



IMPROVING LIVES. BUILDING COMMUNITY. to be the best utility in the country

CAPITAL PROJECTS COMMITTEE

JEA Headquarters | 1st Floor | Room 120 – A&B | 225 N. Pearl Street, Jacksonville, FL 32202

November 7, 2024 | 2:00 – 4:00 pm

Members: John Baker, Chair and Rick Morales – All Board Members are Welcome

WELCOME

Meeting Called to Order

Adoption of Agenda

John Baker, Chair

Approval of Minutes – August 12, 2024 (Action)

Safety Briefing

Ricky Erixton, Interim Chief Operating Officer

COMMENTS / PRESENTATIONS

Comments from the Public

Public

FOR COMMITTEE CONSIDERATION

DELIVERING BUSINESS EXCELLENCE

Meeting Overview

Ricky Erixton, Interim Chief Operating Officer

Buckman Water Reclamation Facility Upgrades (Action)

Hai Vu, Vice President, Water/Wastewater Systems

Arlington East Water Reclamation Facility High Level Disinfection
and Reclaim Water Expansion

Peter Doherty, Senior Manager, Project Management

Blacks Ford Water Reclamation Facility Expansion (Action)

Rob Zammataro, Director, Water/Wastewater Planning &
Development
Jordan Pope, Director, Administrative Services

Georgia Street Substation Distribution Circuits Authorization for
Eminent Domain (Action)

Jordan Pope, Director, Administrative Services

Combined Cycle Update

Pedro Melendez, Vice President, Planning, Engineering &
Construction

Major Capital Projects List Update

Ricky Erixton, Interim Chief Operating Officer

OTHER BUSINESS & CLOSING CONSIDERATIONS

Old & Other New Business / Open Discussion

Announcements – Next Meeting February 2025 TBD

John Baker, Chair

Adjournment



IMPROVING LIVES.BUILDING COMMUNITY. to be the best utility in the country

SUPPLEMENTAL INFORMATION

[Appendix A: Capital Projects Meeting Minutes – August 12, 2024](#)

[Appendix B: Buckman Water Reclamation Facility Upgrades](#)

[Appendix C: Arlington East Water Reclamation Facility Expansion](#)

[Appendix D: Blacks Ford Water Reclamation Facility Expansion](#)

[Appendix E: Georgia Street Substation Distribution Circuits Authorization for Eminent Domain](#)

[Appendix F: Combined Cycle Update](#)

[Appendix G: Major Capital Projects](#)



CAPITAL PROJECTS COMMITTEE

NOVEMBER 7, 2024

IMPROVING LIVES...BUILDING COMMUNITY

Safety Briefing Headquarters

In the event of an emergency, JEA Security will call 911
and coordinate any required evacuation

Emergency Evacuation Route: Exit building via
Pearl Street main entrance/exit or Monroe Street exit to the left
of the American flag

Assembly Point: Front of Duval County Clerk of Courts
(NW corner of Adams St. & Clay St.)

Evacuation or Medical Assist: Notify JEA Security Officer

Hazard & Situational Awareness

Cell Phone & Computer Etiquette



Pearl Street Exit



**Monroe Street Exit
Left of the American Flag**



County Courthouse Lawn

Comments from the Public

John Baker, Chair



MEETING OVERVIEW

- Buckman Water Reclamation Facility Upgrades (Action)
- Arlington East Water Reclamation Facility (WRF) High Level Disinfection and Reclaim Water Expansion
- Blacks Ford Water Reclamation Facility Expansion (Action)
- Georgia Street Substation Distribution Circuits Authorization for Eminent Domain (Action)
- Combined Cycle Update
- Major Capital Projects List Update

Arlington East WRF



Buckman Water Reclamation Facility (WRF) Upgrades

Hai Vu, Vice President, Water/Wastewater Systems

Action

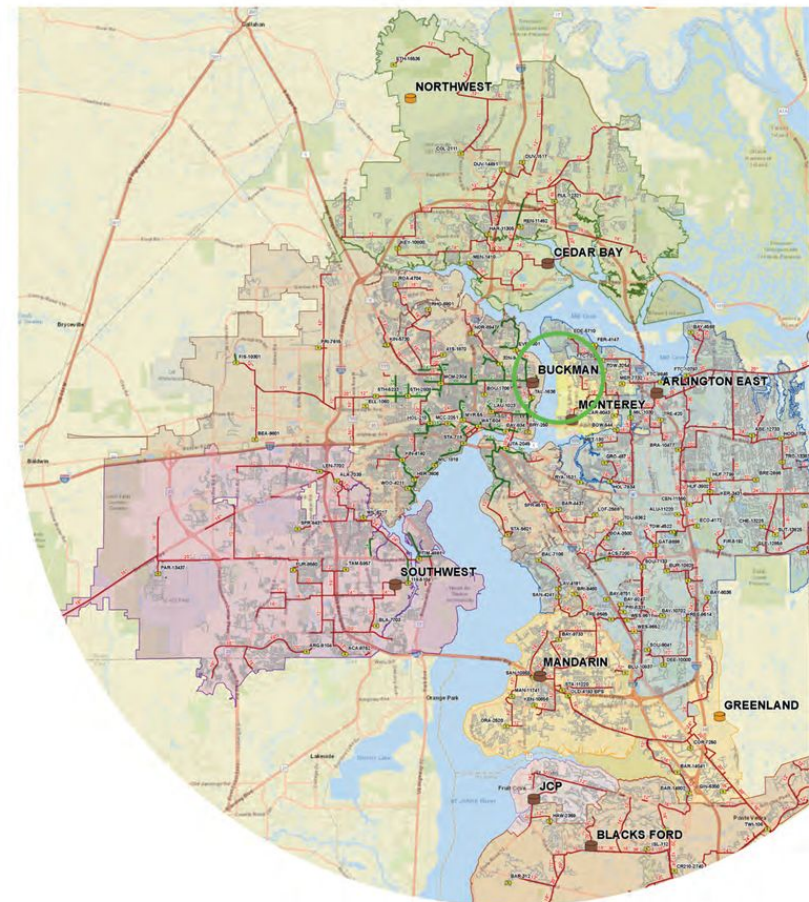
Buckman WRF



Buckman WRF



- Largest water reclamation facility - Treating 30 million gallons per day
- Includes Residuals Management Facility
- Processes biosolids from Buckman and eight other water reclamation facilities
- Produces Class AA Pellets



Buckman WRF



1. Buckman Biosolids Replacement – Construction 18% Complete
2. Blower System Improvements – Completed 2022 ✓
3. UV System Improvements – Completed 2023 ✓
4. Replace Existing Fine Screens – Completed 2024 ✓
5. Sludge Holding Tank Rehabilitation
6. Biosolids Facility Rehabilitation
7. Aeration Basin Air Header and Diffuser Replacement
8. Operations/Maintenance Building Replacement – Construction 98% complete

Today's
Discussion



Construction Manager at Risk (CMAR) is Wharton-Smith

Three remaining Guaranteed Maximum Prices (GMP) to be awarded to Wharton-Smith

- Sludge Holding Tank Rehabilitation
- Biosolids Facility Rehabilitation
- Aeration Basin Air Header and Diffuser Replacement

