 13", take our existing Limerock (which are clean and good to use) haul it away for other people to use and then put in 6" of fresh Limerock before topping it with 7" of Asphalt. All these are not part of our calculation when we bided the job.

In particular:

- The level of logistical coordination and access restrictions requires resources and support structures that were not our understanding of the original scope.
- The absence of available security escort opportunities by us for our required personnel has created a critical operational and financial constraint, preventing us from performing the work in an economic manner.
- These conditions materially affect our ability to deliver the project within the agreed pricing, schedule, and performance standards.

We have taught that in the event of excessive usage of Asphalt tonnage (which is the case in the jobs done so far) happens, line item F will be the Line Item pricing to use, but this does not seems to be the case .

As a company committed to professionalism, safety, contractual integrity, and quality delivery, Watake Inc. does not take this decision lightly. However, under the current circumstances, continuing with the contract would expose both JAXPORT and Watake Inc. to avoidable project risk, performance challenges, and potential non-compliance with operational and safety standards.

We therefore respectfully request a mutually agreeable termination of the contract in accordance with the applicable contract provisions.

Watake Inc. remains grateful for the relationship we have built with JAXPORT, and we are fully open to pursuing future opportunities where the scope, access requirements, and support structures are clearly understood from the outset.

Thank you for your understanding and cooperation.

Sincerely,

Olusola Sogbesan

President

SUBMISSION FOR AWARDS COMMITTEE AND CHIEF EXECUTIVE OFFICER APPROVAL JACKSONVILLE PORT AUTHORITY

AC-2026-04-01		04/16/2026
Reference No.	File	Date

SUBJECT: Design Services for the Reconstruction/Rehabilitation of BIMT Berths 30-32
JPA Project G/L No.: B2024-02 JPA Contract No.: AE-1919B
Taylor Engineering Inc.

COST: $1,499,855.00 ☒ BUDGETED ☐ NON-BUDGETED

BACKGROUND:

On November 20, 2025, in accordance with requirements of the Consultants' Competitive Negotiations Act (CCNA), Procurement Services solicited Request for Qualifications (RFQ) AE-1919B, Design Services for the Reconstruction/Rehabilitation of BIMT Berths 30-32. Through the implementation of this contract, the selected Consultant Firm will provide all labor, materials, and expertise for Waterside Engineering Design, Permitting, and Construction Services at Blount Island Marine Terminal. The selected Consultant will prepare a complete design package to support permitting, rehabilitation, and reconstruction of Berths 30, 31, and 32. The objective is to modernize these berths to safely accommodate larger, deeper-draft vessels, higher ship-to-shore (STS) crane loads, and increased cargo loads, consistent with improvements completed for Berths 33–35. This project will be completed in phases. Phase I, the subject of this scope of work, will focus on the collection of site-specific data and the development of a preliminary design to lay a solid foundation for future phases. Taylor will complete Phase II – Final Engineering Design and Permitting, and Phase III – Construction Phase Engineering through separate authorizations as necessary to carry the project to completion.

On December 18, 2025, Procurement Services received three (3) Statements of Qualification (SOQ) packages from HDR Engineering, Inc., Kimley-Horn and Associates, Inc., and Taylor Engineering, Inc.

The Statement of Qualifications was evaluated by the Evaluation Committee and ranked in this order: 1) Taylor Engineering Inc., 2) HDR Engineering, Inc. and 3) Kimley-Horn and Associates, Inc. Upon final evaluation of oral presentations conducted the Evaluation Committee which consisted of: Brandon Braziel, Project Manager, Michael Johnson, Director Engineering & Construction Support, Brandon Norman Manager, Financial Analysis & Billing.

In accordance with JAXPORT's Procurement Code and CCNA rules and regulations, the Negotiation Team conducted successful negotiations. The negotiated rates include direct personnel wages, overhead/profit, and related professional fees. The negotiated hourly rates will be firm for the term of the contract. The hours are actual with a maximum amount negotiated. The base contract value is $1,499,855.00.

At the conclusion of negotiations, it is the consensus of the Engineering and Construction Department to recommend award of a contract to Taylor Engineering, the most qualified firm.

AC-2026-04-01

EXPENSE CATEGORY:

☐Renewal of existing services
☒Replacement (end of life) or upgrade of equipment
☐Related to new opportunity
☐Related to or part of cap-ex strategy

This is a budgeted capital expense for FY 26 and will be funded with 75% State funds and 25% JPA funds.

FINANCIAL:

Available Budget:	$2,499,711
Proposed Expense:	$1,499,855
Remaining Balance:	$ 999,856

RECOMMENDATION: Management recommends that the Board of Directors approves the issuance of a contract to Taylor Engineering, Inc. For Design Services for the Reconstruction/Rehabilitation of BIMT Berths 30-32 in the amount of $1,499,855.00

AC-2026-04-01

Once necessary approvals are obtained by the Awards Committee Chairman, the Chief Executive Officer is authorized to sign purchase orders, agreements or contracts for the Award.

Attachments: Taylor Engineering Inc., proposal dated 4/3/2026, Unofficial Bid Results and Combined Evaluation Matrix

ORIGINATED BY:	**SUBMITTED FOR APPROVAL**
Jose Vazquez Jose Vazquez (Apr 22, 2026 15:58:00 EDT) **Jose Vazquez, Sr Director, Engineering & Construction**	Angelia Wilson Angelia Wilson (Apr 22, 2026 15:47:12 EDT) **Angelia Wilson, Director, Procurement Services**

AWARDS COMMITTEE ACTION

Approved **APPROVED/REJECTED/DEFERRED**

CONDITIONS OF APPROVAL (IF ANY):

Raynesha Jones
Raynesha Jones (Apr 21, 2026 12:56:26 EDT)
Raynesha Jones, Secretary to Awards Committee

Bradley Burch
Bradley Burch (Apr 21, 2026 12:54:13 EDT)
Bradley Burch, Chair to Awards Committee

CHIEF EXECUTIVE OFFICER ACTION

Approved **APPROVED/REJECTED/DEFERRED**

CONDITIONS OF APPROVAL (IF ANY):

Eric B. Green
Eric B. Green (Apr 23, 2026 08:33:52 EDT)
Eric B. Green, Chief Executive Officer

CONDITIONS OF APPROVAL (IF ANY):

Laura Parko
________________________ **Laura Parko, Corporate Secretary**
April 27, 2026 10:07 AM

BOARD DECISION

APPROVED/REJECTED/DEFERRED

CONDITIONS OF APPROVAL (IF ANY):

________________________ **Board Chairman**
April 27, 2026 10:04 AM

________________________ **Board Secretary**
April 27, 2026 9:18 AM

C.P.O.# 5578

P.O. Box 3005
Jacksonville, Florida 32206-0005
(904) 357-3062
Remit to: Accounts.payable@jaxport.com

CAPITAL PURCHASE ORDER

VENDOR: Taylor Engineering, Inc. # 15074

CONTRACT NO: AE-1919B

ADDRESS: 10199 Southside Blvd. Ste.310
Jacksonville, FL 32256
Jonathan Armbruster

REQUESTING DEPT: Engineering & Construction

JAXPORT TELEPHONE: 904-357-3055

JAXPORT CONTACT: Jose Vazquez

TELEPHONE/FAX: (904)256-1362

G/L ACCT. #: 003.2050. B2024.02.STA-75%
003.2050. B2024.02.JPA-25%

DESCRIPTION

Provide all labor, materials, and expertise for Waterside Engineering Design, Permitting, and Construction Services at Blount Island Marine Terminal to prepare a complete design package to support permitting, rehabilitation, and reconstruction of Berths 30-32.

Task	Taylor Fee	Sub-contractor Fee	Total Fee
Tasks 1-3	$ 628,007.00	$ 871,848.00	$ 1,499,855.00
		TOTAL COST NTE	**$ 1,499,855.00**

COO APPROVAL: James Jones
James Jones (Apr 23, 2026 08:22:38 EDT)

AUTHORIZED COST: $ 1,499,855.00

REQUESTED BY: Brandon Braziel
Brandon Braziel (Apr 21, 2026 15:32:56 EDT)

ENGINEERING APPROVAL: Jose Vazquez
Jose Vazquez (Apr 22, 2026 15:58:00 EDT)

PROCUREMENT APPROVAL: Angelia Wilson
Angelia Wilson (Apr 22, 2026 15:47:12 EDT)

CHIEF EXECUTIVE OFFICER: Eric B. Green
Eric B. Green (Apr 23, 2026 08:33:52 EDT)

FINANCE-original **VENDOR-copy** **ISSUING DIVISION-copy** **ENGINEERING-copy**

CONCURRENCE________
Fed/State

4/3/2026

AE-1919B: DESIGN SERVICES FOR RECONSTRUCTION/REHABILITATION OF BIMT BERTHS 30-32

PHASE I – SITE DATA COLLECTION AND PRELIMINARY DESIGN DEVELOPMENT

SCOPE OF WORK

INTRODUCTION

The Jacksonville Port Authority (JAXPORT) Blount Island Marine Terminal (BIMT) is a deep-water marine facility that accommodates a variety of cargo operations, primarily containerized and roll on/roll-off (Ro/Ro) vehicles. BIMT has six (6) berths along the St. Johns River main channel: Berths 30, 31, 32, 33, 34, and 35. Over the past decade, JAXPORT has completed the rehabilitation and reconstruction of Berths 33, 34, and 35, modernizing infrastructure to support larger vessels and new ship-to-shore (STS) cranes. Through a Request for Qualifications process, JAXPORT selected Taylor Engineering (Taylor) to lead the engineering project to rehabilitate and reconstruct Berths 30, 31, and 32 to achieve consistency in design, functionality, and operational capability with the recently improved berths.

JAXPORT and Taylor intend to complete this project through three distinct phases. Phase I, the subject of this scope of work, will focus on the collection of site-specific data and the development of a preliminary design to lay a solid foundation for future phases. Taylor will complete Phase II – Final Engineering Design and Permitting, and Phase III – Construction Phase Engineering through separate authorizations as necessary to carry the project to completion.

ASSUMPTIONS/EXCLUSIONS

Taylor has developed its scope of work based on the following assumptions:

- As part of the RFQ, JAXPORT has provided as-built construction drawings for existing infrastructure. Taylor will request and JAXPORT will provide any additional drawings, historical pile driving data, geotechnical reports, survey data (hydrographic, topographic, subsurface utility, etc.), or any other pertinent information that may be required. Taylor will rely on JAXPORT-provided information, supplemented by specific data collection noted below, to develop the project design.
- The work covered under this Scope of Work includes strategic planning and conceptualization for construction sequencing and phasing that will cause temporary disruptions to on-going cargo operations. As such, JAXPORT's active participation will be essential. To the greatest possible extent, JAXPORT will provide strategic input regarding current and future operations, lead tenant coordination and negotiations, assist with temporary operational concepts, and ensure the project aligns with overall business strategies.
- To match the authorized depth of the adjacent federal navigation channel, the project will consider dredging to a maximum depth of -50 MLLW (including overdredging depth).
- During project execution, all dredged material will be offloaded to one of JAXPORT's permit-approved upland dredged material management areas. Alternatively, recent EPA 103 Concurrence allows for disposal of dredged materials with the Offshore Dredged Material Disposal Site. To secure this approval, USACE completed sediment sampling and testing from within Berths 30-32. Taylor intends to rely on this available sediment chemistry information to support eventual permitting for dredging. Therefore, this

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scope of work excludes vibracore sampling and sediment chemistry analysis. If during future regulatory consultation, agencies require additional sediment sampling and laboratory analysis, Taylor will provide these services through future authorizations.

- To support wet utility design, JAXPORT will provide hydrant flow test and existing systems pressures and flow rates.
- This scope of work excludes final engineering design, permitting, or construction phase services; Taylor will provide these services upon request during future phases of work.

If any of these assumptions prove incorrect, Taylor will work with JAXPORT to develop appropriate modifications to this scope of work and fee estimate.

TASKS

Task 1. Project Meetings and Coordination

Task 1.1 Project Kickoff Meeting

Project success will pivot on comprehensive communication; this communication will commence with the kickoff meeting. Taylor will organize and participate in a virtual (via Microsoft Teams™) kickoff meeting. Taylor's attendees will include the Taylor Project Manager, Project Principal, and key staff. This meeting will confirm the details of the scope of work and review and refine the schedule for deliverable milestones. Taylor will record and distribute meeting minutes for the kickoff meeting.

Task 1.2 Status Meetings and Project Management

Taylor will organize and participate once monthly virtual (via Microsoft Teams™) or in person progress meetings. Taylor's attendees will include the Taylor Project Manager and key staff, JAXPORT, and other project stakeholders, as necessary. During these meetings, attendees will discuss project progress, design decisions and issues, milestones, and schedule. In addition to the progress meetings covered under this task, separate, focused workshops will be held with JAXPORT to develop construction phasing strategies targeted at mitigating operational disruptions during construction; these workshops are covered in more detail in Task 3.2.

Based on the attached project schedule, this phase of the project is expected to extend no more than 5 months, and thus this task includes a budget for up to 5 meetings over a 5-month period. This task also includes time for general correspondence and project management as well as topic specific meetings over this phase's duration.

Task 2. Site Data Collection

Task 2.1 Hydrographic, Geophysical Resistivity Survey, and Topographic Surveys

Taylor will coordinate with teammate Arc Surveying & Mapping, Inc. (Arc) to provide detailed hydrographic, geophysical resistivity, and topographic/existing conditions surveying services.

Hydrographic surveys will characterize existing sediment elevations to allow for calculations of approximate dredging quantities to deepen the berths. The geophysical resistivity survey will provide information to characterize the potential elevation of any existing rock layer within the potential dredging template. Geotechnical investigation (see below) will further evaluate the existence of rock in dredging template to provide bidding contractors important information regarding the potential need to dredge rock. Hydrographic and

4/3/2026

Geophysical Resistivity Survey limits will extend to the full length of all three existing berths and out to the edge of the existing federal navigational channel as noted in Figure 1. Taylor will use the hydrographic and geophysical resistivity survey to create an AutoCAD digital terrain model of the existing bathymetry and estimated top or rock stratum to assess the need for dredging and to determine the estimated volume and type (rock or sediment) of dredge material. The survey will also provide mudline elevations for pile design calculations.

Topographic and existing conditions survey limits will encompass the topside of the wharf for all three berths, the tri-level loading platform, and the existing mooring dolphin at Berth 30. The upland extent of the survey will run parallel with the wharf line and approximately 50 ft upland of the northern face of the existing warehouse. The survey will identify above grade elevations, structure footprint and infrastructure accessories including bollards, cleats, fenders, guardrails, fences, light poles, utilities, and other miscellaneous features that may influence the design. In addition, the topographic survey will locate all pavement marks or subsurface utility designators identified in the field during the subsurface utility engineering (SUE) locating efforts noted below.

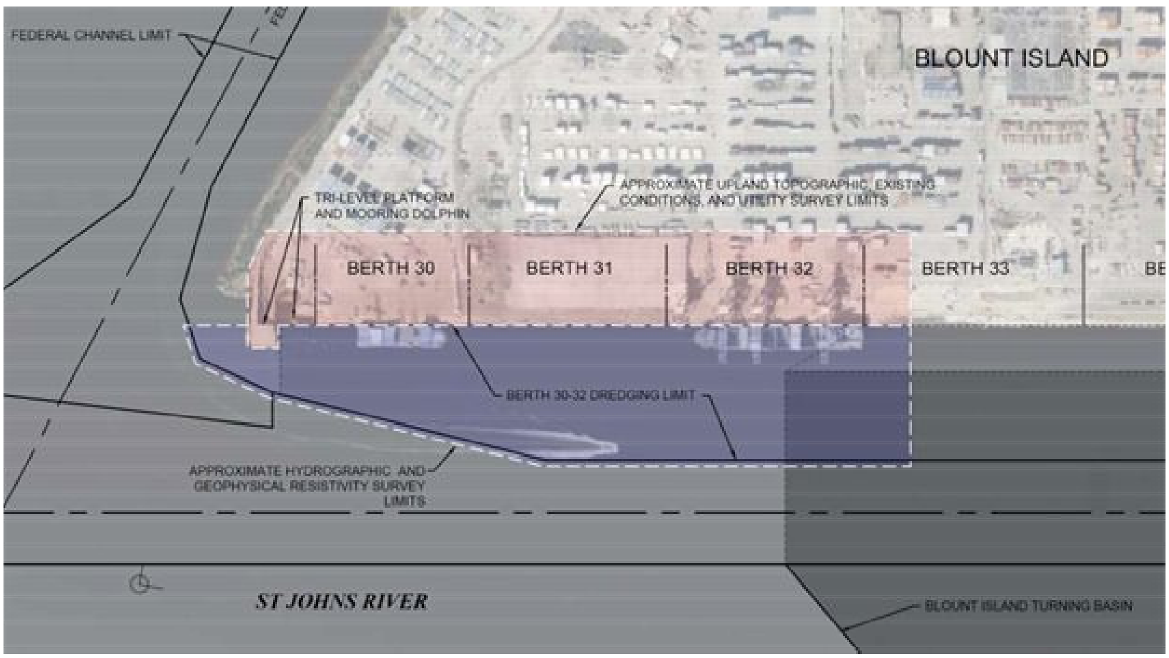

Figure 1. Approximate Survey Limits

<u>Task 2.2 Subsurface Utility Engineering Location Survey</u>

Taylor will complete a thorough review of all JAXPORT-provided as-built documents to understand the documented extent and approximate location of existing utilities within the immediate area of the wharfs at Berths 30-32. Based on this information, Taylor will coordinate with Arc Surveying to complete a subsurface utility engineering (SUE) location survey to confirm and document the extent of existing subsurface utilities including potable water, fire water, sanitary, electrical, and high fructose corn syrup piping. Using Ground Penetrating Radar (GPR), the SUE team will develop detailed notes, add pavement marking, and install subsurface utility designators to allow incorporation of the utility features into the existing conditions survey (see above). Taylor will include the inspection finding in the existing conditions drawing/model (see below).

