



JEA[®]

DEVELOPERS WORKSHOP



OPENING REMARKS

PEDRO MELENDEZ,
VP PLANNING, ENGINEERING, AND CONSTRUCTION



PROGRAM

OPENING REMARKS - PEDRO MELENDEZ

WELCOME - VICKIE CAVEY

MESSAGE FROM THE JEA BOARD OF DIRECTORS - RICARDO "RICK" MORALES III

JEA IMPROVEMENTS AND INITIATIVES - PEDRO MELENDEZ

NORTH EAST FLORIDA ECONOMIC TRENDS - SHERIDAN MORBY

JEA PROCUREMENT AND SUPPLY CHAIN UPDATES - RODNEY LOVGREN

SAGES IMPROVEMENTS - BRYAN SPELL

DESIGN STANDARDS AND SPECIFICATIONS - KRIS ROSENHAUER

RESIDENTIAL BACKFLOW RULES IN SUBDIVISIONS - ZACK WALDROUP

CLOSING REMARKS - PEDRO MELENDEZ



WELCOME

VICKIE CAVEY,
MANAGING DIRECTOR & CEO



MESSAGE FROM THE JEA BOARD OF DIRECTORS

RICARDO "RICK" MORALES III,
VICE CHAIR, JEA BOARD OF DIRECTORS



JEA IMPROVEMENTS AND INITIATIVES

PEDRO MELENDEZ,
VP PLANNING, ENGINEERING,
AND CONSTRUCTION



JEA REINVESTING IN THE FUTURE

Cost Participation (Transmission mains)

- Cost Participation in FY24 - \$13 million
- Projected Cost Participation in FY25 - \$25 million
- Cost participation in 54 projects over FY24 and FY25

Expanding capacity of water reclamation facilities

- Additional 17.5 MGD of capacity
- Equivalent to 70,000 new residential customers
- Projects in Duval County (3), St. Johns County, & Nassau County



JEA REINVESTING IN THE FUTURE

Electric Generation Projects

- Advanced Class 1X1 Combined Cycle generating unit
- Multiple New large solar PV and battery installations

New Electric Substation Projects

- Industrial/Commercial service for west Jacksonville (Cecil Commerce Area)
- Residential/Commercial/Industrial service for northwest Jacksonville (Pecan Park Area)
- Industrial customers along Zoo Parkway/Heckscher Drive
- Residential service to north St. Johns County



NORTH EAST FLORIDA ECONOMIC TRENDS

SHERIDAN MORBY,
FLORIDA CHAMBER OF COMMERCE



The Florida 2030 Blueprint: Uniting Businesses For Good

15th to 10th



39 Goals

- +2.8 Million Net New Residents
- +1.42 Million Net New Jobs
- +40 Million More Annual Visitors
- +2.5 Million More Drivers



Florida's Growth Outpaces the Rest of the Country



GROSS DOMESTIC PRODUCT

\$1.70
Trillion (Improving)