GMP: 90% Design

GMP Review: JEA Staff and Owner's Advisor, MarshWagner

May 2024 Total Estimate: \$78,500,000

Actual Amount: \$67,970,354



Presented as an award to the existing Wharton-Smith contract

Sludge Holding Tank Rehabilitation GMP



The project consists of:

- Construction of a new prestressed concrete raw sludge holding tank with mixing system, odor control, gravity belt thickening feed pumping system, and new elevated sludge screening system
- Replacement of the existing centrifuge feed pumps
- New submersible pump sludge receiving station, ferric chloride system, and electrical building
- Yard piping improvements



COST TYPE	60% Design OPCC (Feb 2024)	90% Design Amended GMP (Aug 2024)
Total Direct Costs	\$ 29,263,711	\$ 29,360,768
Total Indirect Costs	\$ 6,336,138	\$ 5,975,397
Contingency (Per Risk Register)	\$ 1,018,017	\$ 225,000
SUBTOTAL	\$ 36,617,866	\$ 35,561,165
Allowance (Per Risk Register)	\$ 2,165,000	\$ 2,058,576
TOTAL	\$ 38,782,866	\$ 37,619,741

Biosolids Facility Rehabilitation GMP



The project consists of:

- Mechanical rehabilitation of Gravity Belt Thickener (GBT)
- Install centrate station bypass piping
- Building repairs and ADA requirements
- Remove existing GBT biofilter
- Electrical rehabilitation and upgrades
- Installation of new polymer pump skids

COST TYPE	60% Design OPCC (Jun 2023)	90% Design GMP (Jan 2024)	Re-Scoped GMP (Jul 2024)
Total Direct Costs	\$ 7,595,874	\$ 7,423,356	\$ 2,501,099
Total Indirect Costs	\$ 1,792,116	\$ 1,668,865	\$ 717,507
Contingency (Per Risk Register)	\$ 940,685	\$ 321,635	\$ 168,554
SUBTOTAL	\$ 10,328,675	\$ 9,413,856	\$ 3,387,160
Allowance (Per Risk Register)	\$ 1,733,390	\$ 867,950	\$ 423,250
TOTAL	\$ 12,062,065	\$ 10,281,806	\$ 3,810,410



Aeration Basin Air Header and Diffuser Replacement GMP



The project consists of rehabilitating four aeration basins over a four-year period (one/year) to include:

- Replacing conduit and support frames
- Replacement of mini power zone panels
- Replacement of air diffuser systems, slide gates, and manual valves
- Installation of mixers in the anoxic zones
- Structural renovations for secondary clarifiers 1 to 4 with piping renovations
- SCADA and process instrumentation upgrades

COST TYPE	60% Design OPCC (Jun 2024)	90% Design Amended GMP (Sep 2024)
Total Direct Costs	\$ 16,334,436	\$ 17,599,026
Total Indirect Costs	\$ 5,328,041	\$ 5,576,760
Contingency (Per Risk Register)	\$ 811,678	\$ 440,724
SUBTOTAL	\$ 22,474,155	\$ 23,616,510
Allowance (Per Risk Register)	\$ 2,004,100	\$ 2,923,692
TOTAL	\$ 24,478,255	\$ 26,540,202



Summary - Previous Awards & Current Requests



Project	Approved	Approved at May 2024 Board Meeting	Estimated Requests	Actual Requests
1 Buckman Biosolids Replacement	\$66,896,568.00	\$207,433,416.00		
2 Blower System Improvements	\$12,182,599.00	(\$576,871.00)		
3 UV System Improvements	\$17,953,280.00	(\$3,539,362.00)		
4 Replace Existing Fine Screens	\$3,684,712.00			
5 Biosolids Raw Sludge Holding Tank Restoration	\$92,870.24		\$41,300,000.00	\$37,619,741
6 Biosolids Facility Rehabilitation	\$82,829.03		\$13,700,000.00	\$3,810,410
7 Aeration Basin Air Header and Diffuser Replacement	\$598,133.00	\$1,834,832.00	\$23,500,000.00	\$26,540,202
8 Operations/Maintenance Building Replacement	\$2,616,468.00			
Subtotal	\$104,107,459.00	\$205,152,015.00	\$78,500,000.00	\$67,970,354
Total Contract Value	\$104,107,459.00	\$309,259,474.27	\$387,759,474.00	\$377,229,828.27

Current request is \$67,970,354 for a not to exceed amount of \$377,229,828.27



Buckman WRF Upgrades

Staff requests the Capital Projects Committee recommend the Board of Directors approve an award to Wharton-Smith for the remaining GMPs associated with the Buckman WRF upgrades projects. This includes construction of a new raw sludge tank, aeration basin rehabilitation, and biosolids facility rehabilitation in the amount of \$67,970,354 for a new contract amount of \$377,229,828.27.

Arlington East Water Reclamation Facility (WRF) High Level Disinfection and Reclaim Water Expansion

Peter Doherty, Senior Manager, Project Management

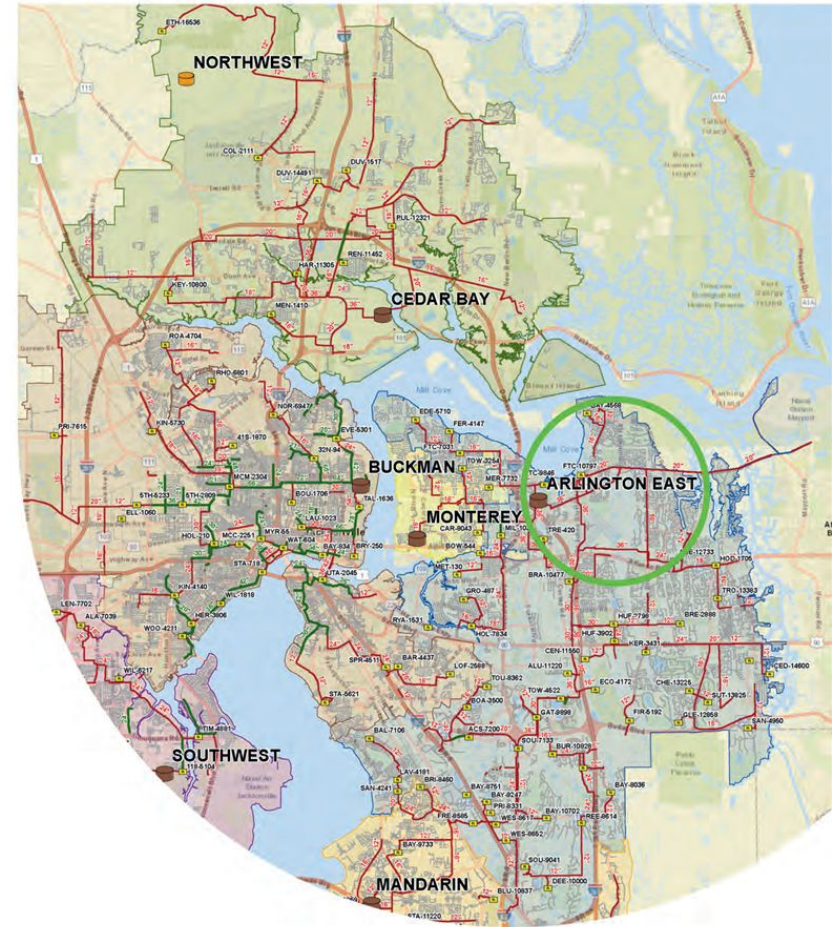
Arlington East WRF



Arlington East WRF

Background

- Built in 1976
- Second largest WRF - Treating 20 million gallons per day (MGD)
- Will serve as the source of water for the H2.0 Purification Demonstration Facility
- Phase 1 expansion was completed for \$19.5M from 2015 - 2020
- Phase 2 expansion bids are due November 2024; Estimate is \$97M