4/3/2026

Task 2.3 Geotechnical Investigations

Taylor has partnered with ECS Florida, LLC (ECS) to provide geotechnical investigation services. ECS will mobilize its drilling equipment and staff to upland locations using truck mounted drilling equipment and to overwater location by barge. Field sampling will include 33 Standard Penetration Test (SPT) borings to determine soil and rock parameters for pile and foundation design, bulkhead design, and to characterize potential dredged material as tabulated below. Taylor will assist ECS with geotechnical boring layout for upland borings and overwater borings.

Test Location	Description/Use	Test No. & Type	Test Depth ft below existing ground/mudline
Upland Borings Through Deck or Asphalt	Bulkheads, Wharf Pile Foundations, Upland Structures	18 Standard Penetration Test (SPT) Borings	100
Overwater, Along the Berthing Line	Wharf Pile Foundation	5 Standard Penetration Test (SPT) Borings	100
Overwater, Within the Dredging Limits	Dredge Limits	10 Standard Penetration Test (SPT) Borings	25

Laboratory testing and geotechnical evaluation services may include rock coring and rock strength tests, unconfined compressions tests, sieve analysis, Atterberg limits, and other pertinent testing or evaluations of soil/rock parameters necessary to characterize material strength for geo-structural engineering, dredging design, and design for marine structural foundations. **As noted in the assumptions above**, **this scope of work does not include sediment chemistry or contaminant testing of dredged material.**

The final geotechnical report will characterize existing soil strata. Taylor will use the investigation results as the basis for evaluation of pile axial compression and axial tension capacities, pile lateral load modeling input parameters, settlement, and dredged material management strategies.

Task 2.4 Existing Wharf and Marine Structures Inspections

Taylor expects that reconstruction of Berth 30-32 will require demolition and replacement of most of the existing marine and wharf structures. As such, during this phase, Taylor does not intend to complete detailed structural inspection (except where noted below) or evaluation of these features. Instead, Taylor will conduct a thorough review of the available as-built drawings provided by JAXPORT. Then, Taylor will complete a visual assessment of the existing infrastructure to confirm or document deviations from the existing as-built conditions as necessary to develop an accurate design for demolition.

Taylor, in coordination with M&N, will provide Level I (ASCE MOP 130) underwater dive inspections, underdeck evaluations, and topside assessments. Inspections will include visual observations of sub- and super-structure elements including but not limited to deck, soffits, piles, pile caps, edge beams, visible utility lines, and mooring and breasting components. The site inspections will make note any readily observable critical structural deficiencies or damage. Inspectors will give increased attention to approximately 1,000 linear feet of sheet pile and cut-off wall in the vicinity of the warehouse at Berth 31. In this region, inspectors will perform a Level 3 inspection to include sheet pile flange and web thickness measurements performed approximately every 100 linear feet along the cut-off wall. These readings will provide quantitative data on material loss and structural integrity, allowing for general assessment of deterioration and remaining wall strength of the total structure.

However, because this inspection is not meant to serve as a basis for repair design but only to document existing conditions and demolition quantities, this inspection will not serve to locate and quantify minor deficiencies such as concrete spalls, crack, or corrosion damage. **This task excludes inspection of the existing warehouse structure**, which may be addressed under future authorization if that becomes necessary.

Taylor will submit an inspection summary memorandum and include the inspection findings in the existing conditions drawing/model (see below).

Task 2.5 Berth 30 Tri-level Loading Platform Inspection and Evaluation

Rehabilitation and/or Reconstruction of Berth 30 may require modifying the existing tri-level platform to allow continued operation during construction. To prepare for this potential, M&N's dive inspection will include an underwater evaluation of the tri-level loading platform. Additionally, the inspection team will complete a detailed above deck inspection of the tri-level platform. This inspection will document structural deficiencies and examine the potential waterward expansion of the structure to facilitate construction phasing. Additionally, M&N will provide structural analysis of the existing structure in its current configuration and with waterward expansion. This task will include conceptual design development of waterward expansion to provide a basis to evaluate the feasibility and potential costs of modifying the tri-level platform. Because the access bridge is not expected to require modification during this project, this task does not include inspection or conceptual redesign of the platform access bridge structure.

Task 3. Preliminary Design Development

Task 3.1 Existing Conditions Drawing/Model

Taylor will conduct a thorough review of existing design and as-built documents provided by JAXPORT. Based on the existing files and the information collected in Task 2, Taylor will create an "Existing Conditions" drawing set and CAD model to document existing structures and utilities. CAD modeling will occur in three dimensions to, as accurately as feasible, portray existing conditions and prepare for future design development drawings.

Task 3.2 Project Planning, Phasing, and Sequencing – Meetings & Workshops

Taylor will meet with JAXPORT and appropriate stakeholders to develop a project phasing and sequencing plan. The phasing and sequencing plan will provide graphical documentation of the order of berth construction and outline measures to maintain operations as much as practical through use of other adjacent berth and infrastructure.

This task will include one to two working sessions with JAXPORT to review key operational considerations, tenant needs, and project constraints influencing construction sequencing and phasing. These sessions will provide a focused forum to identify critical challenges, establish priorities, and evaluate potential temporary operational changes such as berth reassignments, shared usage, and impacts to vessel calls. Taylor will apply input gathered to refine conceptual phasing approaches and assess operational feasibility. The objective of this task is to develop a construction phasing strategy that minimizes disruptions to maintain continuity of port operations as much as feasible.

Task 3.3 Preliminary Engineering Design and Basis of Design Report

Taylor will work with JAXPORT to identify and document key engineering design parameters and to prepare a preliminary basis of design report. During this task, Taylor will evaluate, develop preliminary engineering design models and calculations, and document the following design features.

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1. The design vessel(s) for each berth
2. Coastal Conditions Analysis – Taylor will collect and evaluate the wind, tide, current, wave and historical storm data for the project site. Taylor will use water level and wave information from FEMA and USACE Coastal Hazard System model, previously validated hydraulic models of the St Johns River, and standard coastal engineering methods (as described in the USACE Coastal Engineering Manual and other attributable sources) to estimate the environmental and hydraulic loads for berthing, mooring, and structural analyses.
3. Preliminary Berthing and Mooring Analysis – Taylor will perform a preliminary berthing analysis based on the selected design vessel, while also considering the range of vessels currently servicing each berth, including evaluation of a potential temporary berthing condition at Berth 30. Taylor will conduct a desktop mooring assessment using available vessel information, typical mooring arrangements, and the designated design vessel. Due to project schedule constraints and potential limitations in vessel-specific data, at this stage, this effort will be limited to a desktop-level analysis relying on general vessel characteristics, industry standards, and rules of thumb. Loading assumptions will also be informed by design criteria from recently modernized wharves (Berths 33–35) to develop conservative yet practical berthing and mooring loads for use in preliminary geotechnical and structural design.
4. Geotechnical Engineering – in coordination with M&N, Taylor will review all existing geotechnical data, including historical reports, pile driving records, and the current ECS investigation, to establish appropriate soil design parameters. Based on this information, Taylor will perform preliminary geotechnical analyses to develop conceptual designs for pile foundations and the cutoff wall, including sizing, layout, capacities, and anticipated elevations. The geotechnical engineering work will consist of preliminary design calculations for deep foundation elements and an initial desktop analysis of potential soil-structure interactions (SSI) between the existing warehouse foundation and new bulkhead/crane rail foundations.
5. The extent and load criteria for extension of 100-foot and 50-foot gauge crane rail including desired rail, stow pin, and tie-down loads.
6. The extent and load requirements for on-dock rail.
7. The required vertical live load criteria for each berth, including uplift loads for STS crane tie downs.
8. The required lateral load criteria for each berth to include berthing, mooring, seismic, and lateral loads for STS crane stow pins.
9. Structural Engineering – In conjunction with the geotechnical analysis, the preliminary structural design will include evaluation of prestressed concrete piles, steel pipe piles, and steel sheet piling, along with assessment of pile behavior under vertical and lateral loading. Taylor will incorporate these pile elements into global structural analysis models to develop preliminary pile layouts and framing configurations. The conceptual models will establish the initial structural demands for sizing crane rail beams, pile caps, decking, tie-back systems, and other primary structural components. These analyses will serve for preliminary design only and will be refined during the detailed design phase. As such, this scope of work excludes structural detailing, including design for reinforcement, precast elements, and miscellaneous hardware.
10. The required electrical infrastructure, including lighting, crane electrification, and cold ironing.
11. The required mechanical/utility infrastructure, including fire water, ships potable water, sanitary sewer, and liquid cargo (high fructose corn syrup distribution lines).
12. The required civil infrastructure, including stormwater systems, fencing, and pavement.

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13. An initial evaluation of the quantity and type of expected dredged material and an assessment of dredged material management strategies.
14. An initial analysis of environmental permitting strategy and evaluation of existing Sovereign Submerged Land Lease and Easement (SSLL&E) to determine whether modifications of these instruments will be necessary.

Based on the results of the above evaluations and engineering design analyses, Taylor will document design criteria and assumptions in a Basis of Design report. This report will encompass design vessel parameters; coastal conditions; mooring and berthing loads; geotechnical engineering parameters; equipment (cranes and rail) and operational assumptions; structural engineering considerations; mechanical, electrical, and plumbing utility parameters, civil engineering components; dredging and dredged material management strategies; and permitting and sovereign submerged lands assessment. The Basis of Design will become the foundation for future detailed engineering.

Task 3.4 30%-Complete Plan Drawings

Taylor will develop a 30%-complete plan view drawing to describe project features at a conceptual design level. The drawings will depict key components with appropriate plan placement and dimensioning to describe proposed locations for wharf structures, dredging areas, and utility infrastructure. The drawing will graphically document the results of the preliminary Basis of Design and serve as draft "General Arrangement" drawings as the basis for production of detailed construction documents during Phase II of the project.

Task 3.5 Budgetary Opinion of Probable Construction Cost

Taylor will produce a tabular budgetary estimate for major project features, divided into the phases identified in the phasing and sequencing plan. Taylor will estimate order-of-magnitude lump sum and unit costs of major items that will be based on professional engineering judgement and include familiarity of recent bids for projects with similar scopes. Notably, at the preliminary level of design, Taylor will estimate structure extents, types, and total quantities that will be subject to change. This type of cost analysis will incorporate conservative contingencies relying on USACE ER 1110-2-1302 Civil Works Cost Engineering as published guidelines. This preliminary cost analysis intends to provide a basis for JAXPORT's review of cost feasibility of major project features. Phasing can increase total costs for the project by requiring additional mobilization and other general items. Taylor will be prepared to provide the estimate showing phasing with additional mobilizations or to provide the estimate in a single mobilization format that separates major items with subtotals identifiable for JAXPORT budgeting and funding acquisition.

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DELIVERABLES

The table below provides a summary list of all deliverables for this project.

List of Deliverables
Kickoff Meeting Notes
Progress Meeting Notes
Hydrographic, Topographic, and Geophysical Resistivity Survey
Subsurface Utility Engineering Location Survey Results
Geotechnical Investigation Report
Existing Wharf and Marine Structures Inspections Memorandum
Existing Conditions Drawing
Phasing and Sequencing Plan
Preliminary Basis of Design Report
30%-Complete Plan Drawings
Budgetary Opinion of Probable Construction Cost

SCHEDULE

Exhibit A provides a Gantt chart schedule for the proposed work. The scheduled dates shown on the attachment assume an expected project start date of May 4, 2026. Taylor will update and maintain the schedule with confirmed dates upon receipt of a notice to proceed from JAXPORT.

Weather conditions, site conditions, scheduling dates for key meetings and participants, and JAXPORT review timelines may require schedule modifications.

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FEE

Taylor will complete the work described herein on a Time and Materials basis with a Cost of $1,499,855 as tabulated and summarized below. Exhibit B provides a detailed breakdown of fees on a task-by-task basis.

Task	Taylor Fee	Sub-contractor Fee[1]	Total Fee
TASKS			
Task 1. Project Meetings and Coordination	See Subtasks Below		
Task 1.1 Project Kickoff Meeting	$5,856		$5,856
Task 1.2 Status Meetings and Project Management	$43,920	$27,825	$71,745
Task 2. Site Data Collection	See Subtasks Below		
Task 2.1 Hydrographic, Seismic Reflection, and Topographic Surveys	$2,240	$98,910	$101,150
Task 2.2 Subsurface Utility Engineering Location Survey	$3,866	$16,590	$20,456
Task 2.3 Geotechnical Investigation	$20,518	$272,508	$293,026
Task 2.4 Existing Wharf and Marine Structures Inspections	$53,112	$189,000	$242,112
Task 2.5 Berth 30 Tri-level Loading Platform Inspection and Evaluation	$19,904	$94,290	$114,194
Task 3. Preliminary Design Development	See Subtasks Below		
Task 3.1 Existing Conditions Drawing/Model	$68,384		$68,384
Task 3.2 Project Planning, Phasing, and Sequencing	$49,760		$49,760
Task 3.3 Preliminary Engineering Design and Basis of Design Report	$263,963	$172,725	$436,688
Task 3.4 30%-Complete Plan Drawings	$66,696		$66,696
Task 3.5 Budgetary Opinion of Probable Construction Cost	$29,788		$29,788
TASKS TOTALS	$628,007	$871,848	$1,499,855

1. Subcontractor fees include 5% markup. Exhibit C provides copy of subcontractor proposals.

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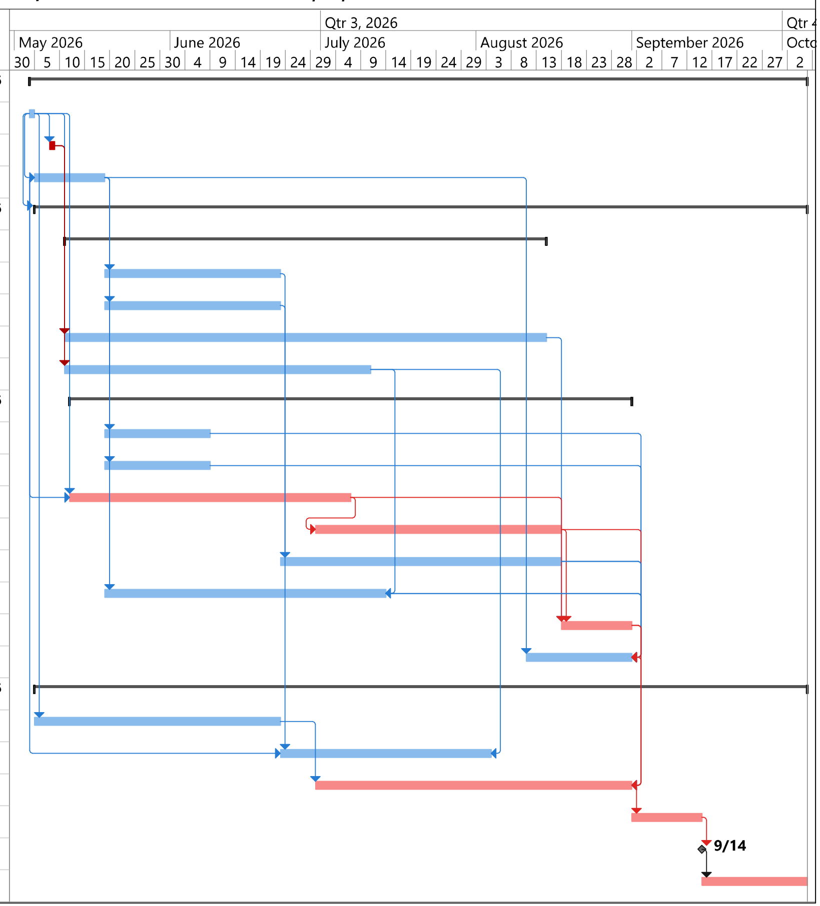
Exhibit A

Gantt Chart Schedule

Design Services for the Reconstruction/Rehabilitation of BIMT Berths 30, 31, 32 - Phase I

ID	Task Name	Duratio	Start	Finish
1	**Recon/Rehab of BIMT Berths 30, 31, 32**	**111 day**	**Mon 5/4/26**	**Mon 10/5/26**
2	Notice to Proceed	1 day	Mon 5/4/26	Mon 5/4/26
3	Project Kick-Off Meeting	1 day	Fri 5/8/26	Fri 5/8/26
4	Review of Existing Data, Drawings, and Records	10 days	Tue 5/5/26	Mon 5/18/26
5	**Preliminary Design Phase (30%)**	**110 day**	**Tue 5/5/26**	**Mon 10/5/26**
6	***Site Specific Data Collection***	**70 days**	**Mon 5/11/26**	**Fri 8/14/26**
7	Bathymetric, Topographic & Resistivity Surveyin	25 days	Tue 5/19/26	Mon 6/22/26
8	Subsurface Utility Locating	25 days	Tue 5/19/26	Mon 6/22/26
9	Geotechnical Investigation & Report	70 days	Mon 5/11/26	Fri 8/14/26
10	Waterfront Inspection & Report	45 days	Mon 5/11/26	Fri 7/10/26
11	***Preliminary Engineering & Design***	**80 days**	**Tue 5/12/26**	**Mon 8/31/26**
12	Coastal Conditions Analysis	15 days	Tue 5/19/26	Mon 6/8/26
13	Berthing & Mooring Analysis	15 days	Tue 5/19/26	Mon 6/8/26
14	Geotechnical Engineering (Deep Foundations)	40 days	Tue 5/12/26	Mon 7/6/26
15	Structural Modeling & Analysis	35 days	Tue 6/30/26	Mon 8/17/26
16	Utility Coordination, Layout and Phasing	40 days	Tue 6/23/26	Mon 8/17/26
17	Tri-Level Platform Extension & Temp Berthing	40 days	Tue 5/19/26	Mon 7/13/26
18	Geotechnical & Structural Refinement	10 days	Tue 8/18/26	Mon 8/31/26
19	Basis of Design Report	15 days	Tue 8/11/26	Mon 8/31/26
20	*Concept Planning*	**110 day**	**Tue 5/5/26**	**Mon 10/5/26**
21	Planning, Phasing, & Operational Coordination	35 days	Tue 5/5/26	Mon 6/22/26
22	CAD development of Existing Conditions	30 days	Tue 6/23/26	Mon 8/3/26
23	30% Concept Layout (General Arrangements)	45 days	Tue 6/30/26	Mon 8/31/26
24	JAXPORT Review	10 days	Tue 9/1/26	Mon 9/14/26
25	30% Design Review Meeting	0 days	Mon 9/14/26	Mon 9/14/26
26	Finalize Concept Layout, & Construction Phasing	15 days	Tue 9/15/26	Mon 10/5/26