Top Industry Growth Q2 2020 – Q2 2024

Arts and Entertainment: 189%

Accommodation
and Food Services: 174%

Transportation: 116%

GDP Growth Rank Q2 2020 – Q2 2024



#3 59.0%

#37 42.1%

#2 60.7%

#48 37.6%

#41 40.0%



United States: 45.6%

GDP Rank Q2 2024



Florida



#4

California



#1

Texas



#2

New York



#3

Illinois



#5

FL's GDP Growth Adjusted for
Inflation: 32.9%, **#2**
Faster than Texas

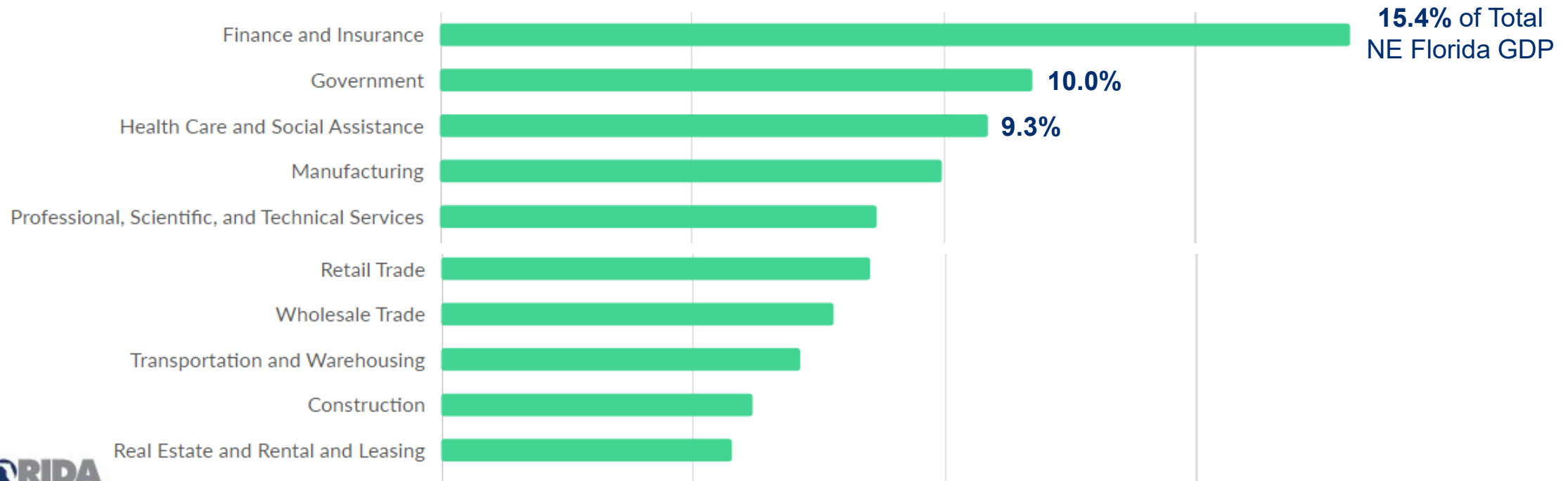
NE Florida's Economy



\$116 Billion
NE Florida GDP

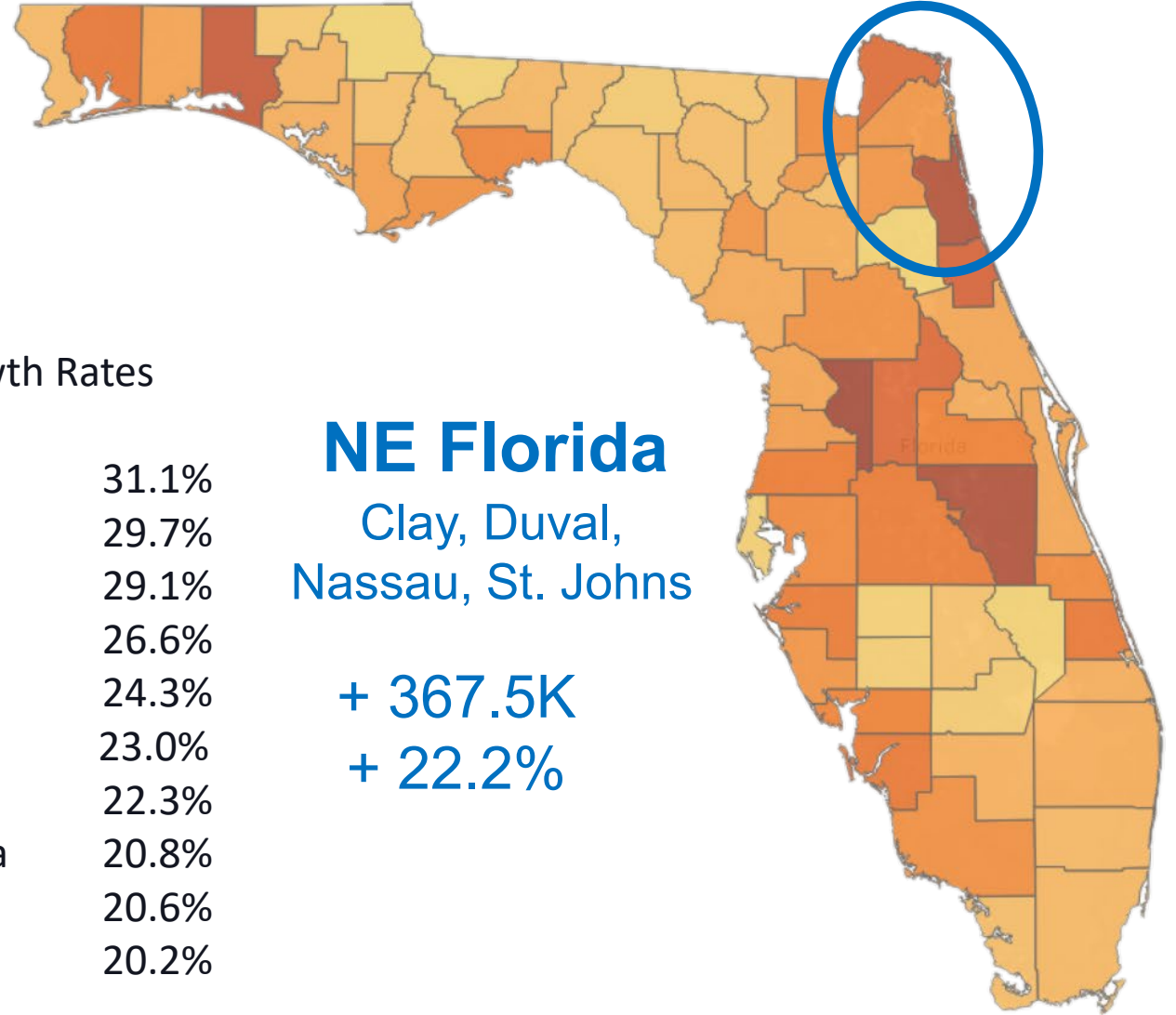
8.1%
of Total Florida GDP

Top Industries in NE Florida



Florida's Demographics Are Changing

*Florida's Next
2.8 Million People*



Top Projected Increases

Top Growth Rates

Top 5: 52.5%	}	1. Miami-Dade	368K
		2. Orange	330K
		3. Hillsborough	317K
		4. Broward	261K
		5. Palm Beach	231K
Top 10: 82.4%	}	6. Duval	196K
		7. Lee	192K
		8. Polk	182K
		9. Osceola	151K
		10. Pasco	137K

1. Sumter	31.1%
2. Osceola	29.7%
3. St. Johns	29.1%
4. Walton	26.6%
5. Flagler	24.3%
6. Lake	23.0%
7. Nassau	22.3%
8. Santa Rosa	20.8%
9. St. Lucie	20.6%
10. Lee	20.2%

NE Florida
Clay, Duval,
Nassau, St. Johns

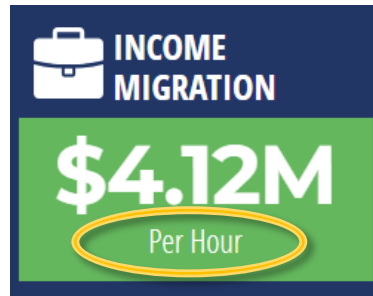
+ 367.5K
+ 22.2%

Florida Leads the Nation in Net Income Migration

#1 in the United States

\$36.1B

2021-2022



3.5x Texas (#2)

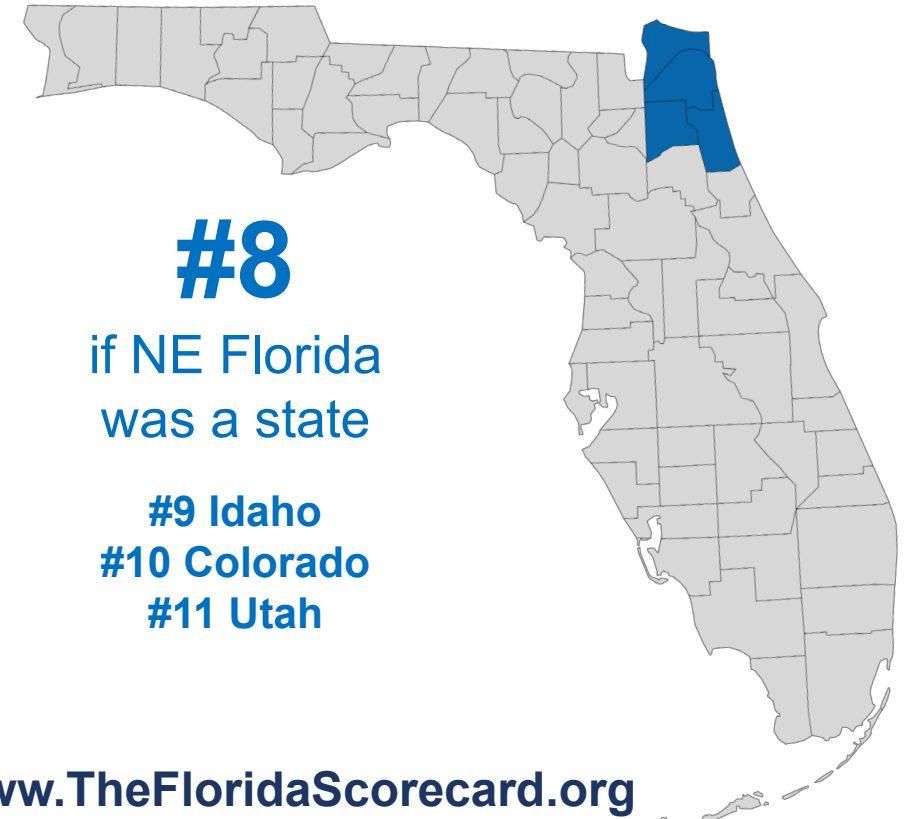
**Greater than the Remaining
Top 10 States Combined**