High Level Disinfection and Reclaim Water System Expansion



Project Overview

- Provide water to the new H2.O Purification Demonstration Facility and the planned Arlington East Water Purification Facility
- New reclaim water distribution pumping system
- Increase reclaim water supply from 8 MGD to 25 MGD
- **Project consists of:**
 - High level disinfection basin and ultraviolet disinfection equipment
 - Two 3-million-gallon reclaim water storage tanks
 - Two electrical buildings
 - New plant process water pump station
 - Chemical feed building
 - New laboratory building

Design and Construction Procurement Strategy



- **Engineer:** Hazen and Sawyer
- **Design Services Contract:** Executed December 2023
- **Amount:** \$7,060,822
- **10% Design Estimated Construction Cost:** \$162,272,830
- **Construction Delivery Method:** Construction Manager at Risk (CMAR)
- **CMAR:** To Be Determined

Critical Milestones

30% Design | December 2024

CMAR Preconstruction Services Contract | March 2025

60% Design | May 2025

CMAR GMP 1 Early Work Package (EWP) | August 2025

90% Design | December 2025

100% Design | March 2026

CMAR GMP 2 Final Work Package (FWP) | July 2026

Construction Complete | January 2028



Blacks Ford Water Reclamation Facility (WRF) Expansion

Rob Zammataro, Director, Water/Wastewater Planning & Development

Jordan Pope, Director, Administrative Services

Action



Blacks Ford WRF



- Primarily serves North St. Johns County
- One of the fastest growing areas of the system
- Provides wastewater and reclaimed water supply to approximately 40,000 Customers
- Treats 6 MGD
- Expanded from 3MGD to 6MGD in 2018



Project Overview



- Plant expansion and additional reclaimed water facilities are required to meet the future flow projections and reuse water demands due to the growth in St. Johns County
- Current Capacity: 6MGD | Expanded Capacity: 12MGD
- **Project consists of:**
 - Two 3-million-gallon oxidation ditches
 - Three secondary clarifiers
 - Ultraviolet disinfection system
 - Electrical buildings with generator
 - Electrical and Control Systems
 - Effluent Management System



Design and Construction Procurement Strategy



- **Engineer:** Ardurra Group
- **Design Services Contract:** Executed June 2023
- **Amount:** \$13,931,178
- **30% Design Estimated Construction Cost:** \$200,879,103
- **Construction Delivery Method:** Construction Manager at Risk (CMAR)
- **CMAR:** To Be Determined

Critical Milestones

Acquire Property For Future Expansion | November 2024

CMAR Services Contract | March 2025

60% Design | July 2025

CMAR GMP 1 Early Work Package 1(EWP) | September 2025

90% Design | November 2025

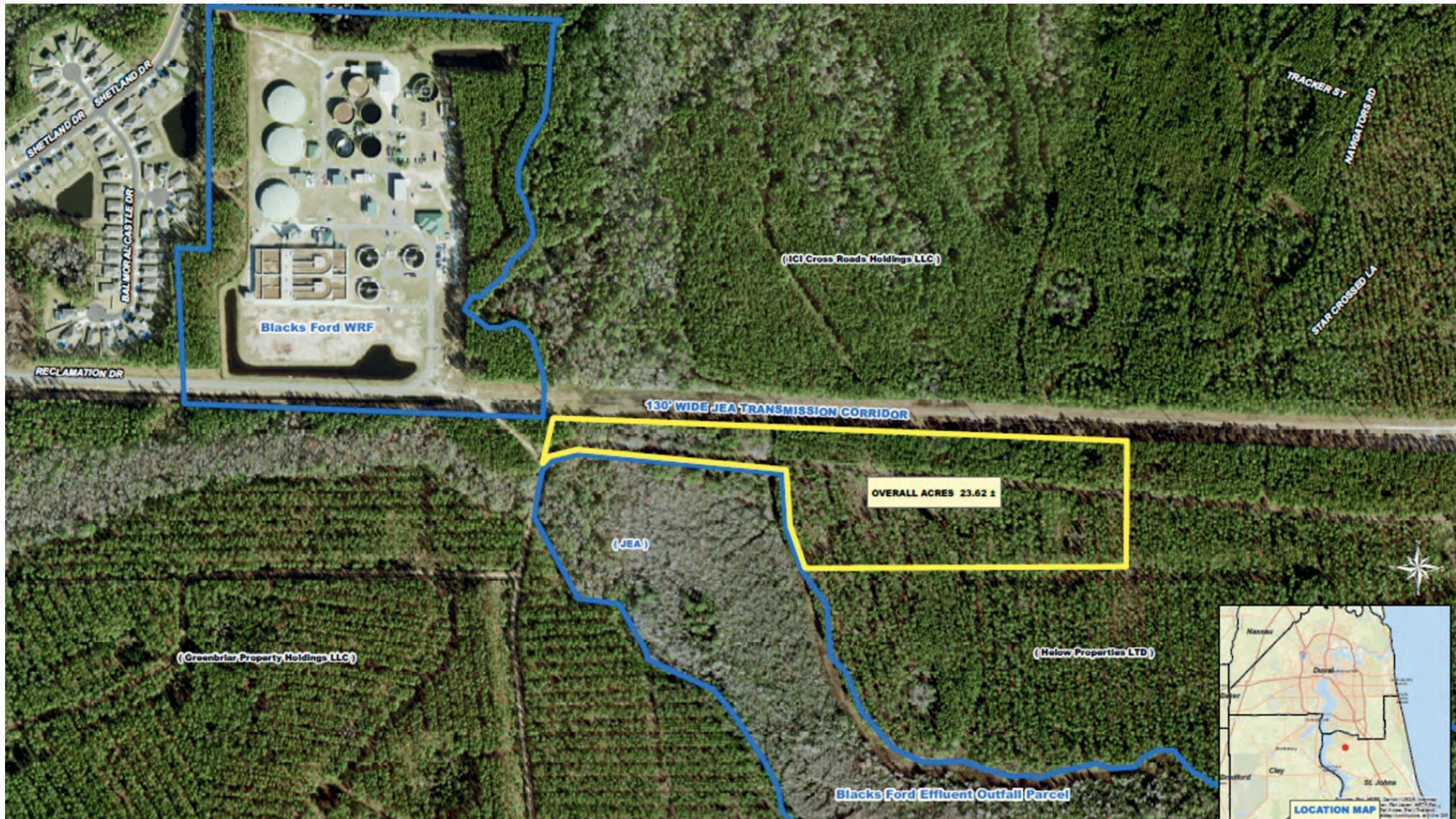
CMAR GMP 2 (EWP2) | December 2025

100% Design | February 2026

CMAR GMP 3 Final Work Package (FWP) | June 2026

Construction Complete | September 2028





Authorization to Acquire Property for Future Expansion



Purpose: The parcel is needed for future plant expansion to support system growth and reliability.