4/3/2026

Exhibit B

Task-by-Task Fee Summary

EXHIBIT B

TAYLOR ENGINEERING, INC.
COST SUMMARY BY TASK

AE-1919B: DESIGN SERVICES FOR RECONSTRUCTION/REHABILITATION OF BIMT BERTHS 30-32
PHASE I – SITE DATA COLLECTION AND PRELIMINARY DESIGN DEVELOPMENT

TASK 1: Project Meetings and Coordination

Labor	Hourly Rate	Hours	Burdened Cost	Task Totals
Senior Project Manager	$310.00	68	$ 21,080	
Project Manager	$189.00	68	$ 12,852	
Sr. Engineer	$233.00	68	$ 15,844	
Total Labor Hours		204		
Total Labor Cost				$ 49,776

Subconsultants	Direct Cost	Markup @ 5%	Burdened Cost	
M&N - Project Management & Meetings	$ 21,500	$ 1,075	$ 22,575	
HEG - Project Management & Meetings	$ 5,000	$ 250	$ 5,250	
Total Subconsultant Cost				$ 27,825

Total Task 1	***$77,601***

EXHIBIT B

AE-1919B: DESIGN SERVICES FOR RECONSTRUCTION/REHABILITATION OF BIMT BERTHS 30-32
PHASE I – SITE DATA COLLECTION AND PRELIMINARY DESIGN DEVELOPMENT

TASK 2: Site Data Collection

Labor	Hourly Rate	Hours	Burdened Cost	Task Totals
Senior Project Manager	$310.00	24	$ 7,440	
Senior Marine Design Engineer	$262.00	28	$ 7,336	
Project Manager	$189.00	90	$ 17,010	
Sr. Engineer	$233.00	90	$ 20,970	
Project Engineer	$189.00	52	$ 9,828	
Design Engineer	$121.00	172	$ 20,812	
Senior Designer	$194.00	44	$ 8,536	
Designer or Technician	$116.00	48	$ 5,568	
Drafter or CADD Operator	$107.00	20	$ 2,140	
Total Labor Hours		568		
Total Labor Cost				$ 99,640

Subconsultants	Direct Cost	Markup @ 5%	Burdened Cost	
Arc - Hydrographic	$ 11,000	$ 550	$ 11,550	
Arc - Resistivity	$ 53,500	$ 2,675	$ 56,175	
Arc - Topographic	$ 29,700	$ 1,485	$ 31,185	
Arc - GPR For Utilities	$ 15,800	$ 790	$ 16,590	
ECS - Geotechnical Investigation	$ 259,531	$ 12,977	$ 272,508	
M&N - Wet Utility Field Investigations	$ 14,500	$ 725	$ 15,225	
M&N - Dive Inspections	$ 150,500	$ 7,525	$ 158,025	
HEG - Electrical Utility Field Investigation	$ 15,000	$ 750	$ 15,750	
M&N - Tri Level Platform Evaluation	$ 89,800	$ 4,490	$ 94,290	
Total Subconsultant Cost				$ 671,298

Total Task 2	**$ 770,938**

EXHIBIT B

AE-1919B: DESIGN SERVICES FOR RECONSTRUCTION/REHABILITATION OF BIMT BERTHS 30-32
PHASE I – SITE DATA COLLECTION AND PRELIMINARY DESIGN DEVELOPMENT

TASK 3: Preliminary Design Development

Labor	Hourly Rate	Hours	Burdened Cost	Task Totals
Senior Project Manager	$310.00	139	$ 43,090	
Senior Marine Design Engineer	$262.00	300	$ 78,600	
Senior Environmental Specialist	$233.00	8	$ 1,864	
Project Environmental Specialist	$194.00	8	$ 1,552	
Project Manager	$189.00	385	$ 72,765	
Sr. Engineer	$233.00	564	$ 131,412	
Project Engineer	$189.00	40	$ 7,560	
Design Engineer	$121.00	336	$ 40,656	
Senior Designer	$194.00	488	$ 94,672	
Drafter or CADD Operator	$107.00	60	$ 6,420	
Total Labor Hours		2328		
Total Labor Cost				$ 478,591

Subconsultants	Direct Cost	Markup @ 5%	Burdened Cost	
M&N - Geotechnical & Foundation Support	$ 56,600	$ 2,830	$ 59,430	
M&N- Wet Utilities Design	$ 28,400	$ 1,420	$ 29,820	
M&N-Independent QA-QC	$ 24,500	$ 1,225	$ 25,725	
HEG - Electrical Utility Design	$ 45,000	$ 2,250	$ 47,250	
Culwell - Cranes Requirements/Support	$ 10,000	$ 500	$ 10,500	
Total Subconsultant Cost				172,725

Total Task 3	**651,316**
Project Total	***$1,499,855***

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Exhibit C

Subcontractor Proposals

1. **Arc Surveying and Mapping (Arc)**
2. **ECS Florida (ECS)**
3. **Moffatt & Nichol (M&N)**
4. **Hall Engineering Group (HEG)**
5. **Culwell Engineering (Culwell)**

March 20, 2026

Arc Surveying & Mapping, Inc.
5202 San Juan Avenue
Jacksonville, Florida 32210

Jake Syndor P.E, PMP
Marine Structural Engineering
Taylor Engineering,
Phone: 904.731.7040
Mobile:407.729.8935
E-mail: jsydnor@taylorengineering.com

Re: Proposal for Professional Hydrographic & Topographic Surveying Services
Jaxport Berth 30-32, Jacksonville, Florida.

Dear Mr.Syndor:

Arc Surveying and Mapping Inc. are pleased to provide a proposal for the topographic and hydrographic survey of a portion of Jaxport, Blount Island Marine Terminal, Berths 30-32.

Scope of Work

Hydrographic: Arc personnel will complete a multibeam survey of the dredge area as outlined on Attachment A: Dredge Area. Survey lines will be collected at sufficient intervals to collect 100% of seafloor within dredge limits. Data lines will be collected parallel to headwall\bulkhead along berths. Multibeam data will be collected utilizing a Reson T-20 sounder operating at 200 kHz. A sidescan survey will be completed utilizing an EdgeTech Digital Chirp sonar system to locate any debris or anomalies within the dredge area.

Topographic: The survey area is approximately 30 acres consisting of buildings, roads, docks, and misc. structures and utilities, refer to Attachment B: Topographic Utility Survey. The topographic survey will include locations of above ground utilities, buildings, walkways, roads, fences, finished floors, top drainage grates, inverts, visible expansion joints, changes in pavement types, etc.

Utilities: Planimetric's within each site will be located to include and not limited to the following. Sidewalks, pavement, buildings, manholes, fences, poles, posts, foundations, above ground evidence of any utilities such as electrical, cable, phone, sewer, gas, fuel, water, etc. Water, sewer, gas-above-ground piping locations and elevations will be documented with size of pipes, type material and changes in direction. Manholes for storm water, electrical and sewer will be opened, with shots taken on the rims and inverts where accessible along with size and material of lines. Additional locates will be taken on manholes outside the survey limits to illustrate direction of lines. A Ground Penetrating Radar (GPR) survey will be completed to locate any evidence of underground utilities.

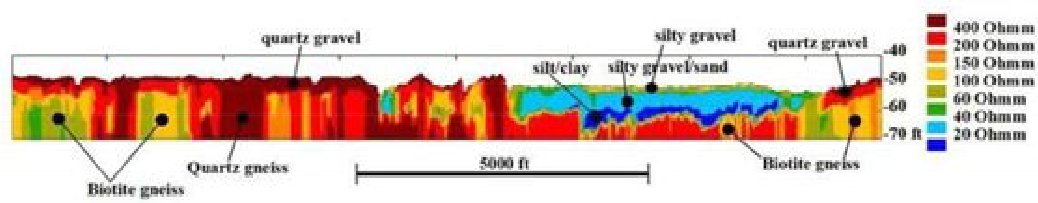
GPR: The purpose of the geophysical survey will be to determine the location of underground utilities or other underground structures within the designated area of the project site. The field work is estimated to take 10 days to complete depending on data quality and complexity of the utilities. The geophysical survey will be conducted using ground penetrating radar (GPR). The GPR survey will be conducted using either a Mala and/or a GSSI GPR system. The appropriate GPR antenna configuration and time range and processing parameters will be determined in the field by the project manager. All SUE data will be conducted in accordance with ASCE 38, to a quality level of "B" (levels C & D included), along with all above ground visible utilities, historic designs/As-builts in PDF or .dwg provided by client will be incorporated and field verified where available. All locations will be georeferenced and included in an AutoCAD .dwg format coinciding with the Topographic Survey.

Ground Penetrating Radar: The GPR survey will be conducted using a Mala or GSSI GPR system. The survey will be conducted with either 500, 400 or 250 mega-Hertz antenna. The appropriate antenna will be determined in the field by the project manager. GPR will be able to provide both the position and estimated depth of both metallic and non-metallic underground utilities. The ability of GPR to resolve a particular utility will be controlled by the following factors:

1) Depth of penetration of the GPR signal
2) Depth of burial and diameter of the underground utility
3) Electrical contract between the underground utility and the surrounding soils
4) The complexity of the utility layout at the site.
5) Height of water table

Due to one or a combination of these factors the GPR may not be able to identify all the utilities at the site. The diameter or composition of utilities cannot be accurately determined using GPR, though can be estimated. Estimates of burial depth are typically accurate to within +/- 20 percent, more accurate depths are possible if invert elevations for some on-site utilities are known.

Geophysical Resistivity Survey: Arc Surveying proposes collecting subsurface data to a depth of 30 ft. below existing bottom, parallel to the existing headwall along berths 30-32, as shown on Attachment A: Dredge Area. Beginning near the face of the bulkhead, profiles will be acquired at 50 ft. interval line spacing thru the dredge limits. The geophysical data are georeferenced and describe the resistive values of the subsurface similar to the image below.



Profiles will be converted to a 3D interactive digital geological model (IDGM) and available for viewing in an ArcGeoTwin. Within the ArcGeoTwin model all data relevant to the project can be imported such as core borings, probes, bathymetry, photogrammetry, etc. including your project design. For more information click on this link https://www.arcsurveyors.com/geophysical/

Control: Horizontal data will be referenced to North American Datum (NAD) 1983 Florida East, 0901 and the Vertical will be referenced to NAVD88, North American Vertical Datum.

Deliverables:

Topographic\Hydrographic Maps: Plan view drawings will be provided illustrating the existing facilities, planimetric's, above-ground utilities, natural ground elevations and hydrographic data at a sufficient scale to illustrate existing conditions. Maps will include 1' contours, topographic survey results, finished floor elevations, utility locations etc., completed during the survey. Files will be completed in AutoCAD .dwg formats and submitted with field book copies, ascii files and corresponding data related to the survey. Sidescan maps will be generated illustrating the existing conditions with mosaic images of debris and observations of anomalies located on the seafloor. A sidescan survey report will be provided with findings. Upon request, additional field logs, filed books scans, vessel calibrations checks, and pertinent information may be provided

Geophysical Maps: Data will be provided in an ArcGeoTwin 3D model in which you will be able to identify and quantify subsurface structures and view sediment layering interfaces within the deepening and widening design template. We will import any available boring data into the model and see how it compares to the resistivity data. Upon completion of the survey and the model is complete, we will schedule a virtual meeting to discuss the results and illustrate how to navigate through the data.

Professional Fees*:* Arc Surveying proposes completing the survey for the lump sum amount of $110,000.00.

Hydrographic -	$11,000.00
Resistivity -	$53,500.00
Topographic -	$29,700.00
GPR –	$15,800.00

Additional work completed outside the above-mentioned scope of services will be invoiced at the following hourly rates:

Clerical	- $100.00
Topographic	- $232.50
Hydrographic	- $281.35
Cad Technician	- $140.00

Payment Terms: Payment is due within 30 days of the date of the invoice and payment will be in US dollars. Client shall notify Arc, in writing, of any objections, if any, to an invoice within ten days of the date of the invoice. Otherwise, the client shall deem the invoice proper and acceptable. In the event the undersigned fails to make payment on the terms herein specified, the undersigned agrees to pay all costs and reasonable attorney's fees incurred by Arc, whether suit is filed or not. Furthermore, the undersigned agrees that the Duval County Circuit Court in Jacksonville, Florida will be the sole jurisdiction and venue for any legal actions filed as a result of any dispute concerning this agreement, including interpretation, enforcement and collection actions.

Thank you for considering Arc Surveying & Mapping, Inc. We look forward to being of service.

Respectfully submitted,

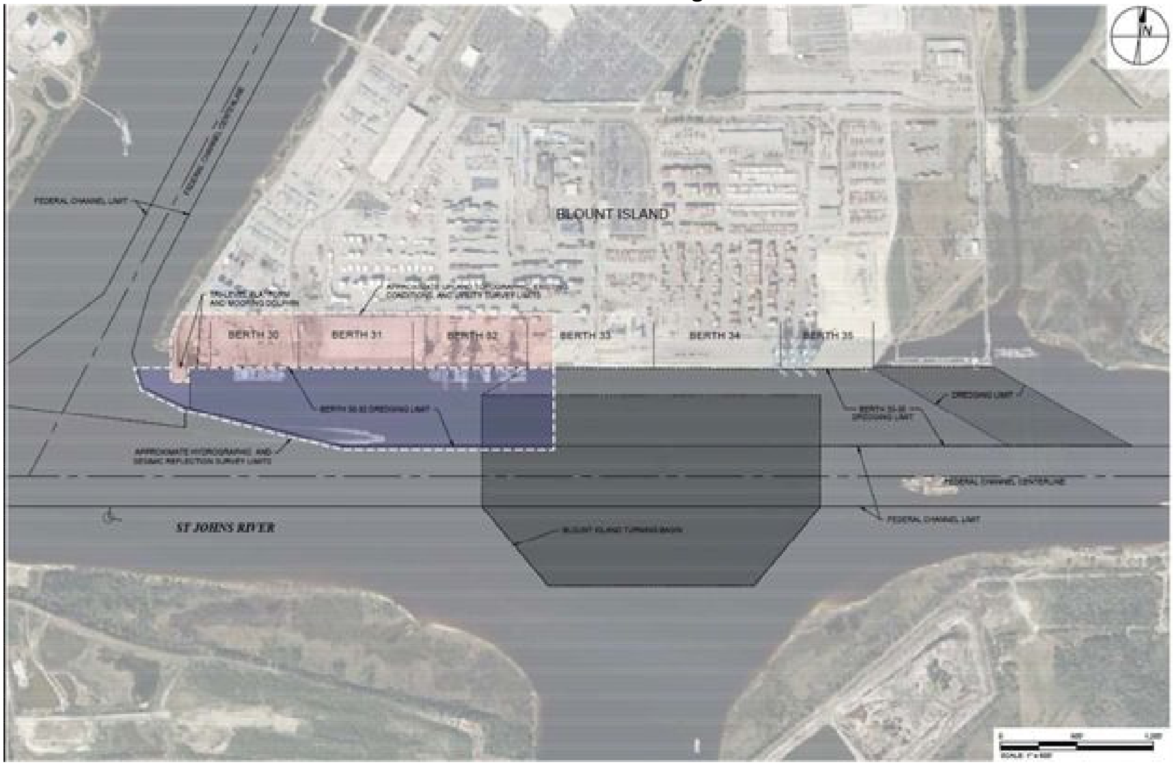
Patrick Sawyer

Patrick Sawyer
Vice-President

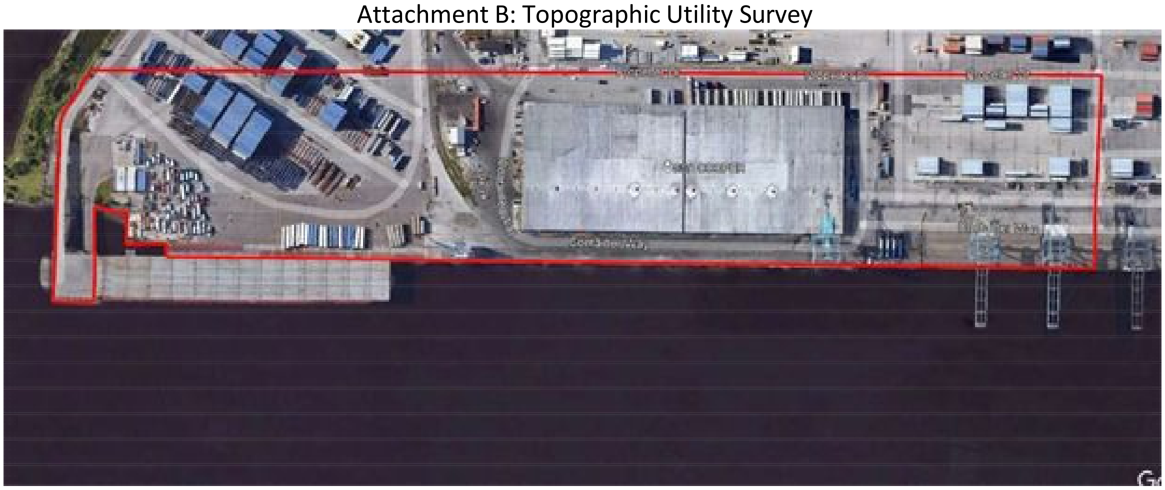
Attachment: Dredge Area/Topographic Utility Survey

Accepted By:________________________________Date:____________
For: Taylor Engineering

Attachment A – Dredge Area



Attachment B: Topographic Utility Survey



ECS Florida, LLC

Proposal for Subsurface Exploration and Geotechnical Engineering Services

JAXPORT Berth 30-32

9620 Dave Rawls Blvd
Jacksonville, Duval County, Florida

ECS Proposal No. 35:24786-GP

March 25, 2026

ECS FLORIDA, LLC
Geotechnical • Construction Materials • Environmental • Facilities

March 25, 2026

Mr. Bob DiRienzo, PE
Taylor Engineering, Inc.
10199 Southside Blvd, Suite 310
Jacksonville, Florida 32256

ECS Proposal No. 35:24786-GP

Reference: Proposal for Subsurface Exploration and Geotechnical Engineering Services
JAXPORT Berth 30-32
9620 Dave Rawls Blvd
Jacksonville, Duval County, Florida

Dear Mr. DiRienzo:

As requested, ECS Florida, LLC (ECS) is pleased to provide the following lump sum proposal for subsurface exploration and geotechnical engineering services for the above referenced project. This proposal outlines our understanding of the project, the proposed scope of services, activity schedule, fees, and authorization requirement.