NE Florida



+\$2.2 Billion

\$251.2K PER HOUR



#8

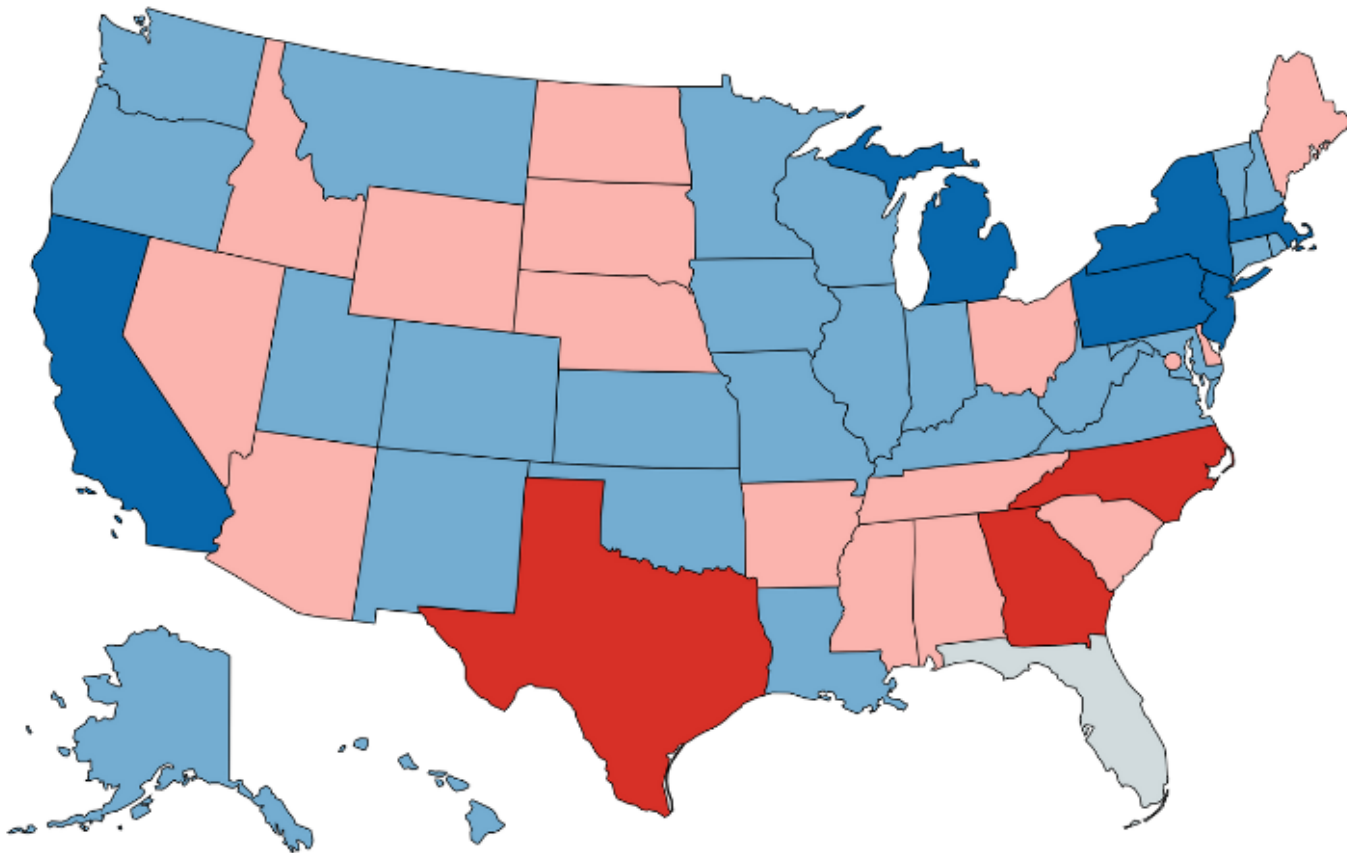
if NE Florida
was a state

#9 Idaho

#10 Colorado

#11 Utah

Florida's Outmigration Increases







■ more than 10,000
■ 0 to 10,000
■ -10,000 to 0
■ less than 10,000

	2023	2022
Moved into Florida	636,933	738,969
Moved Out of Florida	510,925	489,905
Net Migration	126,008	249,064
Number of States Florida is Losing People to	19	14

NY: +46,389
NJ: +23,591
CA: +19,903

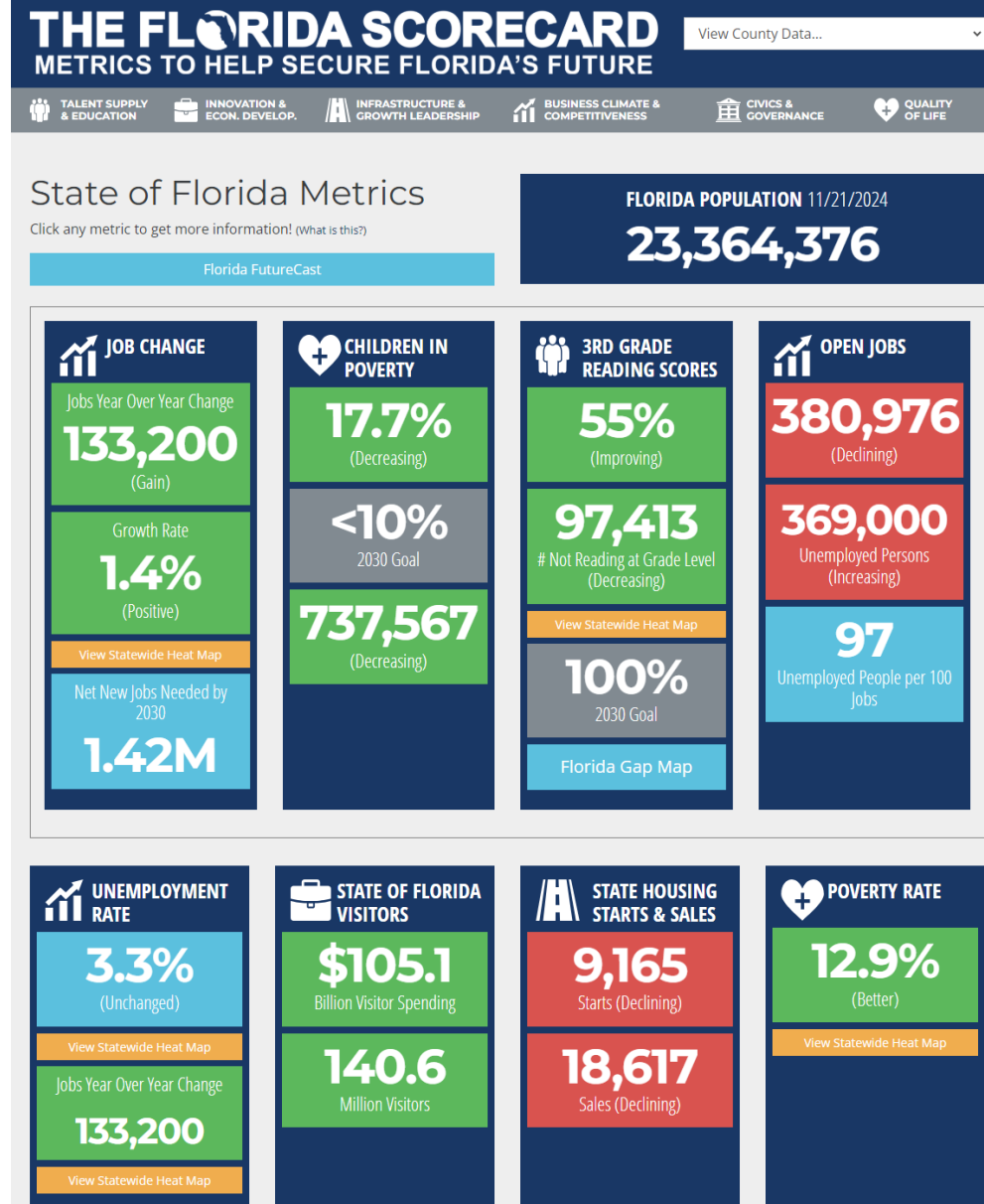
NC: -14,641
TX: -12,732
GA: -10,781

Who is Moving In and Out of Florida?

<u>Characteristic</u>	<u>Moving In</u>	<u>Moving Out</u>
 Median Age	35.4 Years	32.7 Years
 Home Ownership	55.20%	44.20%
 Most Prevalent Education Level	Bachelor's Degree	Some College or Associate's Degree
 Median Individual Income	\$41,150	\$36,554

The Florida Scorecard Helps Leaders Lead

- 1.42 Million Net New Jobs Needed by 2030
- Open Jobs Decreased to 380,976
- Number of Unemployed Persons Increased to 369,000
- Unemployment Rate at 3.3% (Unchanged from September 2024)
- Housing Sales: 18,617, Housing Starts: 9,165



Florida's Employment Sees Monthly Loss After Hurricanes

9,946,000

October 2024 Employment



Oct. '23 – Oct. '24
Job Change

+133,200

(+1.4%)

Sept. '24 – Oct. '24
Job Change

-38,000

(-0.4%)