Property: 23.62 acres adjacent to the Blacks Ford WRF for reclaim storage

Location: The parcel was selected due to its proximity to Blacks Ford WRF.

Due Diligence: Significant due diligence has been performed on the site and no major issues were found.

Seller's Request: Helow Properties Ltd., a Florida limited partnership, has requested a landscape buffer on the easterly and southerly property lines, to which JEA has agreed.

Financial Impact: JEA received an appraisal on the subject parcel in the amount of \$4,660,000. JEA and the seller have agreed to a purchase price at the appraised amount of \$4,660,000.

Staff requests the Capital Projects Committee recommend the Board approve acquiring the necessary property rights

Georgia Street Substation Distribution Circuits Authorization for Eminent Domain

Jordan Pope, Director, Administrative Services

Action

Georgia Street Substation





Georgia Street Substation Distribution Circuits Authorization for Eminent Domain



Purpose: To support the expansion, operation, and continued reliability of the electric system

Property: .25 acres adjacent to the Georgia Street Substation, located immediately south of JEA's existing Georgia Street Substation

Background: Real Estate Services has been unable to successfully negotiate a purchase agreement with the property owner

Governance: Pursuant to Section 21.04 of the JEA Charter and Article 3 of the Real Estate Services Procurement Directive, JEA has the authority to acquire all property in the best interests of JEA

Request: Condemnation Authority is requested to ensure that any delays in negotiations or acquisitions do not jeopardize the project schedule

Financial Impact: JEA's current appraisal values the subject property at \$40,850.00. Should JEA proceed with Eminent Domain action, additional fees and expenses may be incurred consistent with Florida Statutes

Staff requests the Capital Projects Committee recommend the Board approve acquiring the necessary property rights should negotiations prove unsuccessful

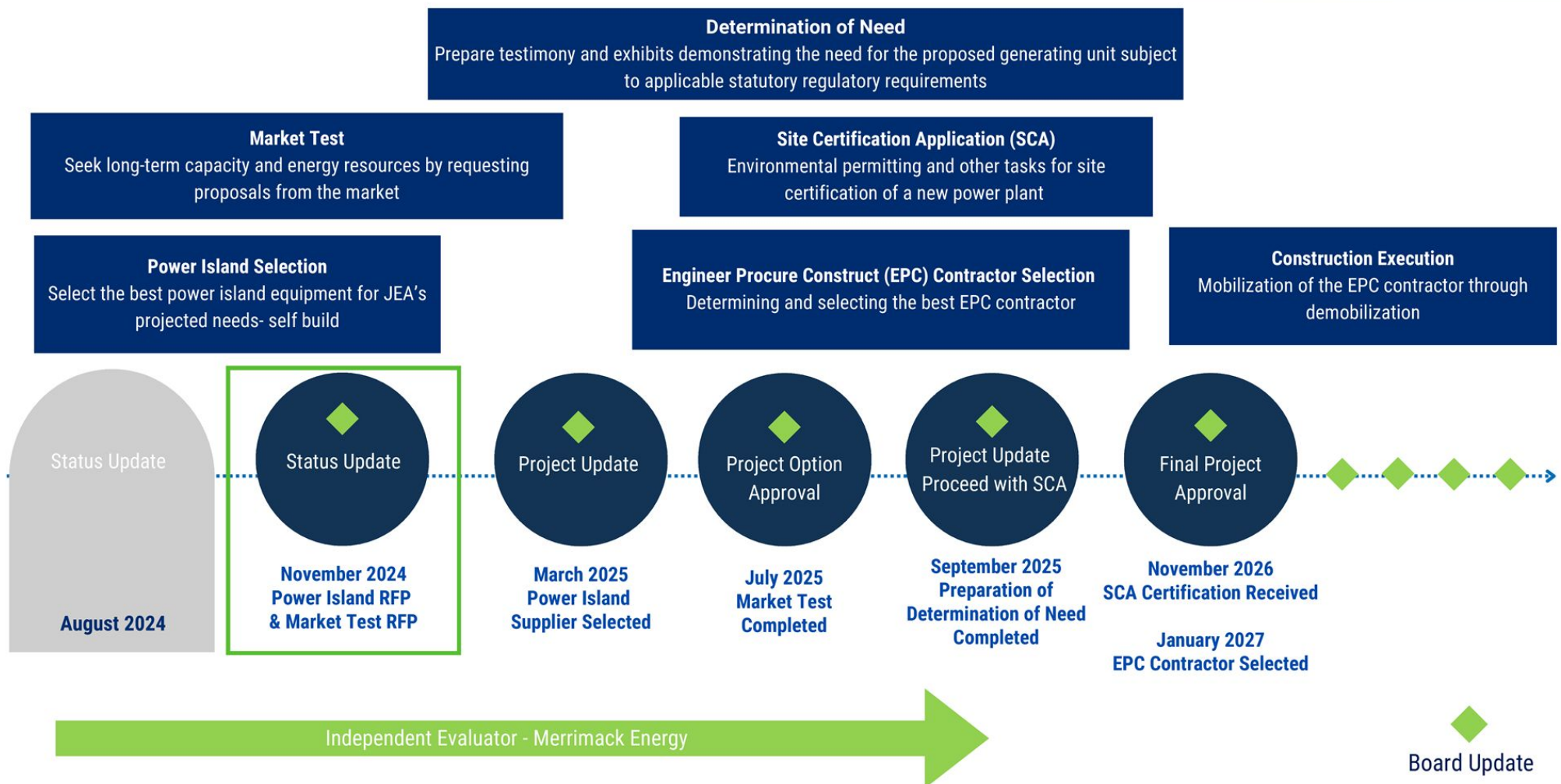
Combined Cycle Update

Pedro Melendez, Vice President, Planning,
Engineering & Construction

Greenland Energy Center



Significant Activities and Milestones



Request for Proposals



- **Power Island Equipment (combustion turbine, steam turbine, and heat recovery steam generator)**
 - RFP released on September 10th, 2024
 - Factory Site visits conducted to encourage participation
 - Incorporated relevant terms and conditions for the project including Green House Gas regulations
 - Bids are due December 4th, 2024; three manufacturers expressed intent to bid
- **Market Test Solicitation**
 - RFP released on Oct 4th, 2024; transaction type options include Build-Transfer, Jointly Owned, Power Purchase Agreement and Asset Purchase
 - Independent Evaluator completed review prior to solicitation
 - Bids are due March 4th, 2025; hosting a pre-bid meeting the week of November 18th

Major Capital Projects List Update

Ricky Erixton, Interim Chief Operating Officer

Buckman WRF



Old and Other New Business Open Discussion

John Baker, Chair

Arlington East





Announcements

Next Capital Projects Committee Meeting

February 2025



CAPITAL PROJECTS COMMITTEE

S U P P L E M E N T A L I N F O R M A T I O N

IMPROVING LIVES...BUILDING COMMUNITY

JEA CAPITAL PROJECTS COMMITTEE MINUTES

August 12, 2024

The Capital Projects Committee of the JEA Board met at 10:00 am on Monday, August 12, 2024 on the 1st Floor, 225 N Pearl Street, Jacksonville, Florida. The public was invited to attend this meeting in-person at the physical location and virtually via livestream.