PROJECT BACKGROUND INFORMATION

In preparing this proposal, we have reviewed the information sent to us by your office and discussed the overall project with you. Information regarding the existing site information and project description has been provided by you.

Project Description

Our understanding of the proposed project is summarized below:

Based on our discussions with your office, we understand the existing wharf is planned to be expanded 8 feet to the south at Berths 30 through 32. In addition, the river bottom will be dredged/deepened within the berth area. A total of 33 borings (18 land-based borings and 15 water-based borings) were requested to provide information for pile/wall design and soil types for dredging. We understand no chemical or contaminant testing will be required for the dredge material samples.

If our description and understanding of the project location or the planned development is incorrect or there is additional detail or information that can be provided, ECS would be pleased to update this proposal accordingly.

SCOPE OF SERVICES

Our integrated services will include drilling borings by drilling crews based on instructions provided by ECS. Our services will also include laboratory testing of representative soil samples, and engineering analyses presented in a site-specific engineering report.

Utility Clearance

Per state law, we will contact Sunshine 811 the public utility to locate underground utilities at the site. Typically, Sunshine 811 will not locate utilities beyond the point of distribution (meters or gauge points) on private property. The risk of hitting utilities that Sunshine 811 did not mark can be reduced by engaging a private utility locating service. The risks include hitting gas lines, electrical lines, fiber optic lines, and many other utility service lines. This can result in electrocution, gas leaks or explosions, loss of services to businesses as well as tremendous costs for lost business, interruption of service, and repair along with potential legal liability.

We have included the cost of a private utility line locator in our “Base Services”. Private utility locator services can aid in identifying utilities that incorporate significant iron content in the conduit materials. However, utilities without significant ferrous (iron) content are more difficult to detect. These include most sanitary sewer alignments, copper or PVC water lines, fiber optic lines without tracer ribbons, copper electric lines with no surface exposure, drainage tiles/pipes, irrigation lines, etc.

Using a private utility locator does not guarantee that all utilities will be identified. However, this service lowers the risk and potential liability of the client while also protecting the safety of our field exploration crews.

We will coordinate our exploration locations around marked utilities and utilities pointed out to us by the owner/client. However, we will not be responsible for any utilities not marked or not pointed out to us by the landowner or client.

Site Access

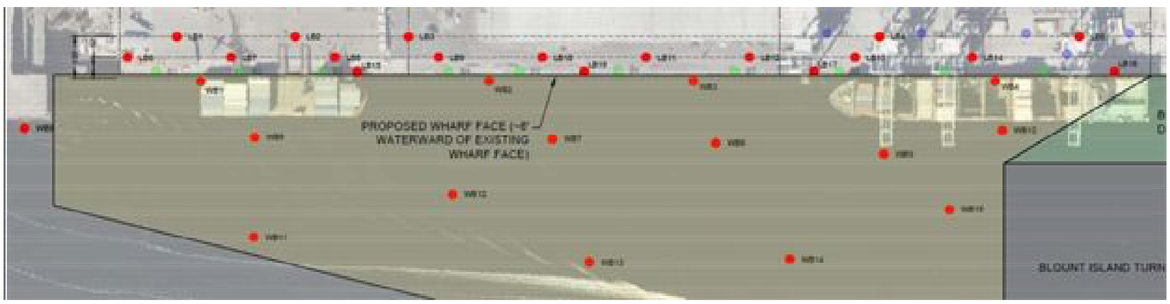
Regarding site access, we have made the following assumptions:

- The ground conditions are dry, stable and suitable to support truck mounted equipment (land-based borings).
- No clearing of vegetation is required to access the boring locations.
- No special permits or work outside of normal working hours will be required (except TWIC/JAXPORT security badges).
- Landowner notification(s) will be provided by the client. ECS will work with the project team in providing site access diagrams for the drill rig as needed, but actual coordination with landowners to obtain access permission will be provided by the client.
- The work areas will be blocked off prior to our arrival. ECS cannot be held responsible for damage to, nor the cleanliness of, vehicles not moved from the work area.
- Traffic control (signage, flaggers, arrow boards, etc.) is not required for drilling on or near existing streets, roadways, or access paths.
- A barge mounted drill rig will be utilized to perform the borings within the St. Johns River.
- Our drilling crew will have TWIC/JAXPORT cards and badges for JAXPORT access.

Field Exploration

ECS proposes to perform the following in general accordance with the local standards and practices listed:

a. Field locate the test locations by handheld GPS unit / taping and pacing from existing site features / available plans. Elevations will be interpolated from the plans provided or from published topographical maps, whichever are available. Land boring locations will be marked for post-drilling survey collection by Taylor Engineering, or its surveying subconsultant. We understand Taylor Engineering will verify field locations of water-based borings.
b. Obtain a public utility locate ticket for location of underground lines. See further information in the Utility Clearance section above.
c. Mobilize a truck mounted drilling rig (land-based borings) and barge mounted drill rig (water-based borings) to the site.
d. Perform soil test borings (ASTM 1586 Standard Sampling) at the approximate locations (red) shown on the figure below:



e. The soil test borings will be drilled to the proposed depths given in following table or to refusal, whichever occurs first:

BORING NO.	PROPOSED STRUCTURE/SITE FEATURE	PROPOSED BORING DEPTH (FEET)
LB1-LB18	Existing Wharf	18 SPT @ 100 ft (below concrete deck) Up to 60 LF of Rock/Marl Coring Up to 6 Relatively Undisturbed (Shelby Tube) Samples
WB1-WB5	South of Existing Wharf	5 SPT @ 100 ft (below mudline) Up to 40 LF of Rock/Marl Coring Up to 4 Relatively Undisturbed (Shelby Tube) Samples
WB6-WB15	Dredge Area	10 SPT @ 25 feet (below mudline)

f. Measure the depth of groundwater or water depth at each exploration location at the time of drilling.

Note: We propose to attempt to collect cores within the encountered limestone and marl layers in select strata of the borings to provide unconfined compression and split tensile testing, if the core attempts result in suitable test samples. We will also collect relatively undisturbed (Shelby tube) samples at select locations to perform unconfined compression testing of fine grained soils.

Site Departure Conditions

Upon completion of subsurface exploration, we will backfill each of the locations with the soil removed and mound the excess spoils back up over the test location. In pavement areas, we will patch the asphalt or concrete surface with cold mix asphalt patch or quick setting concrete of an equivalent or greater thickness. Some post drilling settlement of the boreholes should be expected and may require future maintenance to repair any settlement and prevent a tripping hazard. This maintenance is not included in our scope of services or fees. No other restoration will be provided. ECS will not be responsible for restoration of, but not limited to the following: grass, shrubs, trees, flower beds, or ruts caused by drilling operations. The client must communicate areas that must not be disturbed in advance of field operations.

Typically, we will not provide site repairs beyond what is outlined above unless specifically contracted. Alternatively, we will remove excess spoils from job sites and dispose of them in an approved manner for a negotiated fee.

Please note that some disturbance to off-pavement, gravel-covered, grass-covered areas, including the possible cutting of trees, or running over of brush and understory in wooded areas might occur. We will attempt to limit such disturbance; however, we have not budgeted for site repairs including filling of tire ruts, seeding of lawn areas, replacement of bushes or the planting of trees, etc. If necessary, additional site repairs can be provided at an additional cost.

Laboratory Testing

Upon completion of field exploration operations, the samples will be returned to our laboratory for further identification, visual classification, and testing. Laboratory testing may include the following:

LABORATORY TEST	QUANTITY
Natural Moisture Content	Up to 110
Gradation Analysis	Up to 110
Atterberg Limits	Up to 30
Organic Content	Up to 30
Unconfined Compression Tests – Rock/Mark	Up to 15
Unconfined Compression Tests – Fine Grained Soil	Up to 15
Split Tensile Tests – Rock/Marl	Up to 15
Triaxial	Up to 10

Engineering Report

Upon completion of the field exploration, laboratory testing, and engineering analyses, we will prepare a written engineering report that will include:

a. A review of published soils mapping and/or geologic information.
b. Observations from our site reconnaissance and personnel on the drill rig, including current site conditions, surface drainage features, and surface topographic conditions, and/or available satellite imagery.
c. A description of the field exploration and laboratory tests performed.
d. A site location diagram and a field exploration diagram.

e. Final logs of the soil borings in accordance with industry standard practices for geotechnical engineering. Elevations will be interpolated from civil drawings or referenced from topographic information that you supply.
f. The results of the laboratory tests will be plotted on the final exploration logs and/or included on separate test report pages.
g. Discussion of the subsurface materials encountered along with groundwater conditions observed.
h. Subsurface cross sections/profiles may be included that graphically represent the subsurface conditions.
i. Soil parameters to be used for axial and lateral pile analysis and wall design, including soil stratigraphy, soil types, average N-values, strength parameters (phi and cohesion), ε50, soil modulus (k), unit weights, and lateral earth pressure coefficients.

FEE

ECS will provide the services outlined in this proposal for the fees listed in the attached unit rate schedule. It should be noted that we have not included standby time for field exploration in the “Total Estimated Fee”. If standby time is required due to port activities, it will charged at the unit rates shown on the fee schedule.

Our fee assumes that the site is accessible based upon our assumptions detailed in this proposal. If additional services are requested or required based on differing site conditions, we will contact you for verbal and written authorization to proceed with the additional services.

SCHEDULE

Our ability to access the site and perform the field exploration may be impacted by precipitation, excessive temperatures, or other atmospheric conditions. Field exploration will be performed during normal business hours Monday through Friday. If work needs to be performed at night or on weekends, there will be an additional fee. We anticipate the following project schedule:

TASK	APPROXIMATE SCHEDULE
Mobilization	4 weeks
Field Exploration	4-5 weeks
Laboratory Testing	2 weeks
Engineering Report	2-3 weeks
Total	**12-14 weeks**

CLOSING

Our “Terms and Conditions of Service,” are an integral part of our proposal. If other services are required because of unexpected field conditions, or because of a request for additional services, they will be invoiced in accordance with our current Fee Schedule. Before modifying or expanding the extent of our exploration program, we will contact you for your review and authorization.

Our insurance carrier requires that we receive written authorization prior to initiation of work and a signed contract prior to the release of any work product. This letter is the agreement for our services. If notice to proceed is provided verbally, through email, or by other means, the Client is bound by the terms and conditions attached to this proposal.

Your acceptance of this proposal may be indicated by signing and returning a copy of this proposal to us. We are pleased to have this opportunity to offer our services and look forward to working with you on the project.

Respectfully submitted,
ECS FLORIDA, LLC

Jared Pitts, P.E.
Geotechnical Department Manager
JPitts@ecslimited.com

David Spangler, P.E.
Chief Engineer
DSpangler@ecslimited.com

Enclosures: Geotechnical Fee Schedule
Proposal Acceptance Sheet
Terms and Conditions of Service

Geotechnical Fee Schedule - JAXPORT Berths 30-32

1) Field Exploration			
Description	Rate	Quantity	Estimated Fee
Private Utility Locate	$2,700.00	1	$2,700.00
Boring Layout and Utility Coordination	$150.00	10	$1,500.00
Barge Drill Rig Mobilization	$35,000.00	1	$35,000.00
Drill Rig Mobilization (Land-Based)	$1,500.00	2	$3,000.00
Daily Access Boat Mobilization	$500.00	10	$5,000.00
Land-Based SPT Borings (0-50 ft Depth)	$27.75	900	$24,975.00
Land-Based SPT Borings (50-75 ft Depth)	$33.50	450	$15,075.00
Land-Based SPT Borings (75-100 ft Depth)	$45.00	450	$20,250.00
Land-Based Rock Coring	$75.00	100	$7,500.00
Land-Based Undisturbed (Shelby Tube) Sample	$200.00	6	$1,200.00
Land-Based 3" Casing (0-50 ft Depth)	$11.50	600	$6,900.00
Land-Based 3" Casing (50-100 ft Depth)	$13.50	300	$4,050.00
Land-Based 4" Casing (0-50 ft Depth)	$12.50	300	$3,750.00
Land-Based 4" Casing (50-100 ft Depth)	$14.50	150	$2,175.00
Concrete Coring/Patch	$250.00	18	$4,500.00
Water-Based SPT Borings (0-50 ft Depth)	$40.25	500	$20,125.00
Water-Based SPT Borings (50-75 ft Depth)	$48.25	125	$6,031.25
Water-Based SPT Borings (75-100 ft Depth)	$62.75	125	$7,843.75
Water-Based Rock Coring	$105.00	40	$4,200.00
Water-Based Undisturbed (Shelby Tube) Sample	$280.00	4	$1,120.00
Water-Based 3" Casing (0-50 ft Depth)	$16.00	600	$9,600.00
Water-Based 4" Casing (0-50 ft Depth)	$17.50	250	$4,375.00
Water-Based 4" Casing (50-100 ft Depth)	$20.25	125	$2,531.25
Land-Based Standby Time (per crew, 2 crews)	$200.00	0	$0.00
Water-Based Standby Time	$450.00	0	$0.00
Subtask Total Estimate			$193,401.25

2) Lab Work			
Natural Moisture Content	$11.50	110	$1,265.00
Grain Size Analysis	$70.00	110	$7,700.00
Atterberg Limits	$125.00	30	$3,750.00
Organic Content	$40.50	30	$1,215.00
Triaxial Testing	$1,700.00	10	$17,000.00
Unconfined Compression	$35.00	30	$1,050.00
Split Tensile	$35.00	15	$525.00
Subtask Total Estimate			$32,505.00

3) Engineering Report			
Project Engineer	$170.00	100	$17,000.00
Senior Engineer	$210.00	25	$5,250.00
Chief Engineer	$350.00	10	$3,500.00
CAD Technician	$125.00	60	$7,500.00
Administrative	$75.00	5	$375.00
Subtask Total Estimate			$33,625.00

Total Estimated Fee	**$259,531.25**

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March 24, 2026
March 26, 2026

Taylor Engineering, Inc.
10199 Southside Blvd., Suite 310
Jacksonville, Florida 32256
Attention: Jonathan Armbruster, PE

Subject: JAXPORT Berths 30-32
Engineering and Design Services – 30% Concept Design

Dear Mr. Armbruster,

Moffatt & Nichol (M&N) is pleased to be a part of the Taylor Engineering, Inc. (Taylor) team and to provide this proposal for the Jacksonville Port Authority (JAXPORT) Berths 30-32. We understand that JAXPORT is planning to replace these berth structures, upgrade ship-to-shore crane capability, and reconstruct utilities including Potable Water, Fire Protection Water, Sanitary Sewer, and High Fructose Corn Syrup (HFCS). In addition, the existing berth structures will be inspected to assess the potential for re-use of existing piling, to facilitate phased construction, and to confirm the existing conditions compared to the record drawings. The existing tri-level structure at Berth 30 will be inspected and assessed for potential expansion.

Because of the complexity of phased construction, this proposal is prepared to concept development (30% Design) level only. Once conceptual solutions and phasing are reviewed and accepted by JAXPORT, detailed design 60%, 90%, and Final engineering scope and effort will be proposed.

Task 1: Project Management and Meetings

Objective:

The objective of this task is to provide project controls and coordination with Taylor.