NE Florida
METRICS

804,989 Employed

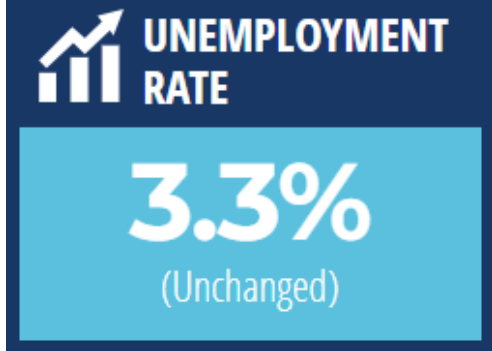
-4,539 (-0.6%) Month over Month

-9,223 (-1.1%) Year over Year

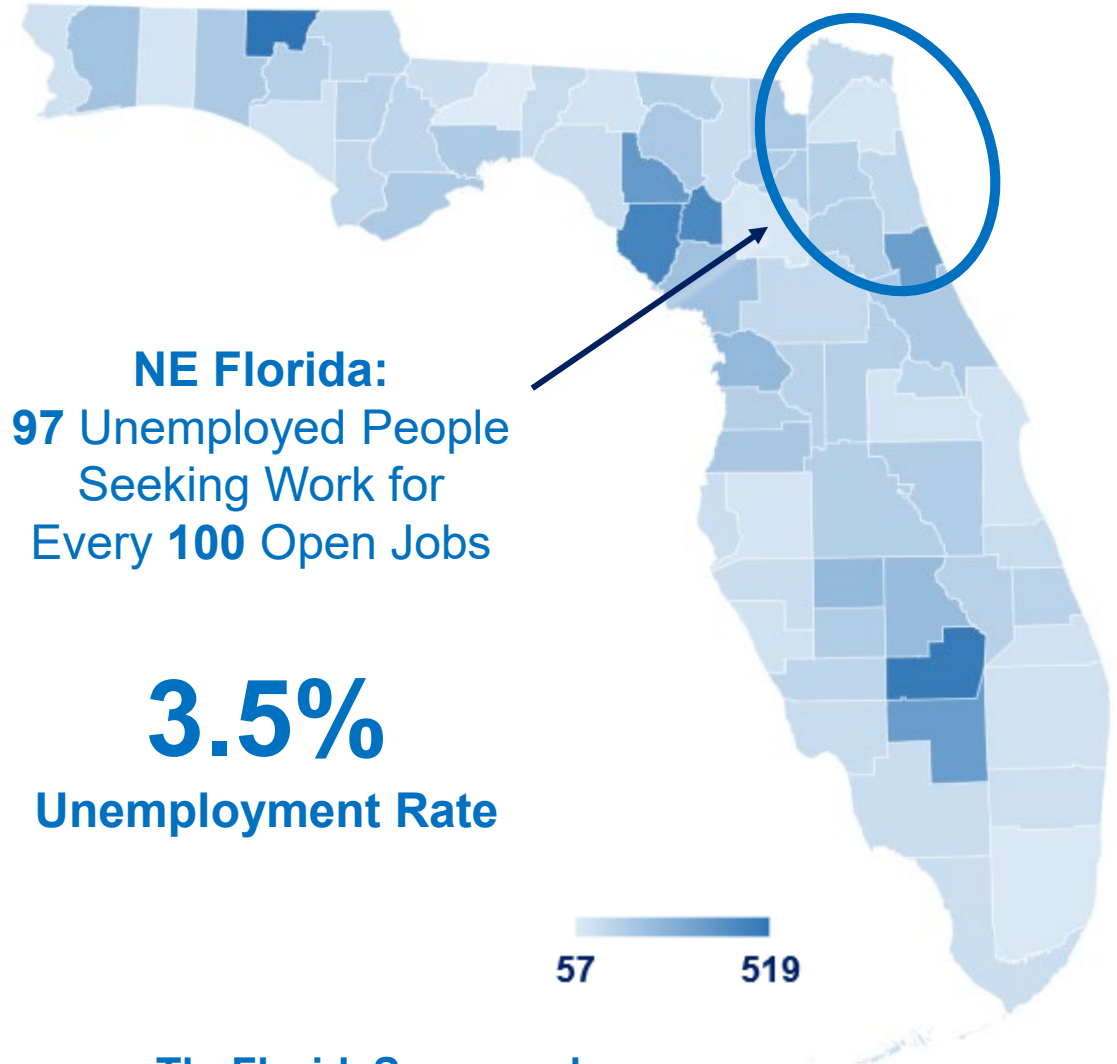
For Every 100 Open Jobs, 97 Floridians are Looking for Work