WELCOME

Meeting Called to Order – Committee Chair John Baker called the meeting to order at 9:00 am. Also attending in person was committee member Rick Morales. Committee Member Dr. Zachary Faison, Jr. was not in attendance. Board members General Joseph DiSalvo, Chair and MG Orender also attended in person.

Others in attendance in-person were Vicky Cavey, Interim Managing Director/CEO; Kurt Wilson, Chief of Staff; Ted Phillips, Chief Financial Officer; Raynetta Curry Marshall, Chief Operating Officer; Hai Vu, Vice President, Water/Wastewater Systems; Brad Krol, Chief Information Officer; Jody Brooks, Chief Administrative Officer; Sheila Pressley, Chief Customer Experience Officer; Ricky Erixton, Deputy Chief Operating Officer; Joe Orfano, Deputy Chief Financial Officer & Treasurer; Regina Ross, Chief Legal Officer, Office of General Counsel, and Melissa Dalton, Manager, Board Services.

Adoption of the Agenda – On *motion* by Mr. Morales and seconded by Mr. Baker, the agenda was approved.

Safety Briefing – Ms. Marshall provided a safety briefing.

Comments from the Public: There were no comments from the public.

FOR COMMITTEE CONSIDERATION

Capital Projects Delivery Process – Raynetta Curry Marshall, Chief Operating Officer, provided the committee with an overview of the meeting to include two items being brought to the committee for their consideration.

Arlington East Water Reclamation Facility Expansion Phase 2 – Construction Phase – Hai Vu, Vice President, Water, Wastewater Systems, provided background information on Arlington East Water Reclamation Facility (WRF) Phase 2 upgrades including influent structure and aeration basin, primary clarifier, and blowers which were designed by Hazen and Sawyer; reviewed the three-bid options; and discussed the project actions and timeline. This presentation was received for information.

Southside Integrated Piping System (SIPS) – Construction Phase – Elizabeth DiMeo, P.E. Senior Project Manager, Project Management, provided the committee with a program overview which will deliver water from Main Street Water Treatment Plant to the South Grid to meet future demand; and provided project progression which is at 25% completion.

On *motion* by Mr. Morales and seconded by Mr. Baker, the committee unanimously approved to recommend the Board approve an award to Garney Companies for the next phase of the project. This includes construction of a new ground storage tank and appurtenances in the amount of \$9,915,710.88 for a new contract amount of 63,571,167.97.

H2.0 Program Overview and Purification Center – Construction Phase – Ryan Popko, Manager, Water/ Wastewater Engineering, provided program background on JEA water supply and supply

sustainability tools to include water conservation, reclaimed water and water purification; JEA's water purification program background and benefits; and provided project progression which is at 30% completion.

On ***motion*** by Mr. Morales and seconded by Mr. Baker, the committee unanimously approved to recommend the Board approve an award to Haskell Company for the H2.0 Purification Center. This award includes the construction of the planned and newly designed Degasification & Remineralization system, associated appurtenances, and finishes in the amount of \$4,639,615 for a new contract amount of \$83,506,772.37.

Northwest Water Reclamation Facility – Planning Phase – Raynetta Curry Marshall, Chief Operating Officer, provided background information on the Northwest Water Reclamation Facility including current needs, initial size, and planning level estimates. Ms. Curry Marshall reviewed the design services procurement strategy noting the design services will be awarded in three phases and is projected to be online by December 2028. This presentation was received for information. Staff will bring this item back to the committee in November/December 2025.

Combined Cycle Update – Design Phase – Ricky Erixton, Vice President, Electric Systems, provided an overview of significant activities and milestones to include determination of needs, market tests, site certification applications, power island selection, engineer procure construct (EPC) contractor selection and construction execution. Kevin Holbrooks, Director, Environmental Operations, provided an overview on greenhouse gas rules and the potential impacts to JEA with a state implementation plan due in May 2026. This presentation was received for information.

Transmission Study – Ricky Erixton, Vice President, Electric Systems, provided highlights on the North American Electric Reliability Corporation (NERC) transmission studies; initial planning level estimated capital costs across four projects groups including Brandy Branch to Normandy Corridor Improvement, Brandy Branch to Dinsmore, New 230kV Tie Line in the Southeast, and additional improvements in the Southeast. Mr. Erixton also highlighted planning level estimate capital costs for projects required to support projects 69 kV and 138 kV system Load by 2030. This presentation was received for information.

Major Capital Projects List – Raynetta Curry Marshall, Chief Operating Officer, provided an update on the major capital projects for FY23 – FY25 to include five (5) electric projects with a project budget of \$954M and twenty (20) water projects with a project budget of \$2.83B to include five substantially complete; ten under construction; fourteen in design phase; and one in planning phase. This presentation was received for information.

CLOSING CONSIDERATIONS

Old and Other New Business/Open Discussion – Ms. Cavey extended appreciation to Ms. Marshall and her staff for looking long term and thanked them for their hard work.

Announcements – The next Capital Projects Committee meeting will be November 7, 2024.

Adjournment – With no further business coming before the Committee, Chair Baker declared the meeting adjourned at 11:29 am.

JEA Capital Projects Committee
Meeting Minutes

August 12, 2024

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APPROVED BY:

John Baker, Committee Chair

Date: _____

Submitted by:

Allison S Hickok

Allison S Hickok
Executive Staff Assistant

JEA Board Agenda

MEMORANDUM**Buckman Water Reclamation Facility (WRF) Upgrades**

Board Meeting Date: November 19, 2024

Outcome:

☐

INFORMATION ONLY

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ACTION

☐

FUTURE BOARD CONSIDERATION

If Action, Provide a Recommended Motion:

Staff requests the Capital Projects Committee recommend the Board of Directors approve an award to Wharton-Smith for the remaining GMPs associated with the Buckman WRF upgrades projects. This includes construction of a new raw sludge tank, aeration basin rehabilitation, and existing biosolids facility rehabilitation in the amount of \$67,970,354 for a new contract amount of \$377,229,828.27.

Consent Agenda Item:

☐

Yes

☒

No

Presenter:

Hai Vu / VP, Water & Wastewater Systems

Chief:

Ricky Erixton, Interim Chief Operating Officer

Strategic Focus Area:



DEVELOPING AN UNBEATABLE TEAM



DELIVERING BUSINESS EXCELLENCE



EARNING CUSTOMER LOYALTY

Background Information & Analysis:

JEA owns and operates 11 water reclamation facilities (WRFs) with a combined wastewater flow of approximately 80 million gallons per day (MGD). The Buckman WRF is the largest, treating approximately 30 MGD. It also includes a centralized Residuals Management Facility (RMF) that processes biosolids from Buckman and eight other JEA WRFs.

The majority of the biosolids processing mechanical equipment and RMF building has reached the end of its useful life and must be replaced. In 2020, an evaluation of four alternatives to replace the biosolids management system was completed and direct drying was selected.

The biosolids system replacement project is being delivered via Construction Manager at Risk (CMAR) with Carollo Engineers as the Engineer and Wharton-Smith, Inc. as the CM.