Scope:

Project management tasks include:

- Review contract documents and coordinate with M&N legal
- Prepare project plan
- Establish and coordinate design teams and QA/QC team
- Prepare monthly invoices
- Coordination with Taylor

Meetings will include:

- Kick-off Meeting (Virtual)
- 30% Design Review Meeting (Virtual)

Dependencies/Special Requirements:

- Meetings will be hosted by Taylor
- Design Review meeting (30% Design) will be virtual via teleconference
- Taylor will prepare final meeting minutes with input provided by M&N

Deliverables:

- Executed contract documents
- Monthly invoices
- M&N meeting notes
- Response to review comments from Taylor and JAXPORT

Task 2.1: Field Investigation by Design Team

Objective:

Provide design team including mechanical and structural engineers to inspect existing utilities (Potable Water, Fire Protection Water, Sanitary Sewer, and HFCS). In addition, the structural engineers will walk Berths 30-32 to become familiar with the existing wharf structures.

Scope:

Provide design team engineers including mechanical and structural engineers to complete a detailed inspection of the existing utilities outlined above. Inspection of the existing utilities will document routing and tie-in points.

Dependencies/Special Requirements:

- Under deck inspection of utilities will occur in conjunction with the dive inspection.
- Inspections will be visual / tactile. No destructive testing is included.
- The berth walkthrough will not include a detailed inspection.
- Taylor Engineering will provide hydrant flow test.
- Taylor Engineering will provide flow rates and pressures for wet utilities.

Deliverables:

- Site Inspection Report

Task 2.3: Geo-Structural / Deep Foundation Design

Objective:

Support Taylor with the preparation of 30% Design for cutoff wall and deep foundations elements.

Scope:

The Scope of work for this task will include:

- Coordinate with Taylor Engineering to support preparation and integration of project drawings.
- Perform a comprehensive review of:

  - Historical geotechnical investigation reports
  - Existing pile driving records
  - ECS geotechnical report developed for this project
  - Provide our review and professional opinion on soil design parameters based on site-specific experience at Berth 20, supported by geotechnical data.
- Conduct preliminary geotechnical analysis and design of pile foundations and cutoff wall, including:
  - Pile type and size selection
  - Pile spacing and layout
  - Anticipated tip elevations
  - Axial capacities (compression and uplift)
  - Lateral load capacities
  - Bulkhead tieback system
  - Consider soil-structure interaction and group effects between cutoff wall, piles, and adjacent warehouse

Dependencies/Special Requirements:

- Drawings are not included. MN will review drawings provided by Taylor.
- ECS (as a subconsultant to Taylor) will provide the required ground investigation and input parameters for geotechnical models. MN will not perform field investigations.
- Taylor will assemble Design Calculations Report.
- Taylor will provide any existing pile driving log/information related to trilevel platform to facilitate design of trilevel platform extension.
- Evaluation of existing structures/buildings is excluded from this scope.
- Soil-structure interaction will be performed with conventional tools and established design guidance for estimating group effects. Finite element modeling may be considered at future design phases to provide a more detailed estimate of structure-soil-structure interactions.

Deliverables:

- Comments on general arrangement plan, typical sections, etc.
- Preliminary calculations to size deep foundation elements and cutoff wall.

Task 2.4: Existing Wharf and Marine Structures Dive Inspection

Objective:

Provide a special inspection to verify as-built conditions and document the condition of the existing structure. This report will support demolition planning and the development of biddable contract documents but will be less comprehensive than a standard routine inspection.

Scope:

The underwater inspection will be conducted by M&N's ADCI-certified engineer dive team, consisting of a Dive Supervisor, Engineer-Diver, and two Dive-Tenders. All underwater inspections will be carried out in general accordance with the American Society of Civil Engineers Manual of Practice No. 130: Waterfront Facilities Inspections and Investigations (ASCE MOP 130).

The wharf is supported by 18-inch square prestressed concrete piles and has a maximum dredge depth of approximately -34 feet Mean Low Water. The BIMT tri-level structure is supported by 24-inch square prestressed concrete piles and has a maximum dredge depth of approximately -32 feet Mean Low Water.

The underwater inspection of Berths 30 through 32, along with the tri-level platform, will cover approximately 725 piles and approximately 1,600 linear feet of sheet pile wall. This considers inspection of:

- Tri-level piles and underdeck areas
- Berth 31 and 32 foundations immediately waterside of the warehouse, as this area will support the warehouse until the new cutoff wall is installed and anchored.
- One third of foundation elements for the remaining Berth 30 and 32 areas, to provide a representative sampling for demolition planning and material response to site conditions.

The underwater inspection will include visual and tactile inspection methods to verify the condition of the concrete piles as outlined below:

- **Level 1 Inspection.** Visual and/or tactile underwater inspection will be performed on 100% of the selected 725 concrete piles and approximately 1,600 linear feet of sheet pile wall. Increased attention will be given to approximately 1,000 linear feet of wall in the vicinity of the building at Berths 30–31. Concrete piles will be inspected from the mudline to the top of the marine growth line, which is approximately at the mean high-water line. The Level I inspection will be performed to assess the overall condition of the piles below water and assign a general condition rating based on observed deterioration and structural integrity. The inspection will focus on identifying the presence and general extent of deterioration (e.g., cracking, spalling, or section loss) in a qualitative manner, with detailed measurement or quantification of individual defects for the elements inspected. The Level 1 concrete pile inspection will be performed to verify the condition of the piles below water and identify significant structural defects, for example:
  - Cracks will be further inspected to measure the crack width, crack length and elevation at the top of the crack.
  - Open corrosion spalls will be further inspected to record defect dimensions (length, width, and depth) and elevation at the top of the defect, and quantity of exposed reinforcing.
- **Level 3 Inspection.** The Level 3 inspection, performed approximately every 100 linear feet of cutoff wall, will build upon the Level 1 inspection of the sheet pile wall, performing thickness measurements of the flanges and webs section. These readings will provide quantitative data on material loss and structural integrity, allowing for general assessment of deterioration and remaining wall strength of the total structure. Combined with the qualitative observations from Level I, this evaluation will support an understanding of the condition of the sheet pile wall.
- **Photos.** Underwater photos will be captured of typical defects.

The underwater inspection data will be tabulated in MS Excel. The inspection data will include:

- Level 3 Inspection Locations and Notes
- Structural defect data (dimensions and locations)
- Pile condition ratings classified as Minor, Moderate, Major, or Severe

M&N will provide a Quality Control Review of the inspection memorandum authored by Taylor Engineering.

The dive inspection will include a visual assessment of the under-deck potable water and fire protection pipe systems. The assessment will include the pipes, and pipe supports to identify defects and deterioration that should be repaired as part of the Berth Modifications project.

Dependencies/Special Requirements:

- M&N Divers have TWIC cards and will submit a request for a JAXPORT badge.
- M&N will be provided truck and vessel access to the wharf to setup the dive station.
- M&N will be provided wharf access for seven consecutive days to complete the underwater inspection.
- Taylor will provide all under deck notes to M&N at least two weeks prior to the mobilization of the underwater inspection team.
- Taylor will complete the above deck inspection. Pile defects observed by Taylor Engineering that extend above the mean high-water line will be documented by Taylor, and the pile data will be provided to M&N to verify the crack lengths below the MHW line.

Deliverables:

- Underwater and below deck inspection findings (MS Excel and PDF formats)
- Underwater and below deck photos (JPG) and photo log (MS Excel)
- QC review comments for the inspection memorandum

Task 2.5: Berth 30 – Tri-Level Loading Platform Evaluation

Objective

The objective of this task is to inspect and evaluate the existing structure for the potential water ward expansion to facilitate construction phasing and reconstruction of Berth 30. The objective of the waterward expansion of the Tri-Level Platform is to provide sufficient offset from the existing berth face to facilitate construction of a new Berth 30 structure.

Scope:

M&N will provide structural analysis of the existing structure in its current configuration and in a waterward expansion. To support the analysis, a detailed above deck structural inspection of the Tri-Level platform will document structural deficiencies and examine the potential waterward expansion of the structure to facilitate construction phasing. Waterward expansion concepts will be conceptually designed and illustrated. M&N will also provide a conceptual opinion of probable construction costs (OPCC) for the concept developed for the extension of the Tri-level platform.

Dependencies/Special Requirements:

- Tri-Level structural inspection for this task will be above deck only. Inspections of underwater and under deck will be completed Task 2.4.
- Inspection of the access bridges to the Tri-level platform is excluded.
- As-Built drawings of the existing structure with sufficient details to allow structural analysis will be provided
- Taylor will provide design of temporary berthing and mooring structures as required

Deliverables:

- Conceptual design plan and typical section for platform extension
- Conceptual OPCC for the Tri-level platform extension

Task 3: Concept Design Development for Utilities

Scope:

Prepare 30% Design level documents for utility systems including Potable Water, Fire Protection Water, Sanitary Sewer, and HFCS.

Dependencies/Special Requirements:

- Taylor will prepare the BOD Report with contributions from M&N
- Taylor will provide background site/pier plan CAD files for use in preparing pile plans and wet utility plans
- Taylor will incorporate M&N drawings and assemble the drawing package
- Taylor will assemble Design Calculations Report
- Taylor will prepare the Opinion of Probable Construction Costs (OPCC) with contributions form M&N for wet utilities

Deliverables:

- Applicable sections of the BOD
- Utility Plans and typical details showing conceptual layout for potable/fire water piping, sanitary sewage and ship connections.
- Conceptual layout plans of HFCS piping and equipment
- Design Calculations
- Index of technical specifications for mechanical wet utilities
- Bill of Quantities
- Opinion of probable cost

Task 7: QA/QC Deliverables

Objective:

Provide an independent detailed review of deliverables prior to submission to JAXPORT. M&N will provide senior structural, coastal, mechanical, and electrical engineers to complete an independent review of the submittal documents prepared by both Taylor and M&N. The reviewers will be independent from the design team.

Scope:

30% QA/QC Reviews will include:

- Taylor's Structural Modelling in STAAD.Pro
- Design Calculations Packages prepared by Taylor and M&N
- Drawings prepared by Taylor
- Opinion of Probable Construction Costs prepared by Taylor & M&N

Dependencies/Special Requirements:

- Taylor will provide documents for review two weeks prior to submittal date so the review can be completed with sufficient time to make any necessary corrections
- M&N will provide responses one week prior to submittal date to allow time to incorporate comments

Deliverables:

- Redlines drawings, index of technical specifications, design calculations, OPCC
- Comment / response log

Design Schedule

M&N will generally conform with the design schedule prepared by Taylor during the RFQ and interview phase. However, scheduling of the M&N dive team requires advance notice to ensure team availability.

Fee Schedule:

Task	Description	Fee
1	Project Management and Meetings	$ 21,500
2.1	Field Investigation (Design Team)	$ 14,500
2.3	Geo-Structural / Deep Foundations	$ 56,600
2.4	Existing Wharf and Marine Structures Dive Inspection	$ 150,500
2.5	Tri-Level Loading Platform Evaluation	$ 89,800
3	Design of Utilities	$ 28,400
7	QA/QC Deliverables	$ 24,500
	Total	**$ 385,800**

The above Time & Materials (T&M) tasks will be billed monthly as time is documented. Services outside of this scope of work can be completed based on a negotiated modification to the contract.

We look forward to working with Taylor Engineering, Inc. on this exciting project. Should have any questions or wish to discuss, please contact Nancy Lehr at (904) 699-7604 or nlehr@moffattnichol.com

Sincerely,

MOFFATT & NICHOL

Marcel Duplantier, PE
Senior Project Manager

HALL ENGINEERING GROUP

March 27, 2026

Jonathan Armbruster
Taylor Engineering, Inc.
10199 Southside Blvd., Suite 310
Jacksonville, FL 32256

Re: JAXPORT Berth 30-32 Schematic Design (Revision 1)

Dear Jonathan,

Thank you for the opportunity to propose **Electrical Engineering** services for Taylor Engineering (Taylor). We are pleased to propose for the JAXPORT Berth 30-32 Schematic Design.

JAXPORT is planning to reconstruct Berths 30, 31, and 32, modernizing the infrastructure to support larger vessels and new ship-to-shore cranes. HEG will develop a Schematic Electrical Design (~30% design) to define facility programming, planned operations, and establish an order of magnitude cost associated with the three berths rehabilitation and construction. The Electrical Schematic Design will consider the following:

a. Existing Electrical Infrastructure
    i. Switchgear and utility capacities.
    ii. Existing load readings (provided to HEG by others)
    iii. Electrical vaults, pits, and ductbank
    iv. Crane power
    v. Shore power
    vi. Construction phasing
    vii. Low voltage systems
b. Berth 30
    i. Upgrades to the tri-level loading platform
    ii. Provisions for future ship-to-shore cranes
    iii. Lighting
    iv. Low voltage systems
c. Berth 31
    i. Consider current and future operations of existing warehouse
    ii. Expand crane rail gauge to 50 feet
    iii. Provisions for future ship-to-shore cranes
    iv. Lighting
    v. Low voltage systems
d. Berth 32
    i. Increase crane rail (or provide provisions for) to 100 gauge
    ii. Provisions for future ship-to-shore cranes
    iii. Accommodate continued operations of high fructose corn syrup transfer station
    iv. Lighting
    v. Low voltage systems

HEG proposes the following scope of work and associated deliverables for Berths 30-32:

Task 1 – Virtual Project Meetings

- Participate in an online virtual kickoff conference set up by JAXPORT.
- Participate in online virtual monthly status meetings set up by JAXPORT. HEG assumes a four-month Schematic Design duration.

Deliverables

1. Input into meeting minutes
2. Review and comment on draft meeting minutes

Task 2 – Site Visit

- Two HEG engineers will attend a one-day site visit to perform a review of existing electrical conditions at Berths 30-32. Findings shall form the basis of recommended upgrades for incorporation into the Schematic Design.

Deliverables

1. Site Visit Report
    a. Summary of existing conditions
    b. Upgrade recommendations

Task 3 – Electrical Schematic Design Drawings

- Develop Electrical Schematic Design Drawings (~30% design).

Deliverables

1. Electrical Schematic Design Drawings
    a. Notes & Legend
    b. Overall Plan
    c. Enlarged Demo Plans
    d. Enlarged Site Plans
    e. One-Line Diagram

Task 4 – Basis of Design (BOD)

- Develop electrical section of the project Basis of Design.

Deliverables

1. Electrical Basis of Design (incorporated into overall project BOD

Task 5 – Opinion of Probable Construction Cost (OPCC) - Electrical

- Develop electrical OPCC based on schematic design.

Deliverables

1. Opinion of Probable Construction Cost – Electrical
    a. Order of Magnitude Estimate (-30% to +50%)

Notes that apply to all services:

- AutoCAD and/or Revit will be used to produce Electrical drawings.
- Drawing backgrounds will be provided to HEG in AutoCAD and/or Revit format.
- Electrical recordings/readings will be provided by others. HEG will advise what load data is required.
- One site visit to observe existing conditions.

The following services are expressly excluded from this proposal unless contained in an addendum:

- Design services past Schematic Design (~30% design).
- Architectural design services, software engineering, mechanical engineering, civil engineering, or structural engineering.
- Meetings or site visits not expressly listed above.
- Fire alarm and fire protection systems.
- Printing for use other than expressly mentioned above.
- Value Engineering (VE) of systems and products after Schematic Design (~30%) level, unless additional design services are authorized.
- Life cycle cost analysis (electrical and mechanical systems).
- Copying, printing, and other reproduction services.
- Hall Engineering Group is not responsible for locating conditions that are unreasonably hidden by reason of the building design or by obstruction of reasonable access necessary to make observations.
- Permitting.
- Changes to the scope of work resulting from unforeseen field conditions.
- Printing for use by contractors.
- Systems Integration services

If items are not expressly "included" in this proposal, they shall be considered "excluded". HEG will be pleased to propose on these excluded items.

This proposal will become a contract upon execution by both parties.

If this proposal looks acceptable, please sign and return along with a P.O. number to this office.

This proposal is valid for ninety (90) days.

Thank you again for the opportunity and please contact me if you have any questions.

Best regards,

Keith W. Hall, P.E.
President

Accepted by ____________________________ Date _______________________

P.O. # __________________________________

Appendix A: Proposed Fees

Appendix A

We propose to furnish these services on a monthly invoiced Time and Material (T&M) basis, with a not to exceed fee.

Scope Tasks	Fee (Not to Exceed)
Task 1 - Virtual Project Meetings	$5,000.00
Task 2 – Site Visit	$15,000.00
Task 3 – Electrical Schematic Drawings	$30,000.00
Task 4 – Basis of Design	$5,000.00
Task 5 – Opinion of Probably Construction Cost	$10,000.00
Total	**$65,000.00**

Notes:

1. Expenses and reimbursables associated with the JAXPORT site visit (mileage, lodging, meals) will be invoiced at cost. No other expenses or reimbursables are expected.

2. The above fees are based on HEG's standard insurance policies. If additional insurance is required for this project, the total amount listed difference shall be adjusted to compensate for the additional costs.
    a. General Liability - $1,000,000 each occurrence / $2,000,000 general aggregate
    b. Commercial Auto - $1,000,000 combined single limit
    c. Workers Compensation - $1,000,000 each / $1,000,000 aggregate
    d. Professional Liability - $5,000,000 each occurrence / $5,000,000 aggregate
    e. Excess Liability - $2,000,000 each occurrence / $2,000,000 aggregate. NOTE: Excess Liability does not apply to Professional Liability or Workers Compensation.
    f. Insurance will be held for 3 years after completion of design services.

3. The above assumes no more than two background changes.

4. Contract modifications, if hourly, shall use HEG's standard hourly rates in effect at the time of the contract modification.

CULWELL ENGINEERING, INC.
www.culwellengineering.com
Equipment Engineering
312 Wild Heron Road
St. Simons Island, GA 31522

25 March 2026

Mr. Jonathan Armbruster, PE
Taylor Engineering, Inc.