97 Unemployed Floridians Seeking Work for Every 100 Open Jobs



Workforce Needs Vary by County

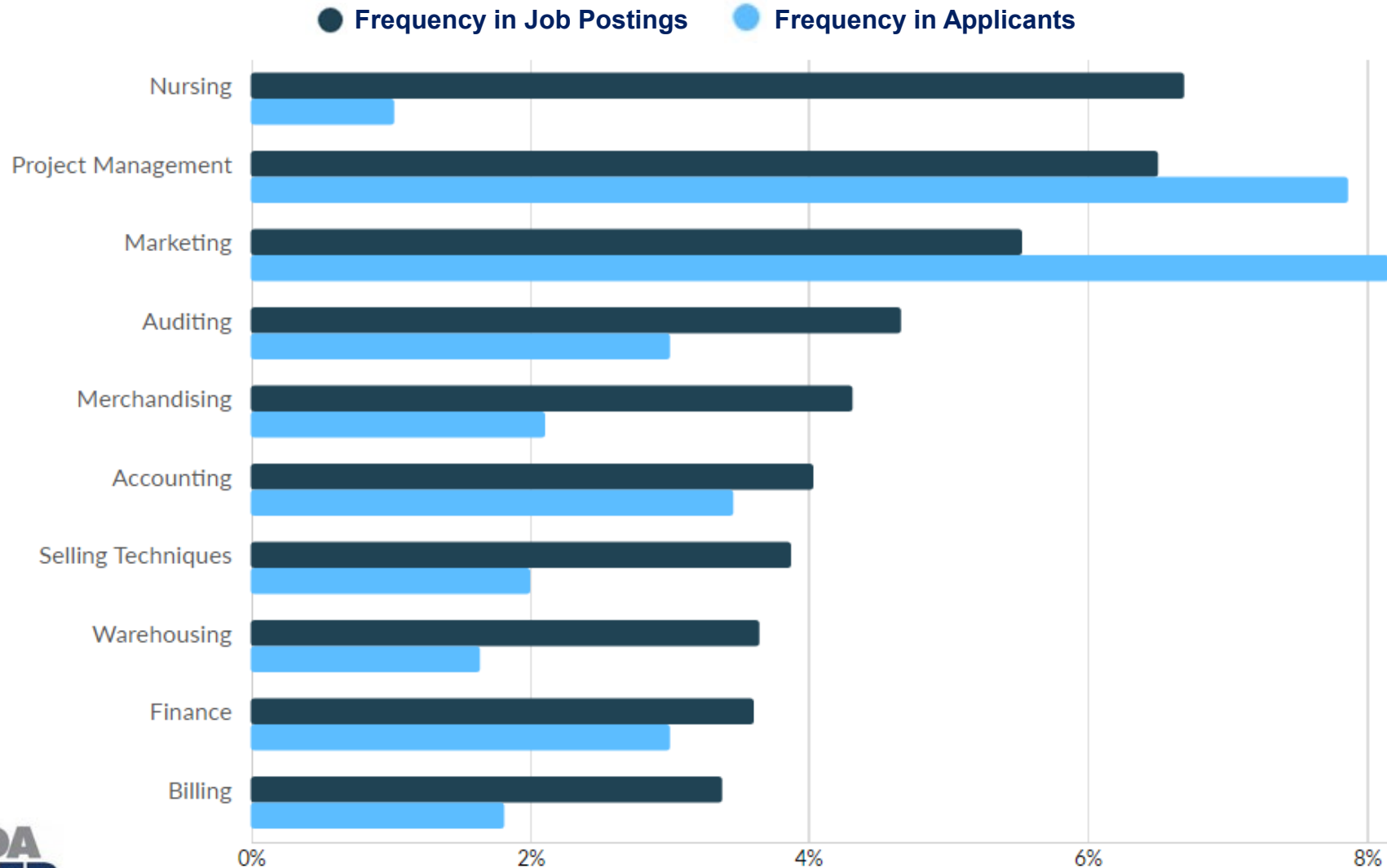


NE Florida:
97 Unemployed People Seeking Work for Every 100 Open Jobs

3.5%
Unemployment Rate

NE Florida's Labor Market Needs

Top Specialized Skills



Housing Affordability



\$434.9K

Median Listing Price
Single Family, Townhouses, Condos



\$1,536

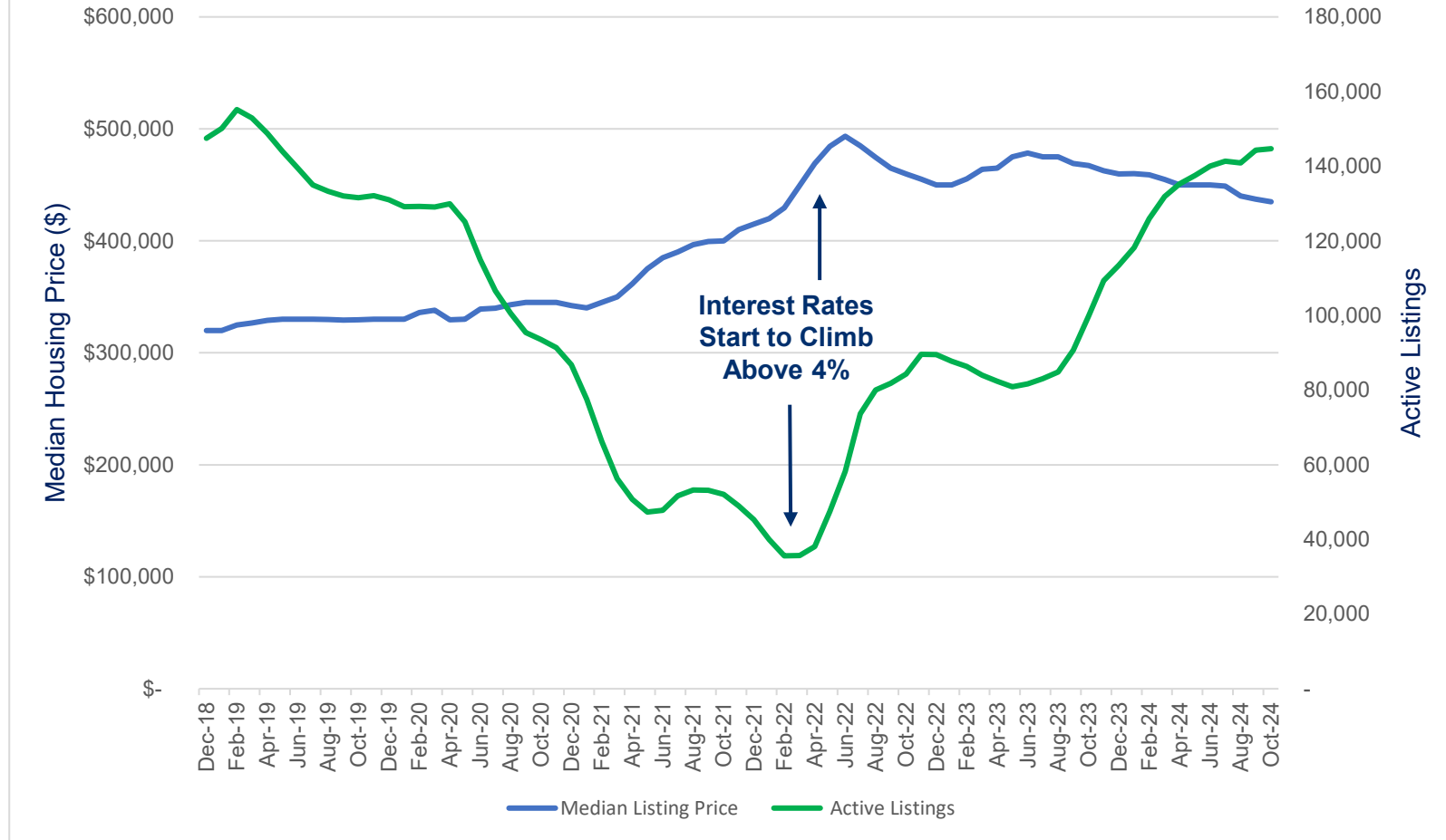
Median Rent




53.8%

Housing Cost Burdened

Median Listing Prices vs. Active Listings
Single Family Homes, Townhouses, Condos

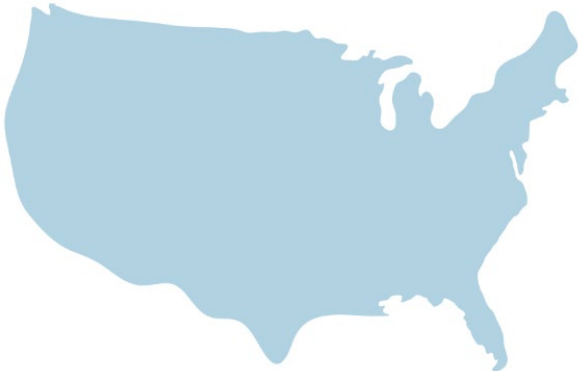


Inflation Sees Small Uptick

 **INFLATION RATE**

2.6%
National (Increasing)

2.5%
Southern Region (Increasing)



United States: 2.6%



South: 2.5%



Tampa-St. Petersburg-Clearwater, FL: 1.2%

Miami-Fort Lauderdale-West Palm Beach, FL: 2.7%

Florida's 2024 Economic Forecast: Key Takeaways

UPDATE:
3.2% Through
Q2



7%

Annual GDP Growth

\$415,000 – \$450,000

Median Sale Prices

UPDATE:
\$410,000

UPDATE:
Interest
Rates Cut
by 0.5
Percentage
Point in
September,
Another Cut
is Expected
in
December



Small Interest Rate Cuts
in the Second Half of 2024



\$1,450 – \$1,650

Median Rental Estimate

UPDATE:
\$1,543



#1

State for
Net Income Migration



Increase in Listing / Availability,
However, Demand Will Still
Outpace Supply

UPDATE:
Active
Listings
Up 39.6%
YOY

UPDATE:
We Remain #1,
with \$36.1B in
Net Income
Migration



225k-275k

Florida Net New Residents in 2024



1.0%-1.5%

Florida Annual Job Growth

UPDATE:
Slow, Steady
Job Growth
+0.8% through
October 2024

Register Yourself and Leadership Team Today



**2025 FLORIDA
ECONOMIC
OUTLOOK & JOBS**
Solution Summit

A Virtual Event:
January 30, 2025 | 1:00pm-4:00pm ET

**FLORIDA
CHAMBER**
Foundation



**Scan QR Code
to Register:**



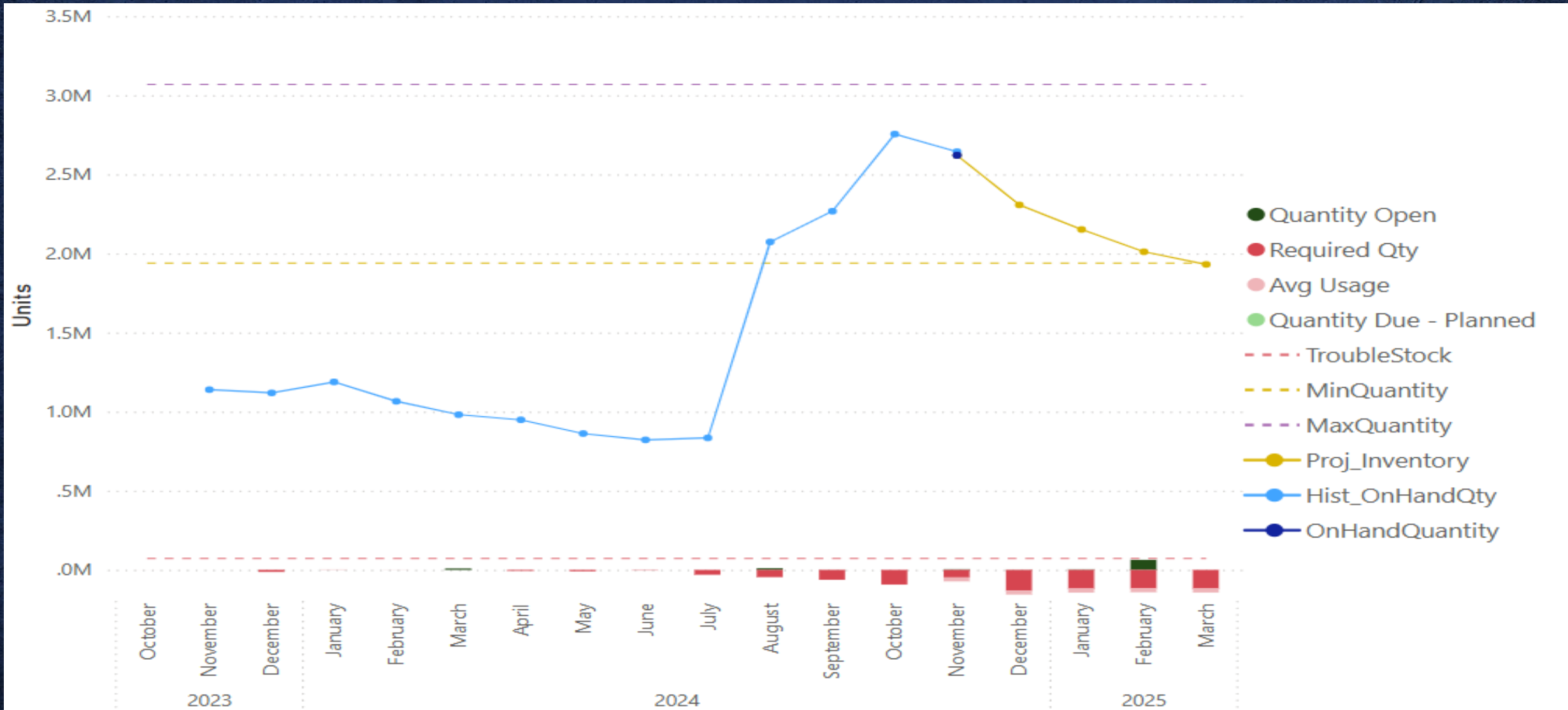
JEA PROCUREMENT AND SUPPLY CHAIN UPDATES