In addition to the biosolids system replacement, seven other Buckman projects were added to the CMAR's scope for cost savings, increased site coordination and more efficient scheduling and project management. The seven other projects are as follows:

JEA Board Agenda

MEMORANDUM**Buckman Water Reclamation Facility Upgrades Cont.**Background
Information &
Analysis:

1. Blower System Improvements
2. Ultra Violet (UV) Radiation System Improvements
3. Fine Screens Replacement
4. Biosolids Raw Sludge Holding Tank Restoration
5. Biosolids Facility Rehabilitation
6. Aeration Basin Air Header and Diffuser Replacement
7. Operations/Maintenance Building Replacement

On March 26, 2024, the Board approved the ratification of the CMAR contract in the amount of \$104,107,459.27 for work previously conducted.

On May 21, 2024, the Board approved the award of \$205,152,015 to Wharton-Smith for a new not-to-exceed total of \$309,259,474. At that time, it was estimated an additional \$78,500,000 will be needed to complete the following projects:

- | | |
|--|--------------|
| • Biosolids Raw Sludge Holding Tank Restoration | \$41,300,000 |
| • Biosolids Facility Rehabilitation | \$13,700,000 |
| • Aeration Basin Air Header and Diffuser Replacement | \$23,500,000 |

The 90% Design has been completed, and the Contractor has provided the Guaranteed Maximum Price (GMP) for these projects. Staff has reviewed and is recommending approval of the GMPs.

Biosolids Raw Sludge Holding Tank Restoration	\$37,619,741
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- Construction of a new prestressed concrete Raw Sludge Holding Tank with mixing system, odor control, gravity belt thickener (GBT) feed pumping system, and new elevated sludge screening system
- Replacement of the existing centrifuge feed pumps
- New submersible pump sludge receiving station, ferric chloride system, and electrical building
- Yard piping improvements

Biosolids Facility Rehabilitation	\$3,810,410
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- Mechanical rehabilitation of existing GBT
- Installation of centrate station bypass piping
- Building repairs and ADA requirements
- Removal of existing GBT biofilter
- Electrical rehabilitation and upgrades
- Installation of new polymer pump skids

Aeration Basin Air Header and Diffuser Replacement	\$26,540,202
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- Replacement of conduit and support frames
- Electrical work to include replacement of mini power zone panels
- Cleaning of the basins
- Replacement of the air diffuser systems, slide gates, and manual valves.
- Installation of mixers in the anoxic zones
- Structural renovations for secondary clarifiers 1 to 4 with piping renovations
- SCADA and process instrumentation upgrades

The total costs and award history for the projects are summarized below:

JEA Board Agenda

MEMORANDUM**Buckman Water Reclamation Facility Upgrades Cont.**

Background
Information &
Analysis:

	Project	Approved 03/26/2024	Approved 05/21/2024	Current Request	Total
1	Buckman Biosolids Replacement	\$66,896,568.00	\$207,433,416		\$274,329,984.00
2	Blower System Improvements	\$12,182,599.00	(\$576,871)		\$11,605,728.00
3	UV System Improvements	\$17,953,280.00	(\$3,539,362)		\$14,413,918.00
4	Replace Existing Fine Screens	\$3,684,712.00			\$3,684,712.00
5	Biosolids Raw Sludge Holding Tank Restoration	\$92,870.24		\$37,619,741	\$37,712,611.24
6	Biosolids Facility Rehabilitation	\$82,829.03		\$3,810,410	\$3,893,239.03
7	Aeration Basin Air Header and Diffuser Replacement	\$598,133.00	\$1,834,832	\$26,540,202	\$28,973,167.00
8	Operations/Maintenance Buildings	\$2,616,468.00			\$2,616,468.00
	Subtotal	\$104,107,459.27	\$205,152,015	\$67,970,353	\$377,229,827.27
	TOTAL CONTRACT VALUE	\$104,107,459.27	\$309,259,474	\$377,229,827.27	\$377,229,827.27

Financial
Impact:

An additional \$67,970,353 to the existing contract with Wharton-Smith for a new not-to-exceed total of \$377,229,827.27.

Committee/Board Meeting/Workshop & Date Presented:

Capital Projects Committee meeting 05/14/24, Board meeting 05/21/24

Appendix: *List appendix items provided*

Resolution 2024-73 will be provided in the November 19, 2024 Board meeting materials

JEA Board Agenda

MEMORANDUM
**Arlington East Water Reclamation Facility High Level
Disinfection and Reclaim Water Expansion**

Board Meeting Date: November 19, 2024

Outcome:



INFORMATION ONLY



ACTION



FUTURE BOARD CONSIDERATION

 If Action, Provide a Recommended Motion:
N/A

Consent Agenda Item:



Yes



No

Presenter:

Peter Doherty, Senior Manager, Project Management

Chief:

Ricky Erixton, Interim Chief Operating Officer

Strategic Focus
Area:DEVELOPING AN
UNBEATABLE TEAMDELIVERING BUSINESS
EXCELLENCEEARNING CUSTOMER
LOYALTYBackground
Information &
Analysis:

This project is required to support the current Water Purification Demonstration Facility and the planned future Water Purification Facility (WPF) at Arlington East WRF, as well as the continued supply of reclaim water to customers. Current reclaim water capacity is 8 MGD. The capacity for the new reclaim water facility will be 25 MGD with a peak hour capacity of 50 MGD.

Hazen and Sawyer has been contracted to perform the design which is currently at the 10% design phase milestone. The solicitation for the CMAR contractor will be advertised in January 2025 with the expectation to have the CMAR contract executed in March 2025 to provide preconstruction services.

The project consists of:

- High level disinfection basin and ultraviolet disinfection equipment
- Two 3-million-gallon reclaim water storage tanks
- Two electrical buildings
- New plant process water pump station
- Chemical feed building
- New laboratory building

Financial
Impact:

\$162,272,830

Committee/Board Meeting/Workshop & Date Presented:

N/A

Appendix: *List appendix items provided*

N/A

JEA Board Agenda

MEMORANDUM**Blacks Ford Water Reclamation Facility Expansion**

Board Meeting Date: November 19, 2024

Outcome:

☐

INFORMATION ONLY

☒

ACTION

☐

FUTURE BOARD CONSIDERATION

If Action, Provide a Recommended Motion: Staff recommends that the Capital Projects Committee recommend the Board approve to acquire the necessary property rights.

Consent Agenda Item:

☐

Yes

☒

No

Presenter:

Rob Zammataro, Director, Water/Wastewater Planning & Development &
Jordan Pope, Director, Administrative Services

Chief:

Ricky Erixton, Interim Chief Operating Officer
Jody Brooks, Chief Administrative Officer

Strategic Focus Area:

☐

DEVELOPING AN UNBEATABLE TEAM

☒

DELIVERING BUSINESS EXCELLENCE

☐

EARNING CUSTOMER LOYALTY

Background Information & Analysis:

This expansion of this facility is required to meet the flow projections expected due to the continued growth in St. Johns County.