SUBJECT: BERTH 30-32
Reference: Proposal for on call container crane & infrastructure systems support

Mr. Armbruster,

We propose to provide engineering consultation for Jaxport's Ship-to-Shore container cranes for the design of the Berth 30-32 BIMT wharf reconstruction project for up to 40 manhours at $250 per hour for a total not-to-exceed price of $10,000.

Thank you for including us in this work & we look forward to working with you on this project.

Please let me know if you need anything,

Culwell Engineering, Inc.

Jeff Culwell, PE
President

Unofficial Bid Results: RFQ_AE-1919B

DESIGN SERVICES FOR THE RECONSTRUCTION/REHABILITATION OF BIMT BERTHS 30-32

DECEMBER 18, 2025 2:00 PM (ET)

REQUIRED DOCUMENTS / PROPOSERS	REQUIRED DOCUMENTATION									
	ADDENDUM NO. 01	COI FORM "B"	PEC FORM "C"	CRL FORM "D"	E-VERIFY	PROOF OF INSURANCE	REGISTRATION W/ DEPT OF FL	FINANCIAL STATEMENT	PROPOSER INFO / SIGNATURE PAGE	*NOTES
HDR	☑	☑	☑	☑	☑	☑	☑	☑	☑	EXCEPTIONS INCLUDED
TAYLOR ENGINEERING	☑	☑	☑	☑	☑	☑	☑	☑	☑	N/A
KIMLEY-HORN	☑	☑	☑	☑	☑	☑	☑	☑	☑	EXCEPTIONS INCLUDED

Recording Secretary: Elijah Wright
Elijah Wright (Dec 23, 2025 13:12:41 EST)

Witness: Michael McCoy
Michael McCoy (Dec 23, 2025 13:18:19 EST)

Witness: Jerrie Gunder
Jerrie Gunder (Dec 23, 2025 13:41:25 EST)

AE-1919B APPARENTLY CONFORMING

Director, Procurement Services: Christopher Good
Christopher Good (Dec 23, 2025 13:43:25 EST)

COMBINED EVALUATION MATRIX

Project Title: Design Services for the Reconstruction_Rehabilitation of BIMT Berths 30-32

JPA Project No.: Request for Qualifications Contract No. AE-1919B

EVALUATORS	A. ABILITY OF PERSONNEL AND EXPERIENCE (Max. 45 Points)	B. PAST PERFORMANCE (Max. 20 Points)	C. WILLINGNESS TO MEET TIME AND BUDGET REQUIREMENTS (Max. 5 Points)	D. LOCATION (Max. 5 Points)	E. RECENT, CURRENT, AND PROJECTED WORK LOAD (Max. 10 Points)	F. SERVICES DURING CONSTRUCTION AND QUALITY ASSURANCE (Max. 5 Points)	G. PAST AND PRESENT DEMONSTRATED COMMITMENT TO SEB, DBE, SBE, MBE AND WBE BUSINESSES AND CONTRIBUTIONS TOWARD A DIVERSE MARKET PLACE (Max. 5 Points)	H. VOLUME OF CURRENT AND PRIOR WORK PERFORMED FOR USING AGENCIES (Max 5 Points)	Total Score (Max. 100 Points)	Average Combined Scores	RANK
HDR ENGINEERING, INC.											
B.Braziel	43	18	3	3	6	4	3	3	83	89	2
M.Johnson	45	20	5	4	10	5	5	4	98		
B.Norman	40	17	4	4	8	5	4	3	85		
KIMLEY-HORN AND ASSOCIATES, INC.											
B.Braziel	40	13	3	2	4	2	4	3	71	80	3
M.Johnson	35	20	5	4	9	5	5	4	87		
B.Norman	38	16	4	4	8	4	4	4	82		
TAYLOR ENGINEERING, INC.											
B.Braziel	42	16	4	5	8	4	4	3	86	90	1
M.Johnson	40	20	5	5	10	5	5	4	94		
B.Norman	42	19	5	5	9	5	5	1	91		

EVALUATOR #1: Brandon Braziel
Brandon Braziel (Jan 15, 2026 11:35:16 EST)
Name, Title

EVALUATOR #2: Michael Johnson
Michael Johnson (Jan 16, 2026 11:53:46 EST)
Name, Title

EVALUATOR #3: Brandon Norman
Brandon Norman (Jan 16, 2026 12:18:14 EST)
Name, Title

SUBMISSION FOR AWARDS COMMITTEE AND CHIEF EXECUTIVE OFFICER APPROVAL JACKSONVILLE PORT AUTHORITY

AC-2026-04-10		04/16/2026
Reference No.	**File**	**Date**

SUBJECT: Security Guard Services
JPA Project G/L No.: Various-5362 **JPA Contract No.: 23-03 Amendment No.6**
Allied Universal Security Services

COST: $19,743,482.00 ☒ **BUDGETED** ☐ **NON-BUDGETED**

BACKGROUND:

On November 1, 2023, JAXPORT issued a contract to Allied Universal Security Services in the amount of $17,025,691.13 for all supervision, labor, materials, training and equipment required to perform security services in accordance with applicable Federal, State and Local Laws and regulations in effect during the entire term of the contract for the initial contract period of three (3) years, starting November 1, 2023 to October 31, 2026, with two (2) additional one (1) year renewal options.

Under this contract, JAXPORT has approved five (5) Amendments. This Amendment No. 6 will extend the renewal options from two (2) additional one (1) year options to one (1) additional three (3) year option effective November 1, 2026 to October 31, 2029 after which the contract will have no remaining renewal options. Upon the execution of this Amendment No. 6, JAXPORT shall pay ALLIED Forty thousand dollars in accordance with the attached “Exhibit A” (Schedule of Rates)

This is a budgeted operating expense for FY 26 and will be funded with 100% JPA funds.

RECOMMENDATION:

Management recommends that the Board of Directors approve the issuance of an Amendment No. 6 to contract 23-03 to Allied Universal Security for Security Guard Services in the not to exceed amount of $19,743,482.00 for the extended term of three (3) years. Annual expenditures will be in accordance with annual budget appropriations.

AC-2026-04-10

Once necessary approvals are obtained by the Awards Committee Chairman, the Chief Executive Officer is authorized to sign purchase orders, agreements or contracts for the Award.

Attachments: Exhibit A (Schedule of Rates), Amendment No.6

ORIGINATED BY:

James Jones
James Jones (Apr 23, 2026 08:22:38 EDT)

James Jones, Chief Operating Officer

SUBMITTED FOR APPROVAL

Angelia Wilson
Angelia Wilson (Apr 22, 2026 15:47:12 EDT)

Angelia Wilson, Director, Procurement Services

AWARDS COMMITTEE ACTION

Approved

APPROVED/REJECTED/DEFERRED

CONDITIONS OF APPROVAL (IF ANY):

Raynesha Jones
Raynesha Jones (Apr 21, 2026 12:56:26 EDT)

Raynesha Jones, Secretary to Awards Committee

Bradley Burch
Bradley Burch (Apr 21, 2026 12:54:13 EDT)

Bradley Burch, Chair to Awards Committee

CHIEF EXECUTIVE OFFICER ACTION

Approved

APPROVED/REJECTED/DEFERRED

CONDITIONS OF APPROVAL (IF ANY):

Eric B. Green
Eric B. Green (Apr 23, 2026 08:33:52 EDT)

Eric B. Green, Chief Executive Officer

CONDITIONS OF APPROVAL (IF ANY):

Laura Parko

Laura Parko, Corporate Secretary

April 27, 2026 10:07 AM

BOARD DECISION

APPROVED/REJECTED/DEFERRED

CONDITIONS OF APPROVAL (IF ANY):

Board Chairman

April 27, 2026 10:04 AM

Board Secretary

April 27, 2026 9:21 AM

EXHIBIT A Schedule of Rates

FY 2027- Pricing (includes 2.75% increase to Base Rates)

Roles	Hours	FY 2027 Total Base Rate Expense		FY2027 Base Rates	%Increase	FY2027 Multiplier	FY2027 Billing Rates	FY2027 Annual Expense
Account Manager (Salary)	2,080	$94,378.75		$45.37	2.75%	130.00%	$58.99	$122,692.38
Post Manager (BIMT and TMT - Salary)	4,160	$120,640.00	$60,320.00	$29.00	2.75%	130.00%	$37.70	$156,832.00
Change 1 Shift Supervisor to BIMT Asst Mgr (Salary)	2,080	$53,040.00	$52,000.00	**$25.50**	N/A	130.00%	$33.15	$68,952.00
Shift Supervisor (BIMT and TMT) ***Reduced by 1 FTE***	19,552	$430,144.00		$22.00	2.75%	132.00%	$29.04	$567,790.08
Security Supervisors (Cargo Operations/Cruise)	1,732	$38,104.00		$22.00	2.75%	132.00%	$29.04	$50,297.28
Security Officer - BIMT	55,744	$975,520.00		$17.50	2.75%	139.75%	$24.46	$1,363,289.20
Security Officers - TMT	54,756	$958,230.00		$17.50	2.75%	139.75%	$24.46	$1,339,126.43
Security Officers - DPMT	11,839	$207,182.50		$17.50	2.75%	139.75%	$24.46	$289,537.54
Access Control Manager (Salary)	2,080	$60,320.00		$29.00	2.75%	130.00%	$37.70	$78,416.00
Access Control Credential Technician	6,240	$118,560.00		$19.00	2.75%	139.75%	$26.55	$165,687.60
Access CredentialTechnician Supervision	6,240	$137,280.00		$22.00	2.75%	132.90%	$29.24	$182,445.12
Security Officers - TWIC Escort	20,800	$364,000.00		$17.50	2.75%	139.75%	$24.46	$508,690.00
DPSSA Post Manager (Salary)	2,080	$60,320.00		$29.00	2.75%	130.00%	$37.70	$78,416.00
DPSSA Shift Supervisor	8,736	$192,192.00		$22.00	2.75%	132.00%	$29.04	$253,693.44
Ceres Security Officers	21,424	$374,920.00		$17.50	2.75%	139.75%	$24.46	$523,950.70
Berth Patrol (TMT, BIMT, DPMT)	26,208	$458,640.00		$17.50	2.75%	139.75%	$24.46	$640,949.40
Totals	**245,751**							
Total Wage Expense	4,643,471							
Total Loaded Expense (billing)	6,390,765							
Total Markup Expense (Fully loaded labor)	1,747,294							
Multiplier (bill rate/pay rate)	**137.63%**							

FY 2028- Pricing (includes 2.75% increase to Base Rates)

Roles	Hours	FY 2028 Total Base Rate Expense	FY2028 Base Rates	%Increase	FY2028 Multiplier	FY2028 Billing Rates	FY2028 Annual Expense
Account Manager (Salary)	2,080	$96,974.17	$46.62	2.75%	130.00%	$60.61	$126,066.42
Post Manager (BIMT and TMT - Salary)	4,160	$123,957.60	$29.80	2.75%	130.00%	$38.74	$161,144.88
Change 1 Shift Supervisor to BIMT Asst Mgr (Salary)	2,080	$54,498.60	$26.20	2.75%	130.00%	$34.06	$70,848.18
Shift Supervisor (BIMT and TMT) ***Reduced by 1 FTE***	19,552	$441,875.20	$22.60	2.75%	132.00%	$29.83	$583,275.26
Security Supervisors (Cargo Operations/Cruise)	1,732	$39,143.20	$22.60	2.75%	132.00%	$29.83	$51,669.02
Security Officer - BIMT	55,744	$1,002,346.80	$17.98	2.75%	139.75%	$25.13	$1,400,779.65
Security Officers - TMT	54,756	$984,581.33	$17.98	2.75%	139.75%	$25.13	$1,375,952.40
Security Officers - DPMT	11,839	$212,880.02	$17.98	2.75%	139.75%	$25.13	$297,499.83
Access Control Manager (Salary)	2,080	$61,978.80	$29.80	2.75%	130.00%	$38.74	$80,572.44
Access Control Credential Technician	6,240	$121,680.00	$19.50	2.75%	139.75%	$27.25	$170,047.80
Access CredentialTechnician Supervision	6,240	$141,024.00	$22.60	2.75%	132.90%	$30.04	$187,420.90
Security Officers - TWIC Escort	20,800	$374,010.00	$17.98	2.75%	139.75%	$25.13	$522,678.98
DPSSA Post Manager (Salary)	2,080	$61,978.80	$29.80	2.75%	130.00%	$38.74	$80,572.44
DPSSA Shift Supervisor	8,736	$197,433.60	$22.60	2.75%	132.00%	$29.83	$260,612.35
Ceres Security Officers	21,424	$385,230.30	$17.98	2.75%	139.75%	$25.13	$538,359.34
Berth Patrol (TMT, BIMT, DPMT)	26,208	$471,252.60	$17.98	2.75%	139.75%	$25.13	$658,575.51
Totals	**245,751**						
Total Wage Expense	4,770,845						
Total Loaded Expense (billing)	6,566,075						
Total Markup Expense (Fully loaded labor)	1,795,230						
Multiplier (bill rate/pay rate)	**137.63%**						

FY 2029- Pricing (includes 2.75% increase to Base Rates)

Roles	Hours	FY 2029 Total Base Rate Expense	FY2029 Base Rates	%Increase	FY2029 Multiplier	FY2029 Billing Rates	FY2029 Annual Expense
Account Manager (Salary)	2,080	$99,640.96	$47.90	2.75%	130.00%	$62.28	$129,533.24
Post Manager (BIMT and TMT - Salary)	4,160	$127,366.43	$30.62	2.75%	130.00%	$39.80	$165,576.36
Change 1 Shift Supervisor to BIMT Asst Mgr (Salary)	2,080	$55,997.31	$26.92	2.75%	130.00%	$35.00	$72,796.50
Shift Supervisor (BIMT and TMT) ***Reduced by 1 FTE***	19,552	$454,026.77	$23.22	2.75%	132.00%	$30.65	$599,315.33
Security Supervisors (Cargo Operations/Cruise)	1,732	$40,219.64	$23.22	2.75%	132.00%	$30.65	$53,089.92
Security Officer - BIMT	55,744	$1,029,911.34	$18.48	2.75%	139.75%	$25.82	$1,439,301.09
Security Officers - TMT	54,756	$1,011,657.31	$18.48	2.75%	139.75%	$25.82	$1,413,791.09
Security Officers - DPMT	11,839	$218,734.22	$18.48	2.75%	139.75%	$25.82	$305,681.07
Access Control Manager (Salary)	2,080	$63,683.22	$30.62	2.75%	130.00%	$39.80	$82,788.18
Access Control Credential Technician	6,240	$125,026.20	$20.04	2.75%	139.75%	$28.00	$174,724.11
Access CredentialTechnician Supervision	6,240	$144,902.16	$23.22	2.75%	132.90%	$30.86	$192,574.97
Security Officers - TWIC Escort	20,800	$384,295.28	$18.48	2.75%	139.75%	$25.82	$537,052.65
DPSSA Post Manager (Salary)	2,080	$63,683.22	$30.62	2.75%	130.00%	$39.80	$82,788.18
DPSSA Shift Supervisor	8,736	$202,863.02	$23.22	2.75%	132.00%	$30.65	$267,779.19
Ceres Security Officers	21,424	$395,824.13	$18.48	2.75%	139.75%	$25.82	$553,164.23
Berth Patrol (TMT, BIMT, DPMT)	26,208	$484,212.05	$18.48	2.75%	139.75%	$25.82	$676,686.33
Totals	**245,751**						
Total Wage Expense	4,902,043						
Total Loaded Expense (billing)	6,746,642						
Total Markup Expense (Fully loaded labor)	1,844,599						
Multiplier (bill rate/pay rate)	**137.63%**						

2027 Proposed Rates

Vehicles	Rates	Expense Adjustment	Weekly		Annual
Trucks	$393.89	$27.20	$7,877.80		$409,645.60
SUV	$415.35	$27.20	$2,492.10		$129,589.20
					$539,234.80

Increase		$36,774.40
Increase %		7%

AMENDMENT NO. 6
AGREEMENT BETWEEN JACKSONVILLE PORT AUTHORITY
AND
ALLIED UNIVERSAL SECURITY SERVICES
FOR
23-03 CONTRACT SECURITY SERVICES

This Amendment No. 6 ("Amendment") is made and entered into as of March ____, 2026, by and between Jacksonville Port Authority, a body politic and corporate created and existing under Chapter 2001-319, Laws of Florida, as amended (hereinafter referred to as "JAXPORT") and Allied Universal Security Services, a Corporation licensed to do business in Florida (hereafter referred to as "ALLIED")

This Amendment modifies that certain Contract No. 23-03 Security Guard Services Agreement dated November 1, 2023 (the "Agreement").

WHEREAS, JAXPORT and ALLIED entered into the Agreement dated November 1, 2023, pursuant to which Allied provides security guard services to JAXPORT; and

WHEREAS, the Agreement has previously been amended as follows:

- Amendment No. 1 – November 1, 2023
- Amendment No. 2 – December 11, 2023
- Amendment No. 3 – June 17, 2024
- Amendment No. 4 – September 9, 2024
- Amendment No. 5 – April 1, 2025; and

WHEREAS, JAXPORT and ALLIED desire to further amend the Agreement to extend the contract term and modify the renewal option provisions.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable considerations, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. **COMPENSATION**

During the term of this Amendment No. 6, JAXPORT shall compensate ALLIED in accordance with the rates set forth in **"Exhibit A" (Schedule of Rates).**

In addition, JAXPORT shall provide a one-time compensation to ALLIED in the amount of Forty Thousand Dollars ($40,000.00) upon the execution of Amendment.

2. RENEWAL OPTIONS

Article 1 of the Agreement, Term and Termination, is hereby amended to read as follows:

> "The term of this Agreement shall consist of an initial term of three (3) years beginning November 1, 2023, with one (1) additional renewal option for a period of three (3) years, exercisable at the sole discretion of JAXPORT."