RODNEY LOVGREN,
SR. MANAGER PROCUREMENT SUPPORT



DEMAND PLANNING & MODELLING

Movement toward a more integrated demand planning & forecasting solution



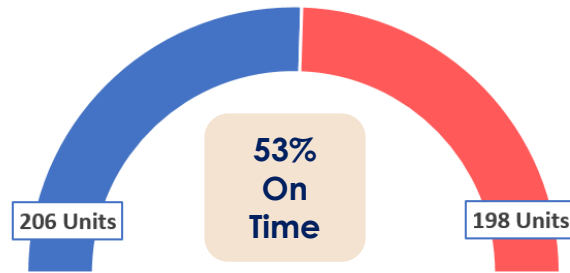
DELIVERY & LEAD TIME PERFORMANCE YOY

Overall Lead times decreasing across all major categories, on time percentage remains steady or improving

FY23 Delivery Performance

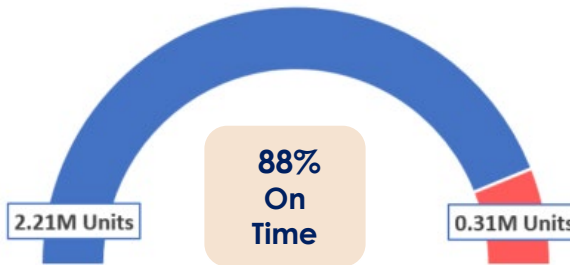
3 Phase Transformers

FY23 Avg. LT
263 Days



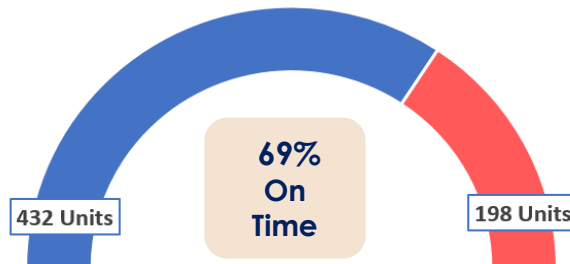
Cabling and Conductors

FY23 Avg. LT
88 Days



Switchgear and Parts

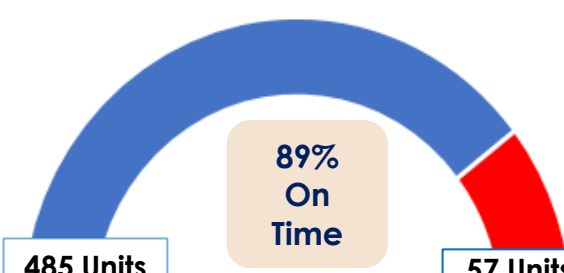
FY23 Avg. LT
188 Days



FY24 YTD Delivery Performance

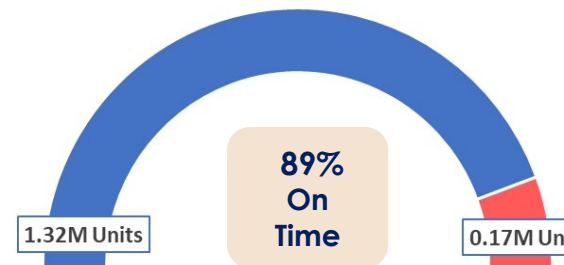
3 Phase Transformers

FY24 Avg. LT
257 Days



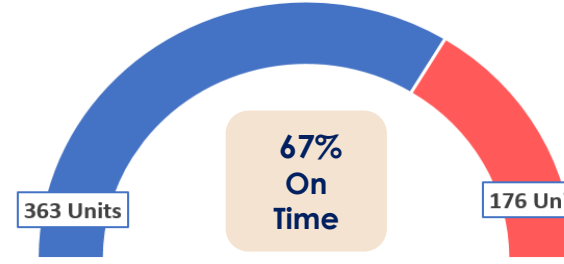
Cabling and Conductors

FY24 Avg. LT
71 Days



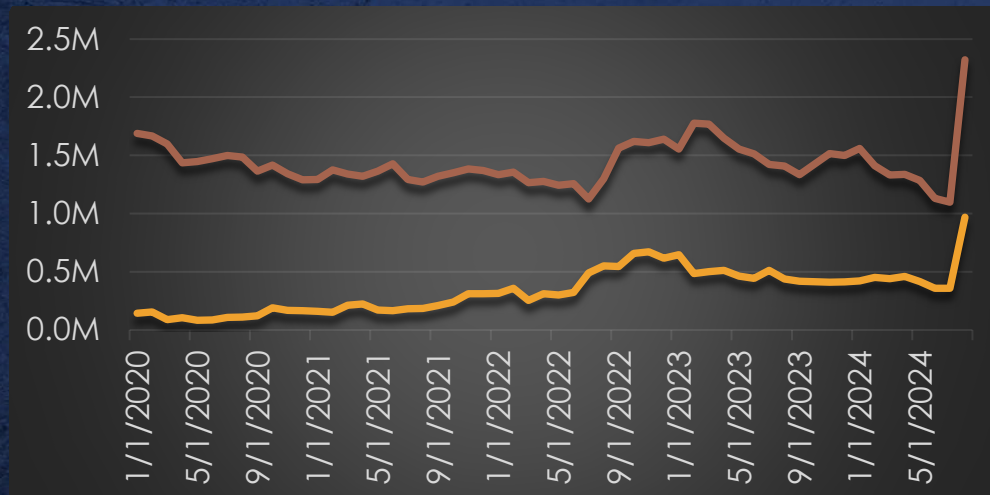
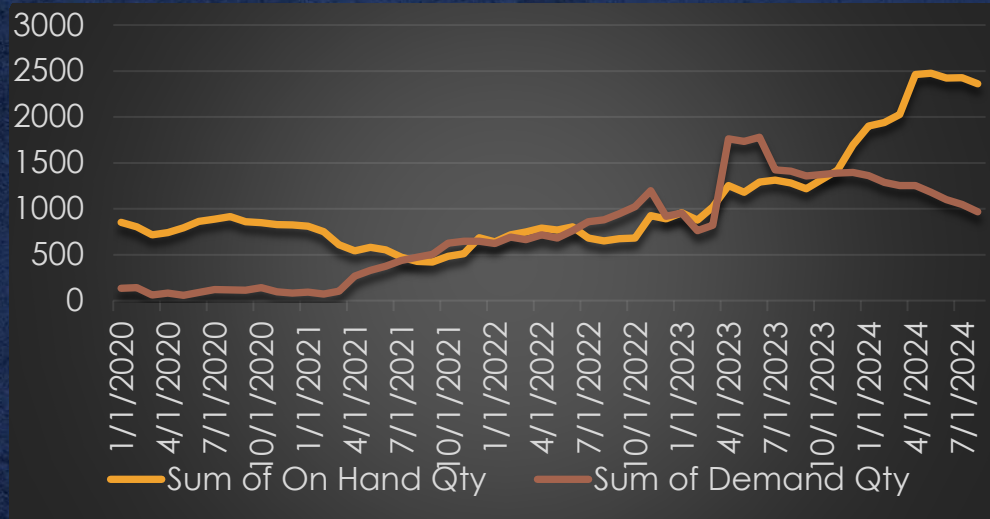
Switchgear and Parts