Current Capacity: 6 MGD
Expanded Capacity: 12 MGD

The project consists of:

- Two 3mgd oxidation ditches
- Three secondary clarifiers
- Ultraviolet disinfection system
- Electrical buildings with generator
- Electrical and Control Systems
- Effluent Management System
- Reclaimed Water Facility

The expansion project has surpassed the 30% milestone and the next major step is the CMAR services contract. Once the CMAR contractor is on board the project will undergo a CMAR review and the 60% design is scheduled to be finalized July 2025. The first GMP early work package is scheduled for September 2025 and will be for items such as long lead time equipment.

JEA has identified approximately 23.62 acres adjacent to the Blacks Ford Water Reclamation Facility (WRF) for future plant expansion to support system growth and reliability. The parcel was selected due to its proximity to JEA's Blacks Ford WRF and current and anticipated reuse water demand. JEA has performed significant due diligence on the site and found no major issues. The proposed purchase and sale agreement with the seller, Helow Properties Ltd., a Florida limited partnership, has been provided for the Board's consideration. JEA has agreed to a landscape buffer on the easterly and southerly property lines at the seller's request.

JEA Board Agenda

MEMORANDUM



Blacks Ford Water Reclamation Facility Expansion Cont.

Board Meeting Date: November 19, 2024

**Financial
Impact:**

Total Project Estimate - \$235,916,895 (not including Property Purchase)

Property Purchase: JEA and the seller have agreed to a purchase price at the appraised amount of \$4,660,000.

Committee/Board Meeting/Workshop & Date Presented:

N/A

Appendix: *List appendix items provided*

- Resolution 2024-56
- Purchase agreement
- Property location map



BOARD RESOLUTION: 2024-56

November 19, 2024

Real Estate Acquisition – Blacks Ford Water Reclamation Facility Expansion

A RESOLUTION BY THE JEA BOARD APPROVING AN ACQUISITION AGREEMENT FOR FEE SIMPLE OWNERSHIP IN CERTAIN LANDS DESCRIBED HEREIN FOR EXPANSION OF THE UTILITY SYSTEM INCLUDING BUT NOT LIMITED TO EXPANSION OF THE BLACKS FORD WATER RECLAMATION FACILITY, UNDER CERTAIN TERMS AND CONDITIONS; WAIVING ANY CONFLICTING PROVISIONS OF THE REAL ESTATE SERVICES PROCUREMENT DIRECTIVES.

WHEREAS, the purchase of real property for the Blacks Ford Water Reclamation facility expansion will provide for JEA's continued system growth and reliability;

WHEREAS, the JEA Charter, Section 21.10, provides that the JEA Board may delegate the authority to an officer, agent or employee of JEA by resolution;

WHEREAS, the Real Estate Services Procurement Directive requires Board approval for all real estate transactions of more than \$2,000,000.00;

WHEREAS, JEA staff has negotiated, and the Office of General Counsel has approved, acceptable terms and conditions for the purchase of 23.62 acres of real property more particularly described in the purchase agreement and property description attached hereto as **Exhibit A** (the "Subject Property");

WHEREAS, JEA's current appraisal of the Subject Property has estimated the property value to be \$4,660,000.00; and

WHEREAS, JEA Real Estate Services has negotiated and the Seller has agreed to a purchase price of \$4,660,000.00.

BE IT RESOLVED by the JEA Board of Directors that:

Section 1. Approval. The Board hereby approves the Purchase Agreement between Helow Properties, LTD., a Florida limited partnership, and JEA in substantially the form attached hereto as Exhibit A.

Section 2. Managing Director Authorized to Acquire. The Board hereby delegates to the Chief Executive Officer and Managing Director or her designee the authority to execute any and all documents in connection with the Purchase Agreement and all other documentation as may be reasonably required to consummate the real estate transaction.

Section 3. Not to Exceed. The purchase price for the Subject Property shall not exceed \$4,660,000.00 without additional approval by the JEA Board of Directors.

Section 4. Waiver. Any conflicting provisions of the Real Estate Procurement Directives are hereby waived.

Section 5. Correction of Errors. To the extent that there are administrative, typographical, and/or scrivener's errors contained herein that do not substantively change the tone, tenor, or effect of this Resolution, then such errors may be revised and corrected by the Managing Director, or authorized designee, with no further action required by the Board.

Section 6. Effective Date. This Resolution shall be effective upon its adoption by the Board.

Dated this 19th day of November 2024.

JEA Board Chair

JEA Acting Board Secretary

Form Approved by

Office of General Counsel

VOTE	
In Favor	
Opposed	
Abstained	

EXHIBIT A

Project: Blacks Ford Expansion
Project Number: 8008660
RE Parcel #: 0098600010

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT (“Agreement”) is made and entered as of the date on which the latter of the parties hereto executes this Agreement (the “Effective Date”) by and between **JEA**, a body politic and corporate (“Buyer”), and **HELOW PROPERTIES LTD.**, a Florida limited partnership (“Seller”).

WITNESSETH:

In consideration of the mutual undertakings of the parties set forth in this Agreement and of other valuable considerations, the receipt and sufficiency of which the parties hereby acknowledge the parties hereby agree as follows:

1. General Outline of Transaction. Seller is the owner in fee simple of that certain tract of land located in St. Johns County, Florida described on Exhibit A attached hereto and made a part hereof, together with all appurtenances, hereditaments and improvements located thereon (the “Property”). Upon the terms and conditions hereafter set forth, Buyer intends to purchase the Property from Seller in fee simple, together with all of Seller’s development rights, permits, approvals, and other rights or privileges pertaining to the Property.

2. Purchase Price and Earnest Money.

a. Purchase Price. In consideration of the purchase of the Property, Buyer shall pay to Seller at Closing, as hereinafter defined, an amount equal to Four Million Six Hundred Sixty Thousand Dollars (\$4,660,000.00) (the “Purchase Price”), plus or minus net adjustments as set forth in this Agreement.

b. Earnest Money. Within ten (10) business days after Buyer and Seller have executed this Agreement, Buyer shall deliver to Edwards Cohen, as escrow agent (“Escrow Agent”), by cashier’s check or wired funds, a deposit in an amount equal to One Hundred Thousand Dollars (\$100,000.00) (the “Earnest Money”), to be deposited by the Escrow Agent in a non-interest bearing account. If the sale of the Property is consummated pursuant to the terms of this Agreement, the Earnest Money shall be paid to Seller and applied to the payment of the Purchase Price.