3. EXTENSION OF TERM

JAXPORT hereby exercises the three (3) year renewal option described above. Accordingly, the term of the Agreement is extended from October 31, 2026, to October 31, 2029. Upon execution of this Agreement No. 6, the renewal option described herein shall be deemed fully exercised and no further renewal options shall remain under the Agreement.

4. RATIFICATION OF AGREEMENT

Except as expressly modified by this Amendment No. 6, all terms, conditions, and provisions of the Agreement and all prior amendments shall remain unchanged and in full force and effect and are hereby ratified and confirmed by the parties.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed by their authorized representatives as of the date set forth in the first paragraph of this Amendment.

JACKSONVILLE PORT AUTHORITY SERVICES

By: Eric B. Green
Eric B. Green (Apr 23, 2026 08:33:52 EDT)

Print Name: Eric B. Green

Title: Chief Executive Officer

Date: ______________________

ALLIED UNIVERSAL SECURITY

By: Paul Burbridge

Print Name: Paul Burbridge

Title: Vice President, Operations Excellence

Date: 3/24/2026

E&C ACTIVE PROJECTS (OVER $500,000.00)

Project No	Project Name	Commitment Number	Company Name	Commitment Description	Original Commitment Value	Approved Changes	Current Commitment Value (Including TSPOs)	Net Actuals Paid To-Date	Retainage	Remaining to be Paid	Pending Changes	Retainage Released	Project Most Recent Notes
B2022-10	T Berth Construction Berth 20 (Design)	AE-1814	Taylor Engineering Inc	Provide Engineering Design Services for T-erth Modifications to Berth 20 at BIMT	$1,262,278.50	$1,920,702.80	$3,182,981.30	$2,169,492.10	$0.00	$1,013,489.20	$0.00	$0.00	Taylor Engineering has continued providing Services During Construction and oversight of the Berth 21 Project.
B2022-10	T Berth Construction Berth 20 (Design)	C-1814	RUSH Marine, LLC	BIMT Berth 20 Wharf Expansion	$51,220,050.50	-$13,695,576.02	$37,524,474.48	$21,495,169.12	$1,131,324.66	$14,897,980.70	$0.00	$0.00	Cast-in-place concrete for pile caps and beams continues. Precast deck panels installation continues. Purchase of materials continues.
B2022-11	Auto Processing Facility Development (SET)	AE-1830	JE Dunn Construction	Terminal Development for SET - CM at Risk	$700,000.00	$138,032,121.82	$138,732,116.00	$137,177,784.00	$1,500,000.00	$54,332.00	$0.00	$5,141,550.44	Project is substantially completed including new Track # 6. Currently working on final contract changes for close out.
B2022-13	Hanjung Crane #8810 Upgrades FY22	EQ-2006	Reading Crane & Engineering (dba of Flatiron Crane Operating Co LLC)	BIMT Hanjung Crane #8810 Refurbishment and IHI Crane #2253 Dismantle & Removal	$3,372,736.00	$340,804.00	$3,713,540.00	$2,879,783.55	$151,567.61	$682,188.84	$0.00	$0.00	Refurbishment of crane 8810 has been completed. Contractor is working on the demolition of IHI 2253, with expected completion by the end of May.
B2022-14	Hanjung Crane #8811 Upgrades FY22	EQ-2006	Reading Crane & Engineering (dba of Flatiron Crane Operating Co LLC)	BIMT Hanjung Crane #8810 Refurbishment and IHI Crane #2253 Dismantle & Removal CO#2 - (Refurbishment of Hanjung Crane # 8811) (See B2022-13 for orginal Contract)	$0.00	$2,870,356.00	$2,870,356.00	$228,945.25	$12,049.75	$2,629,361.00	$0.00	$0.00	Contractor currently working on refurbishing crane 8811 with expected completion mid-May.
B2024-01	JFRD New Facility	AE-1935A	Auld & White Constructors LLC	Design-Build for New JFRD Fire Station 48 at BIMT	$8,403,400.00	-$536,935.23	$7,866,464.77	$5,727,200.25	$241,347.03	$1,897,917.49	$0.00	$0.00	Building has been erected including roof. Contractor currently working on:landscape/irrigattion system, building waterp[roffing systems, doors/hardware, drywalls, floors, painting, plumbing, mechanical and electrical works, Access Control systems.
B2024-01	JFRD New Facility	AE-1935B	VIA Consulting Services Inc	Construction Engineering and Inspection Services for JFRD Fire Station 48 at BIMT	$537,878.06	$0.00	$537,878.06	$326,623.44	$0.00	$211,254.62	$0.00	$0.00	VIA has continued providing services during construction for JFRD Fire station 48.
C2024-01	Purchase of Two (2) New Cranes	AE-1915	Taylor Engineering Inc	Engineering and Bid Support Services for the purchase of new STS container cranes.	$112,500.92	$1,075,005.91	$1,187,506.83	$1,144,374.07	$0.00	$43,132.76	$0.00	$0.00	Taylor Engineering has been providing Technical support to JAXPORT's Equipment and E&C teams, for the purchase of new STS cranes.
C2024-01	Purchase of Two (2) New Cranes	EQ-1915	Liebherr USA Co Maritime Cranes	Purchase of Two (2) STS Diesel-Electric Container Handling Cranes	$30,525,548.40	$20,661,006.66	$51,186,555.06	$49,325,675.95	$0.00	$1,860,879.11	$0.00	$0.00	BIMT cranes moved to dock rails and are currently working; TMT crane has been assembled moved to the dock rails; commissioning in porogress with expected completion during May.
D2025-01	Cruise Terminal Upgrades	C-2017C	ACON Construction Co Inc	Cruise Terminal New Gangway	$698,495.00	$119,097.66	$817,592.66	$739,379.29	$38,914.72	$39,298.65	$0.00	$0.00	Gangway construction completed and in use during NCL cruise days; additional canopy has been installed. Pending installation of upgraded hoist, and delivery of spare hoist for project close out.

E&C ACTIVE PROJECTS (OVER $500,000.00)

Project No	Project Name	Commitment Number	Company Name	Commitment Description	Original Commitment Value	Approved Changes	Current Commitment Value (Including TSPOs)	Net Actuals Paid To-Date	Retainage	Remaining to be Paid	Pending Changes	Retainage Released	Project Most Recent Notes
G2023-03	Power Lines	MOA-1911	Jacksonville Electric Authority	Memorandum of Agreement between JAXPORT and JEA for Fulton Crossing "Power Line" Tower Replacement Project.	$42,098,775.00	$10,449,999.58	$52,548,774.58	$44,674,640.00	$0.00	$7,874,134.58	$0.00	$0.00	Works continue with the construction of Access roads construction, Matting, Tower and Monopoles Foundations. Permitting continues. Purchase of electrical/transmission materials and equipment continues. Remaining Project Timeline: December 2026 for energization of new lines, March 2027 for existing towers demolition.

Financial Highlights: March / Fiscal Year ’26

REVENUES

March was a strong month, with operating revenues coming in at $7.617 million, which is ahead of plan by $592 thousand. Containers were $151 thousand ahead of plan for the month, with Autos and Break Bulk also performing well, by $107 thousand and $181 thousand respectively. Thanks to two vessels operating at elevated spring-break volumes, along with our incentive thresholds having already been met for the year, Cruise was our strongest outperforming segment, at $208 ahead. Port-wide, vessel calls rebounded to 124 visits compared to 106 in February. This is slightly below the same period last year but represents an improvement and a moderation of impacts from recent global events. Total tonnage across the port, while trailing slightly against budgeted expectations, followed a similar trend with an improvement from the prior month.

Quarters like this remind us of the importance and benefit of having structured our contracts not solely dependent on throughput and instead structured them in a more stable manner with minimum annual guarantees and premises lease rates that grow with CPI in addition to the throughput elements. For the fiscal year-to-date we remain positioned favorably at $41.307 million of Operating Revenue versus plan of $39.885 million, or $1.422 million ahead.

EXPENSES

Operating Expenses experienced sizeable savings for the month, at $3.848 million versus plan of $4.905 million. Dredge expense savings were the largest positive contributor, coming in $861 thousand below plan, thanks to low volumes of sedimentation being cleared from Berth 16. This was one of the lowest volume events at that Berth in recent history and is a needed reprieve from the elevated volumes experienced immediately following recent years with higher hurricane counts and rainfall events across the St. Johns River Basin. Dredge Expense is now well-within budget for the year-to-date. Most Operating Expense categories experienced savings for the month and we are positioned $2.072 million favorably for the year.

BOTTOM LINE

Income Before Depreciation for March was $3.515 million, representing a $1.736 million positive variance to budget, due to the referenced revenue outperformance and expense savings above. Year-to-date Income Before Depreciation is $12.591 million, which exceeds budget expectations by $4.027 million and serves to protect full-year operating performance in a challenging global environment.

BALANCE SHEET

We closed the month with a strong and stable financial position. Cash and Cash Equivalents ended at $29.906 million, up $964 thousand from the month prior due primarily to strong operating performance. The balance on our line of credit moved up from $23.360 million to $26.449 million as we continued to make progress on projects programmed for borrowing. This balance will continue to grow in the coming months as we approach the summer bond issuance. We will seek to maintain cash balances at or better than the 180-days cash target leading up to the planned transaction as well.

CONCERNS

We are aware of nationwide cargo slowdowns and will continue to monitor our volume trends for impact from evolving global trade dynamics.

VITAL STATISTICS

MARCH FY26 - Cargo Performance

CARGO INDICATORS

				VARIANCE		YEAR-TO-DATE			VARIANCE	
	Actual	Budget	Prior	Budget	Prior	Actual	Budget	Prior	Budget	Prior
Vessel Calls	124	133	132	-7%	-6%	759	798	787	-5%	-4%
Total Tons	717,343	915,921	790,830	-22%	-9%	**4,819,646**	**5,495,527**	**4,941,193**	-12%	-2%
Total Revenue	$7,616,828	$7,025,058	$6,416,924	8%	19%	$41,307,102	$39,885,335	$36,966,960	4%	12%

OPERATING REVENUE / STATISTICS

				VARIANCE		YEAR-TO-DATE			VARIANCE	
	Actual	Budget	Prior	Budget	Prior	Actual	Budget	Prior	Budget	Prior
Container Revenue	$3,056,932	$2,905,650	$2,791,261	5%	10%	$16,791,402	$17,433,900	$16,602,996	-4%	1%
Container TEU's	**113,575**	**121,352**	**109,231**	-6%	4%	**649,365**	**728,113**	**704,284**	-11%	-8%
ICTF Rail Lifts	**1,484**	**1,700**	**1,835**	-13%	-19%	**9,397**	**10,200**	**10,071**	-8%	-7%
Auto Revenue	$1,601,836	$1,495,049	$1,362,077	7%	18%	$9,280,022	$8,970,294	$7,381,003	3%	26%
Auto Units	**41,893**	**43,811**	**48,565**	-4%	-14%	**255,969**	**262,865**	**261,524**	-3%	-2%
Military Revenue	$57,038	$158,855	$87,021	-64%	-34%	$1,272,567	$953,130	$1,651,474	34%	-23%
Breakbulk Revenue	$652,608	$472,021	$467,663	38%	40%	$4,367,455	$2,832,126	$2,843,648	54%	54%
Breakbulk Tons	**44,890**	**93,290**	**78,896**	-52%	-43%	**454,270**	**559,738**	**500,434**	-19%	-9%
Liquid Bulk Revenue	$66,237	$137,324	$110,535	-52%	-40%	$481,750	$823,944	$723,384	-42%	-33%
Liquid Bulk Tons	**9,855**	**29,946**	**15,235**	-67%	-35%	**90,949**	**179,676**	**162,490**	-49%	-44%
Dry Bulk Revenue	$225,207	$270,048	$265,105	-17%	-15%	$1,745,586	$1,620,288	$1,501,477	8%	16%
Dry Bulk Tons	**20,455**	**142,642**	**55,101**	-86%	-63%	**540,916**	**855,854**	**345,618**	-37%	57%
Cruise Revenue	$1,403,660	$1,195,315	$846,212	17%	66%	$5,125,445	$4,906,877	$3,590,673	4%	43%
Cruise Passengers	**35,096**	**29,521**	**19,240**	19%	82%	**144,507**	**138,260**	**97,227**	5%	49%
Total Cargo Revenue	$7,063,518	$6,634,262	$5,929,874	6%	19%	$39,064,226	$37,540,559	$34,294,654	4%	14%
Other Revenue	$553,310	$390,796	$487,049	42%	14%	$2,242,875	$2,344,776	$2,672,305	-4%	-16%

Jacksonville Port Authority
Comparative Income Statement (Unaudited)
For the 6 months ending 03/31/2026

	Current Month Actual	Current Month Budget	Budget Variance	Prior Year Month Actual	Current YTD Actual	Current YTD Budget	Budget Variance	Prior Year YTD Actual
OPERATING REVENUES								
CONTAINERS	3,056,932	2,905,650	151,282	2,791,261	16,791,402	17,433,900	(642,498)	16,602,996
AUTOS	1,601,836	1,495,049	106,787	1,362,077	9,280,022	8,970,294	309,728	7,381,003
MILITARY	57,038	158,855	(101,817)	87,021	1,272,567	953,130	319,437	1,651,474
BREAK BULK	652,608	472,021	180,587	467,663	4,367,455	2,832,126	1,535,329	2,843,648
LIQUID BULK	66,237	137,324	(71,087)	110,535	481,750	823,944	(342,194)	723,384
DRY BULK	225,207	270,048	(44,842)	265,105	1,745,586	1,620,288	125,298	1,501,477
CRUISE	1,403,660	1,195,315	208,345	846,212	5,125,445	4,906,877	218,568	3,590,673
OTHER OPERATING REVENUE	553,310	390,796	162,514	487,049	2,242,875	2,344,776	(101,901)	2,672,305
TOTAL OPERATING REVENUES	7,616,828	7,025,058	591,770	6,416,924	41,307,102	39,885,335	1,421,767	36,966,960
OPERATING EXPENSES								
SALARIES & BENEFITS	2,146,677	2,244,803	(98,126)	2,335,713	13,004,361	13,304,746	(300,385)	12,648,101
SERVICES & SUPPLIES	642,621	651,605	(8,984)	512,096	3,522,883	3,909,630	(386,747)	3,496,464
SECURITY SERVICES	568,480	633,471	(64,991)	575,118	3,666,369	3,800,826	(134,457)	3,330,759
BUSINESS TRAVEL AND TRAINING	42,601	81,243	(38,642)	49,183	260,910	487,458	(226,548)	349,130
PROMO,ADV,DUES&MEMBERSHIPS	61,367	71,460	(10,093)	74,634	427,883	428,760	(877)	514,241
UTILITY SERVICES	96,123	107,063	(10,940)	84,839	548,887	642,378	(93,491)	498,010
REPAIRS & MAINTENANCE	254,411	263,591	(9,180)	246,649	1,394,311	1,581,546	(187,235)	1,196,481
CRANE MAINTENANCE PASS THRU	(56,319)	(100,000)	43,681	(97,740)	(260,668)	(600,000)	339,332	(590,582)
BERTH MAINTENANCE DREDGING	72,490	933,334	(860,844)	1,453,701	4,536,415	5,600,004	(1,063,589)	7,162,740
MISCELLANEOUS	19,597	18,034	1,563	13,640	90,131	108,204	(18,073)	185,391
TOTAL OPERATING EXPENSES	3,848,049	4,904,604	(1,056,555)	5,247,832	27,191,481	29,263,552	(2,072,071)	28,790,735
OPERATING INC BEFORE DS & DEPR	3,768,779	2,120,454	1,648,325	1,169,091	14,115,621	10,621,783	3,493,837	8,176,225
NON OPERATING INCOME								
INVESTMENT INCOME	146,392	89,813	56,579	202,534	1,043,767	538,878	504,889	1,634,834
SHARED REVENUE FROM CITY	891,461	941,892	(50,431)	812,950	5,291,744	5,651,352	(359,608)	5,473,331
OPERATING GRANTS - SECURITY	2,715	19,792	(17,077)	12,437	31,730	118,752	(87,022)	25,709
OTHER NON OP INC/(EXP)	935	428	507	810	(417)	(2,568)	2,151	537
TOTAL NON OPERATING ITEMS	1,041,503	1,051,925	(10,422)	1,028,731	6,366,823	6,306,414	60,409	7,134,411
NON OPERATING EXPENSE								
DEBT SERVICE	1,295,553	1,394,046	(98,493)	1,235,401	7,891,933	8,364,275	(472,342)	7,636,122
CRANE DEMOLITION	-	-	-	-	-	-	-	205
TOTAL NON OPERATING EXPENSE	1,295,553	1,394,046	(98,493)	1,235,401	7,891,933	8,364,275	(472,342)	7,636,327
INCOME BEFORE DEPRECIATION	3,514,729	1,778,333	1,736,396	962,421	12,590,511	8,563,922	4,026,588	7,674,309