FY24 Avg. LT
61 Days



KEY MATERIAL AVAILABILITY AND DEMAND

Inventory levels have recovered to better meet planned demand and safety stock requirements

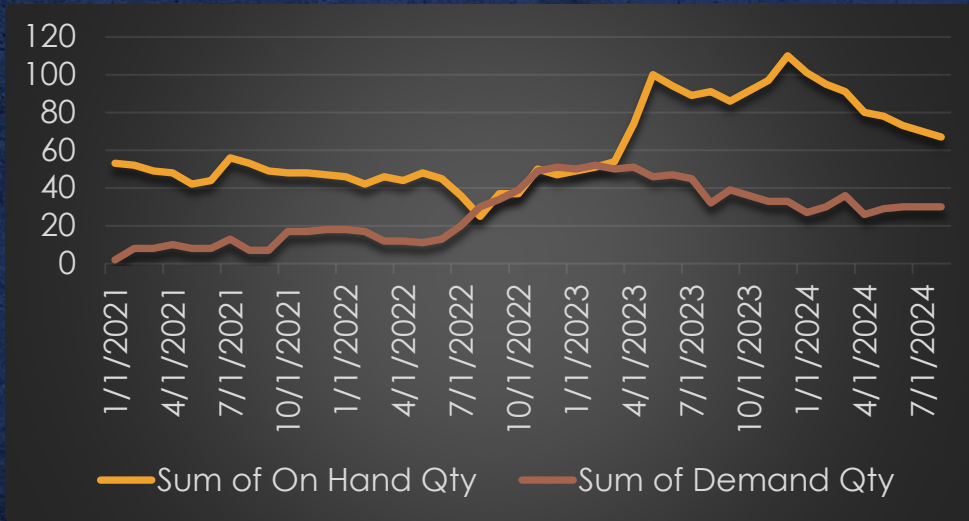


Transformer Inventory Levels				
	On Hand	Current Demand	On Order	Expected in 2025
Pad Mount; Single Phase; Small	1686	680	3254	561
Pad Mount; Single Phase; Large	9	0	4	0
Pad Mount; Three Phase; Small	327	146	197	182
Pad Mount; Three Phase; Large	141	91	226	161

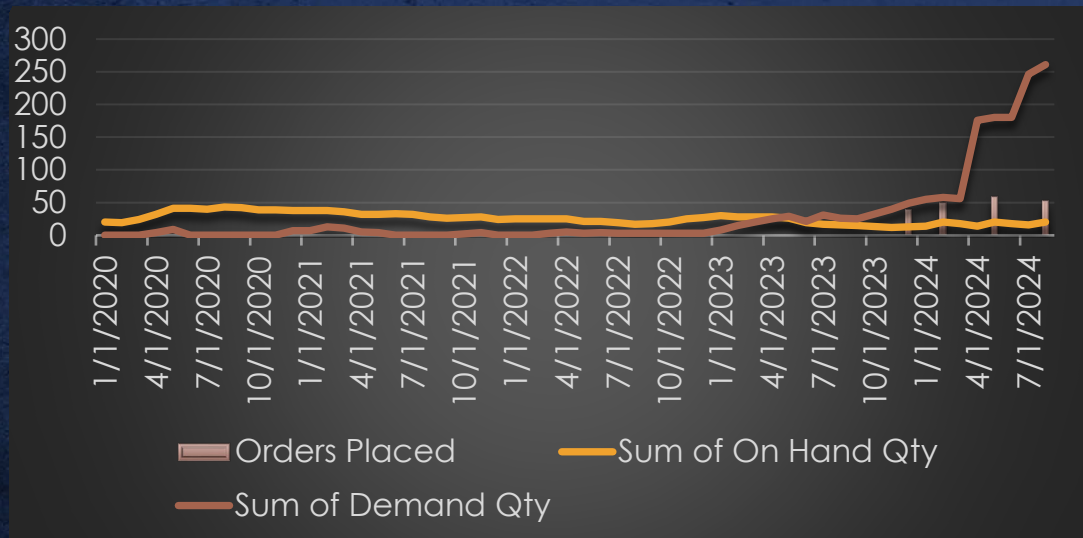
Cabling Inventory Levels				
	On Hand	Current Demand	On Order	Expected in 2025
Cable; Insulated (ft.)	2.12 M	0.65 M	.56 M	0.56 M

KEY MATERIAL AVAILABILITY AND DEMAND

Inventory levels have recovered to better meet planned demand and safety stock requirements



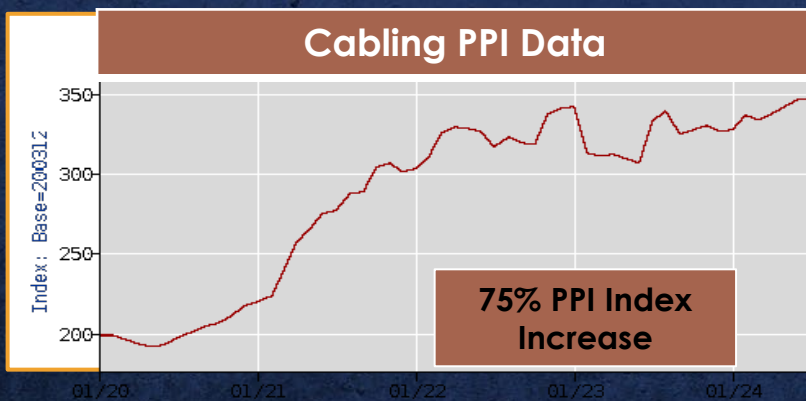
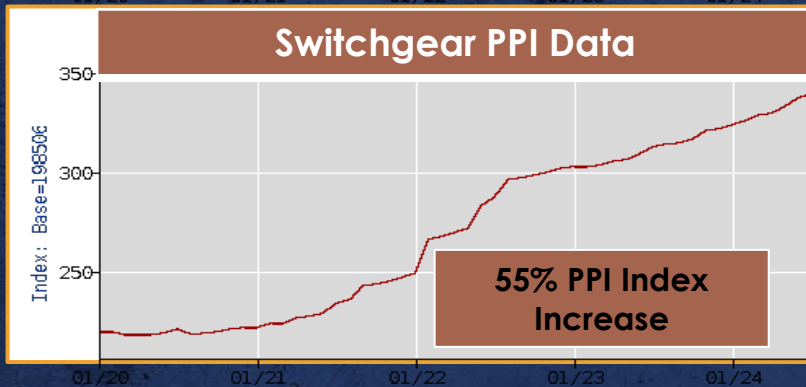
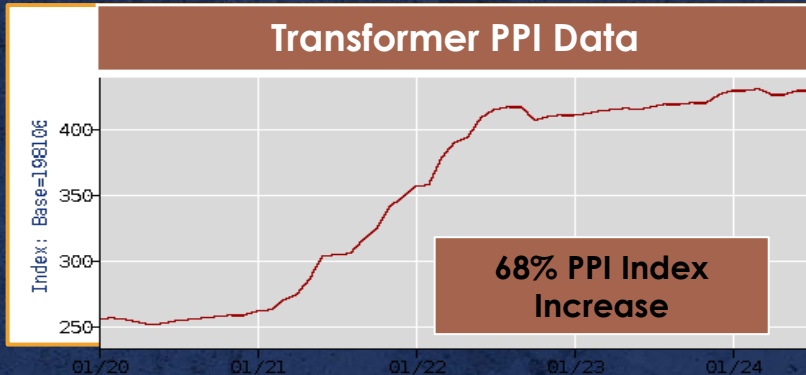
Switchgear Inventory Levels				
	On Hand	Current Demand	On Order	Expected in 2025
Pad Mount Switchgear	63	28	148	31