Jacksonville Port Authority
Balance Sheet (in thousands)
At March 31, 2026

	March 31, 2026	February 28, 2026	September 30, 2025
Current Assets			
Cash & cash equivalents	29,906	28,942	27,703
Restricted cash & cash equivalents	4,940	3,710	9,070
Accounts receivable, net	9,541	9,269	8,661
Notes and other receivables	365	329	135
Grants receivable	4,528	4,960	10,966
Inventories and other assets	4,709	4,905	5,521
Total Current Assets	53,989	52,115	62,056
Noncurrent Assets			
Restricted cash & cash equivalents	17,450	17,412	16,879
Restricted Cash for Cap Projects	10,022	10,095	25,103
Deferred outflow of resources	7,345	7,375	7,528
Capital Assets, net	1,095,641	1,094,036	1,053,860
Total Noncurrent Assets	1,130,458	1,128,918	1,103,370
Total Assets	1,184,447	1,181,033	1,165,426
Current liabilities			
Accounts payable	2,617	1,979	5,236
Construction accounts payable	982	4,120	34,223
Accrued expenses	778	680	720
Accrued interest payable	2,174	1,739	2,428
Retainage payable	4,645	4,645	4,197
Bonds and Notes Payable	9,184	9,184	9,184
Total Current Liabilities	20,380	22,347	55,988
Noncurrent liabilities			
Unearned Revenue	16,289	16,674	17,941
Accrued Expenses	2,299	2,304	2,549
Line of credit	26,449	23,360	12,432
Bonds and notes payable	170,057	170,072	178,729
Net Pension Liability	14,046	14,046	14,046
Deferred inflows - Pension	3,568	3,568	3,568
Total Non Current Liabilities	232,708	230,024	229,265
Total Liabilities	253,088	252,371	285,253
Net Position	931,359	928,662	880,173

COMMERCIAL HIGHLIGHTS

April 2026

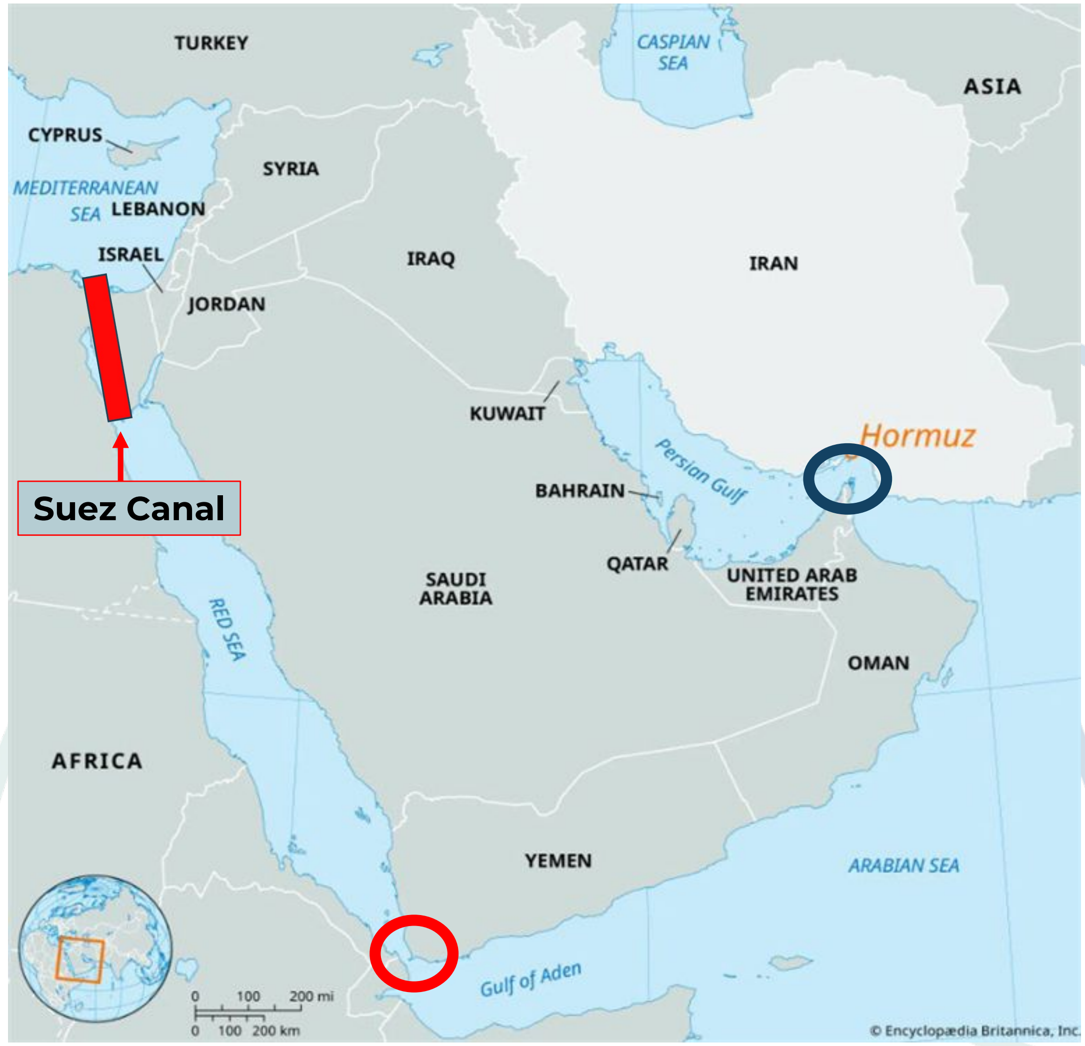
IN THE NEWS…

GLOBAL FOCUS =

Straight of Hormuz

LOCAL FOCUS =

Red Sea (Bab-el-Mandeb Strait)



VEHICLE & BREAKBULK VOLUMES

VEHICLES

BREAKBULK

NEW SERVICE: OCEAN ALLIANCE

Additional connections with Asian ports

JAXPORT NOW SERVED BY ALL 10 LARGEST CONTAINER CARRIERS

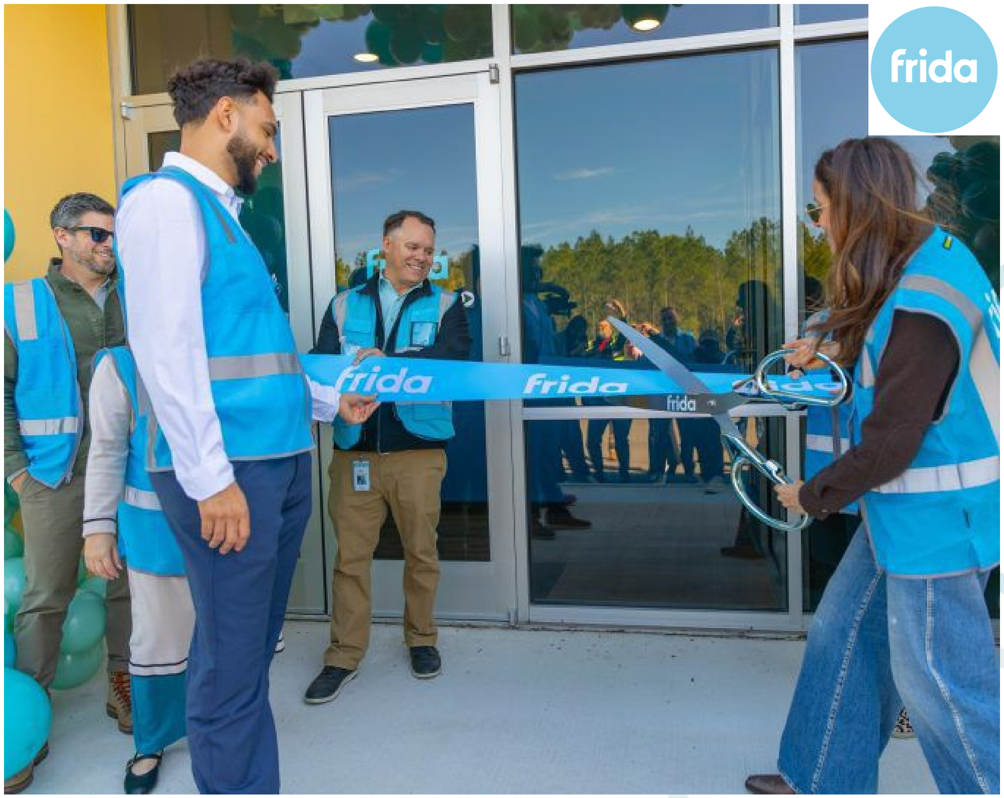
	Rank	Operator	Teu	Share
✓	1	Mediterranean Shg Co	6,768,227	20.7%
✓	2	Maersk	4,619,476	14.1%
✓	3	CMA CGM Group	4,020,137	12.3%
✓	4	COSCO Group	3,447,635	10.6%
✓	5	Hapag-Lloyd	2,402,573	7.4%
✓	6	ONE (Ocean Network Express)	2,102,829	6.4%
✓	7	Evergreen Line	1,874,734	5.7%
✓	8	HMM Co Ltd	941,019	2.9%
✓	9	Zim	761,715	2.3%
✓	10	Yang Ming Marine Transport Corp.	726,031	2.2%

Gemini

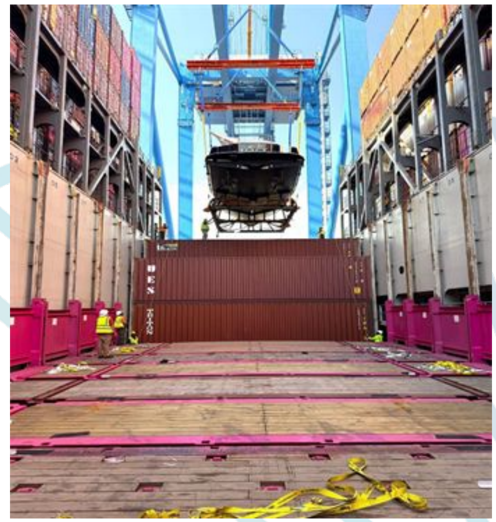
Ocean Alliance

THE Alliance

NEW BUSINESS



Frida baby DC expansion



Yacht import shipment

6

NEW FTZ OPERATORS

BAE Systems in Jacksonville

Sandvik in Alachua County

7


COMMERCIAL HIGHLIGHTS
April 2026
JAXPORT

Post Office Box 3005
2831 Talleyrand Avenue
Jacksonville, Florida 32206-0005

AWARDS COMMITTEE ZOOM MEETING MINUTES
March 13, 2026
1:00PM

Awards Committee Members Attending

Bradley Burch, Chair
Chelsea Kavanagh, Co-Chair
Beth McCague
Raynesha Jones, Recording Secretary
Brandon Norman
Patrick Greive

Other Attendees

Brenda Dewitt
Elijah Wright
Nicholas Primrose
Angelia Wilson
Christopher Good
Corelyn Diaz
Brandon Braziel
Neil Stephens
Jose Vazquez
Jack Taylor
Gabriel Loring
Ronnie Booker
Michael McCoy
Jerrie Gunder
Justin Ryan
Michael Johnson

Bradley
called the meeting to order at 1:02 PM

Item No. 1
AC2026-03-01
Milling & Asphalt Installation, Maintenance & Repairs
JPA Project G/L No.: Various GL-5366 JPA Contract No.: 25-10
PARS Construction Services LLC **$2,100.000.00 (estimated)**
A motion was made and seconded. The Awards Committee voted unanimously to award this contract.

Item No. 2
AC2026-03-02
Forensic Accounting Services for JAXPORT FEMA Claims
JPA Project G/L No.: 192.5366 JPA Contract No.:26-03
CRI Advisors LLC. **$26,075.00**
A motion was made and seconded. The Awards Committee voted unanimously to award this contract. Brandon Norman recused himself from voting.

Item No. 3
AC2026-03-03
Grant Submission and Research Services
JPA Project G/L No.:191-5310 JPA Contract No.: PSA Agreement
Burns & McDonnell Engineering LLC. **$55,000.00**
A motion was made and seconded. The Awards Committee voted unanimously to award this contract. Beth McCague recused herself from voting.

Item No. 4
AC2026-03-04
TMT Body Shop Roofing Retrofit
JPA Project G/L No.: T2026.04 JPA Contract No.: MC-2108D
Core Roofing Systems LLC **$310,800.00**
A motion was made and seconded. The Awards Committee voted unanimously to award this contract.

<u>Item No. 5</u>
AC2026-03-05
Purchase of three (3) Elevator Safety Devices for Cranes #10776,10777 & 10778
JPA Project G/L No.: C2025.01/.02/.09 JPA Contract No.: EQ-1936C
Alimak Group USA **$49,672.63**
A motion was made and seconded. The Awards Committee voted unanimously to award this contract.

<u>Item No. 6</u>
AC2026-03-06
Rebuild of Engine and Reconditioning of the Generator on crane #10487
JPA Project G/L No.: C2025.11 JPA Contract No.: EQ-2042A (Single source)
Ring Power **$343,112.13**
A motion was made and seconded. The Awards Committee voted unanimously to award this contract.

The meeting was adjourned at 1:27 pm

Item AC-2026-03-01 requires Board Approval

Post Office Box 3005
2831 Talleyrand Avenue
Jacksonville, Florida 32206-0005

AWARDS COMMITTEE ZOOM MEETING MINUTES
April 16, 2026
11:00AM

Awards Committee Members Attending

Bradley Burch, Chair	Raynesha Jones, Recording Secretary
Chelsea Kavanagh, Co-Chair	Patrick Greive
Beth McCague	Brandon Norman

Other Attendees

Brenda Dewitt	Jose Vazquez
Elijah Wright	Ronnie Booker
Corelyn Diaz	Jerrie Gunder
Neil Stephens	Jacob Casey
Iyana Davis	Ronnie Booker
Carolus Daniel	Gabriel Loring
John Schnippert	Angelia Wilson
Brian Cap	Brandon Braziel
Edwin Simmons	Adam Conner
Evan Boyce	Jack Taylor
	Chris Good

Bradley
called the meeting to order at 11:00 AM

Item No. 01
AC2026-04-01
Design Services for the Reconstruction/Rehabilitation of BIMT Berths 30-32
JPA Project G/L No.: B2024.02 JPA Contract No.: AE-1919B
Taylor Engineering Inc. **$1,499,855.00**
A motion was made and seconded. The Awards Committee voted unanimously to award this contract. Brandon recused himself from voting.

Item No. 02
AC2026-04-02
Network Enclosures at Dames Point Marine Terminal
JPA Project G/L No.: G2024-02 JPA Contract No.: MC-1922E
Miller Electric Company ` ` **$83,627.95**
A motion was made and seconded. The Awards Committee voted unanimously to award this contract.

Item No. 03
AC2026-04-03

Dames Point Fiber Optic Terminal Ring - Phase 1
JPA Project G/L No.:G2024-02 *JPA Contract No.: MC-1922F*
Miller Electric Company ***$218,925.51***
A motion was made and seconded. The Awards Committee voted unanimously to award this contract.

Item No. 04
AC2026-04-04
TMT UPM Curve Rail Upgrades
JPA Project G/L No.:T2025.03 JPA Contract No.: MC-2059F
Jacksonville Port Terminal Railroad (JXPT) **$170,158.00**
A motion was made and seconded. The Awards Committee voted unanimously to award this contract.

Item No. 05
AC2026-04-05
Transit Shed Rail Switch Upgrade
JPA Project G/L No.:T2026.04 *JPA Contract No.: MC-2108I*
Jacksonville Port Terminal Railroad (JXPT) ***$145,610.20***
A motion was made and seconded. The Awards Committee voted unanimously to award this contract.

Item No. 06
AC2026-04-06
Repairs to DPMT Administrative Building Generator
JPA Project G/L No.:189-5830 *JPA Contract No.: PO# 37070*
ZABATT Power Systems ***$46,561.87***
A motion was made and seconded. The Awards Committee voted unanimously to award this contract.

Item No. 07
AC2026-04-07
Testing of Switchgear/ BIMT Crane MCC Relay Replacement
JPA Project G/L No.: 175-5830 *JPA Contract No.: PO# 36985 CO#1*
Cogburn Bros, Inc. ***$17,227.90***
A motion was made and seconded. The Awards Committee voted unanimously to award this contract.

Item No. 08
AC2026-04-08
Preventative Maintenance BIMT Switchgear
JPA Project G/L No.: 175/177-5840 *JPA Contract No.: PO# 37145*
Cogburn Bros, Inc ***$107,000.00***
A motion was made and seconded. The Awards Committee voted unanimously to award this contract.

Item No. 09
AC2026-04-09
TMT Terminal Expansion – Aggregate Terminal Design
JPA Project G/L No.: T2026-02 *JPA Contract No.: AE-2098*
Jacobs Engineering ***$498,422.00***
A motion was made and seconded. The Awards Committee voted unanimously to award this contract.

Item No. 10
AC2026-04-10
Security Guard Services
JPA Project G/L No.: Various-5362 *JPA Contract No.: 23-03 Amendment No.6*
Allied Universal Security Services ***$19,743,482.00***
A motion was made and seconded. The Awards Committee voted unanimously to award this contract. With modifications to the request. 500K

Item No. 11
AC2026-04-11
Cruise Parking
JPA Project G/L No.: 188-5920-CCF *JPA Contract No.: 26-06*
Flash Parking, Inc. ***$155,820.00(estimated)***
A motion was made and seconded. The Awards Committee voted unanimously to award this contract.

Item No. 12
AC2026-04-12
BIMT ZPMC Cranes #10776 & #10778 Elevator Rack Replacement
JPA Project G/L No.: C2025-01/C2025-02 *JPA Contract No.: MC-2122 (S.S.)*
Alimak Group USA, Inc. ***$145,072.34***
A motion was made and seconded. The Awards Committee voted unanimously to award this contract.

Item No. 13
AC2026-04-13
On-Site Vehicle Detail Cleaning Services for JAXPORT
JPA Project G/L No.: 183-5840 / 100-5840 *JPA Contract No.: 26-04*
BNX Financial Solutions, LLC ***$28,495.00***
A motion was made and seconded. The Awards Committee voted unanimously to award this contract.

The meeting was adjourned at 11:52 am

AC-2026-04-01 and AC-2026-04-10 requires Board Approval