Vacuum Breakers Inventory Levels				
	On Hand	Current Demand	On Order	Expected in 2025
Vacuum Breakers	23	259	203	12

UNIT PRICING FOR KEY MATERIALS

Significant cost increases have been affecting critical material categories, especially higher demand transformers



Transformer Pricing Trends			
	2020 Avg. \$ / Unit	2024 Avg. \$ / Unit	Price Increase % 2020 - 24
Pole Mount	\$1,044	\$3,220	208%
Pad Mount; Single Phase	\$2,502	\$8,925	257%

Switchgear & Parts Pricing Trends			
	2020 Avg. \$ / Unit	2024 Avg. \$ / Unit	Price Increase % 2020 - 24
Pad Mount Switchgear	\$40,653	\$53,465	32%
Other Switchgear Parts	\$4,400	\$5,292	20%
Breakers & Related Parts	\$29,406	\$40,681	38%

Cabling & Wiring Pricing Trends			
	2020 Avg. \$ / Unit	2024 Avg. \$ / Unit	Price Increase % 2020 - 24
Cable; Insulated (per ft.)*	\$1.99	\$3.94	98%
Conductor; Bare (per ft.)**	\$0.45	\$0.98	118%

SAGES IMPROVEMENTS

BRYAN SPELL,
MANAGER W/WW DEVELOPMENT



UPCOMING UPDATES TO SAGESGOV

JEA went live with SagesGov in 2020

- Currently over 8200 Active User accounts
- Over 17,000 project availabilities issued

Huge Initial Learning Curve for Everyone

Feedback on Sages has been mixed

- Positive Feedback from Weekly Users
- Less than Positive Feedback from Infrequent Users



UPCOMING UPDATES TO SAGESGOV

Sages Focus Group Formed

- NEFBA
- Engineering Consulting Community
- Local Developers
- Infill Builders
- Commercial Contractors

Solutions Developed will Focus on the Customer Experience

- Solutions Developed to Address Specific Feedback
- Solutions will be tested by the Focus Group prior to Go Live

New Customer Interface Developed

- All of Customers Active Projects Listed
- All Required Steps Listed with Links with Current Status Shown

Sages Training During Breakout Session – *Stop by*



DESIGN STANDARDS AND SPECIFICATIONS

KRIS ROSENHAUER,
MANAGER ENGINEERING STANDARDS



RECENT CHANGES TO ENGINEERING STANDARDS

Organizational Changes

Water/wastewater standards are now managed by Kris Rosenhauer under engineering standards.

Michael Durrett is the JEA lead for the water/wastewater standards with the support of Chris Reichart through Jacobs Engineering. Currently recruiting for an additional staff member to support this effort.

Process Changes

Currently reviewing the effective dates for any revisions/changes to JEA's W/WW standards for plan submittals.

Reviewing new material approval process.



SUPPLY CHAIN CHALLENGES

Supply Chain Issues (Materials)

Distribution Transformers (Single-phase & Three-phase). Supply chain / Lead times are improving.

Some other equipment/materials/components (rubber goods, elbows, switchgear, etc.) still have long lead times.

Actions taken to address:

Additional domestic/international sources have been approved/added to help mitigate.

Contract in place for transformer refurbishment services. JEA will refurbish transformers removed from service when possible to be placed back into inventory for redeployment.



BACKFLOW REQUIREMENTS

ZACK WALDROUP,
MANAGER POLLUTION PREVENTION PROGRAM

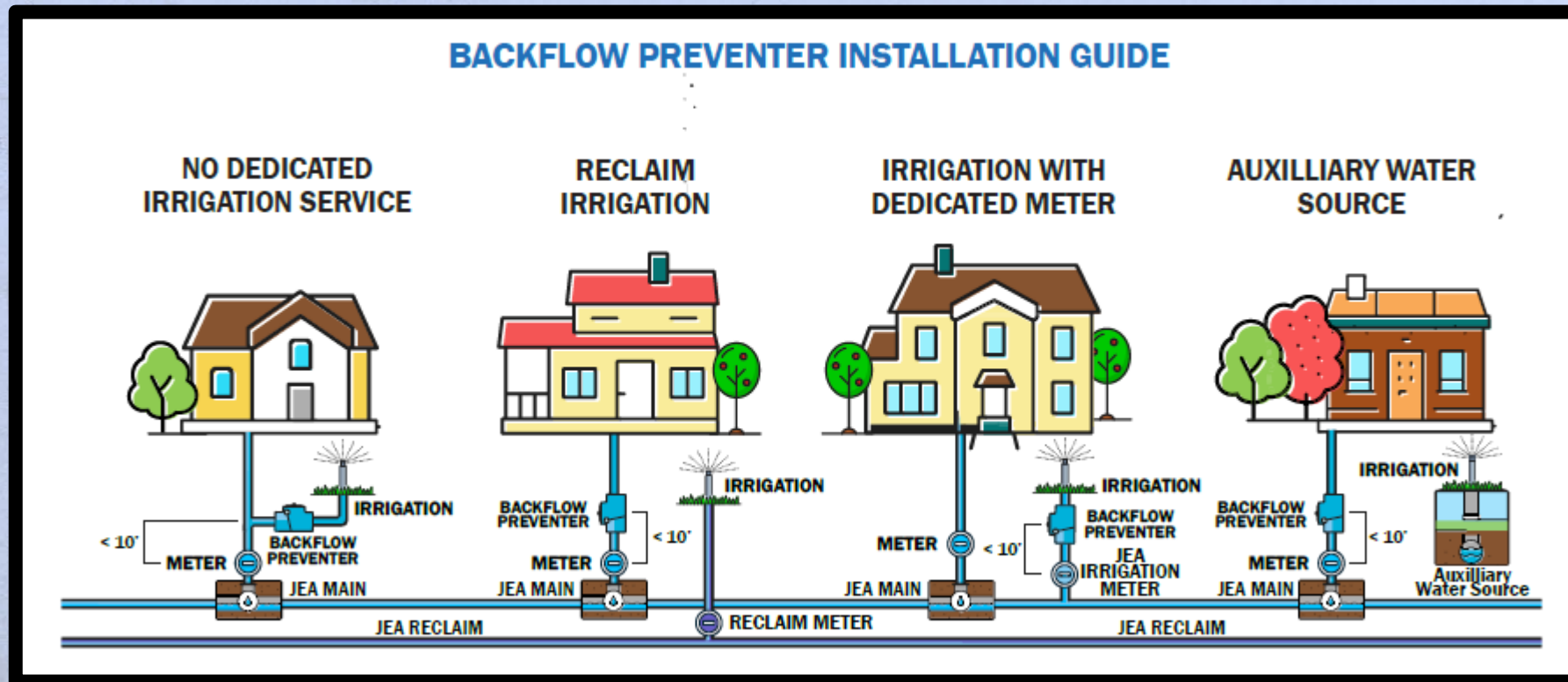


RESIDENTIAL BACKFLOW REQUIREMENTS

All residential homes which have irrigation require a backflow preventer.

BFP must be located within 10' of the meter.

RP Assemblies required on all services except where reclaim is present.



COMMERCIAL BACKFLOW REQUIREMENTS

All commercial water services are required to have backflow protection.

Located within 10' of the meter or JEA easement line, if unmetered.

Reduced Pressure (RP) Assemblies required on all water services, except in special fire conditions.

B-4.04 Type of Backflow Protection Required - Fire Protection Services

An approved backflow preventer of the type designated shall be installed on each fire protection service to any premises where the fire protection system contains any of the following components:

MINIMUM PROTECTION		
Metered Service	Unmetered Service	Criteria
DC	DCDA	None of the following are present: booster pumping; connection to auxiliary water supply or chemical feeds
RP	RPDA	Any of the following are present: booster pumping; connection to auxiliary water supply or chemical feeds

CLOSING REMARKS

PEDRO MELENDEZ,
VP PLANNING, ENGINEERING,
AND CONSTRUCTION