3. Survey, Title, Buyer’s Review, Environmental Reports and Inspection.

a. Survey. Buyer shall within twenty (20) days after the Effective Date, at Buyer’s cost and expense, obtain a boundary survey of the Property (the “Survey”), prepared by a licensed Florida land surveyor. The final legal description of the Property shall be subject to the prior review and approval of Seller, and shall be agreed upon by Seller and Buyer during the Inspection Period (hereinafter defined).

b. Title. Buyer shall within twenty (20) days after the Effective Date, at Buyer's cost and expense, obtain an owner's title insurance commitment issued by Edwards Cohen as title agent for Fidelity National Title Ins. Co. ("Title Insurer"), committing to insure Buyer's fee simple title to the Property in the total amount of the Purchase Price ("Commitment"). The Commitment shall show Seller to have good and insurable title to the Property, in fee simple, and free and clear of all liens and encumbrances except taxes for the year of conveyance and subsequent years and other matters of record. The policy, when issued, shall insure in Buyer good and insurable title to the Property free and clear of all liens and encumbrances, subject to such other matters appearing in the Commitment which Buyer has approved or accepted as title exceptions under Section 3(c).

c. Buyer's Review. Buyer shall have thirty (30) days after receipt of the Commitment and Survey, whichever is received last, in which to examine the Survey and Commitment and to determine the nature of any defects in title to the Property and in those matters or facts disclosed by the Survey. If either the Commitment or Survey reveals any encroachments, overlaps, easements, restrictions, covenants, conditions, liens, encumbrances, other title defects, or other matters that are unacceptable to Buyer, Buyer shall give written notice to Seller of such defects prior to the expiration of the said thirty (30) day period, and Seller shall have the right, but no obligation to remedy or remove any such objectionable matters prior to the Closing Date. If Seller does not, prior to the Closing Date, cure such defects of which it has been notified, Buyer may, at its option, either (i) terminate this Agreement upon written notice to Seller and the parties shall thereafter be relieved of all further obligations under this Agreement which do not specifically survive its termination, and the Earnest Money shall be returned to Buyer; or (ii) accept the uncured defects and take title as it then exists without reduction in the Purchase Price.

d. Environmental Reports. Buyer may within thirty (30) days after the Effective Date, at Buyer's cost and expense, obtain a Phase I environmental site assessment with respect to the Property, which meets the standard of practice of the American Society of Testing Materials. Buyer shall use the services of a competent, professional consultant with expertise in the environmental site assessing process. If the Findings and Conclusions section of the Phase I environmental site assessment reports evidence of recognized environmental conditions, then, at Buyer's option, a Phase II environmental site assessment shall be performed, at Buyer's cost and expense, to address any suspicions raised in the Phase I environmental site assessment and to confirm the presence of contaminants on the Property. If, after review of the environmental site assessment(s), Buyer, in its sole discretion, determines the Property is not acceptable, Buyer shall have the right to terminate this Agreement by written notice to Seller within thirty (30) days after receipt by Buyer of the last environmental site assessment performed, whereupon the parties shall be relieved of all further obligations under this Agreement which do not specifically survive its termination, and the Earnest Money shall be returned to Buyer.

e. Inspection. Buyer and its agents shall, at their own risk and expense, at any time prior to Closing, have the right and privilege to enter upon any portion of the Property to inspect, examine, survey and otherwise perform or conduct such tests, inspections, studies, audits, or other evaluations as Buyer may deem necessary in conjunction with Buyer's acquisition of the Property, including, but not limited to, final determination of wetlands,

environmental testing, and an engineering feasibility study which may include topographic surveys, core borings, soil test pits and load bearing tests, as may be required by Buyer to determine the physical characteristics of the substrata of the Property. Following Buyer's inspections, Buyer shall restore the property to its original condition, normal wear and tear excepted. Subject to the provisions and limitations of Section 768.28, Florida Statutes, which are neither waived, expanded, or altered hereby, Buyer shall indemnify and hold Seller harmless from and against any and all claims, costs, expenses and damages to persons and/or property incurred by, through, or out of the Buyer's entry and inspections on the Property, unless caused by preexisting conditions of the property or Seller's negligence. Seller shall deliver to Buyer, within thirty (30) days of the Effective Date, copies of all engineering studies, zoning information, soil investigations and reports, water and sewer studies, topographic maps, platting materials, site plans, permits, approvals, if any, and applications for permits and approvals, presently in existence and in Seller's possession and control, concerning the Property which materials will be returned by Buyer if this Agreement does not close. Seller makes no representation or warranty as to the accuracy or completeness of such materials. Seller acknowledges that Buyer may conduct its own investigation regarding the subject property and the accuracy of any representations and warranties of Seller contained herein. Seller authorizes Buyer to consult with Seller's attorneys, engineers, surveyors and other agents pertaining to the subject property and, at Buyer's expense, to consult those governmental agencies having jurisdiction over approvals or permits relating to the Property. Buyer's indemnification obligations set forth herein shall survive Closing and any earlier termination of this Agreement. Buyer's restoration obligations set forth herein shall survive any termination of this Agreement.

If any inspections disclose matters unsatisfactory to Buyer in Buyer's sole and absolute discretion, Buyer may cancel this Agreement and, if such cancellation occurs on or before sixty (60) days after the Effective Date ("Inspection Period"), receive a refund of the Earnest Money. In the event that Buyer does not terminate this Agreement prior to the end of the Inspection Period, then the Earnest Money shall be deemed non-refundable to Buyer (but fully applicable against the Purchase Price) unless this Agreement is terminated under the following circumstances (each, a "Refundability Event"):

- i. Seller defaults hereunder and Buyer elects to terminate this Agreement and receive the return of the Earnest Money in accordance with Section 6;
- ii. the title defects and objections of Buyer are not removed by Seller in accordance with Section 3 and Buyer elects to terminate this Agreement and receive the return of the Earnest Money in accordance with Section 3;
- iii. there is a condemnation or casualty with respect to the Property and Buyer elects to terminate this Agreement and receive the return of the Earnest Money in accordance with Section 5;
- iv. Buyer determines the Property is not acceptable after review of environmental site assessments and Buyer elects to terminate the Agreement and receive a return of the Earnest Money pursuant to Section 3(d); or

v. in the event there is any material adverse environmental condition of the Property arising subsequent to the Inspection Period, but prior to the Closing.

4. Conveyance Documents. Seller shall convey to Buyer good and insurable title to the Property in fee simple by transferable and recordable special warranty deed, free and clear of all liens and encumbrances, except such matters appearing in the Commitment which Buyer has approved or accepted as title exceptions. Such special warranty deed shall include a restrictive covenant that JEA, as grantee therein, will not disturb the one hundred foot (100') wide natural vegetative state buffer located along the southernmost and easternmost portions of the upland area of the Property, as depicted on Exhibit B attached hereto and made a part hereof. The parties shall agree on the form of the special warranty deed, including such restrictive covenant, prior to the end of the Inspection Period.

5. Casualty and Eminent Domain. Risk of any casualty to or loss of the occurring prior to Closing shall be borne by Seller. Notwithstanding the foregoing, if all or any portion of the Property or access thereto shall be damaged by fire or other casualty or taken by public authority, or notice of such proposed taking be obtained prior to the Closing Date, then Seller shall provide immediate written notice thereof to Buyer and, at Buyer's option, (i) this Agreement shall terminate and the parties shall be relieved of all further obligations under this Agreement which do not specifically survive its termination and the Earnest Money shall be returned to Buyer, or (ii) Buyer may consummate the sale, pay the full Purchase Price and have assigned to it all claims and right of recovery for such casualty or taking. Buyer shall make election in writing within ten (10) days after Seller shall have notified Buyer in writing of such taking or proposed taking or casualty damage and the Closing shall be extended if necessary to accommodate this notice period.

6. Default and Remedies.

a. Notice of Default. In the event either party is in default of any provision hereof, the non-defaulting party, as a condition precedent to the exercise of its remedies, shall be required to give the defaulting party written notice of the same. The defaulting party shall have ten (10) business days from the receipt of such notice to cure the default. If the defaulting party timely cures the default, the default shall be deemed waived and this Agreement shall continue in full force and effect. If the defaulting party does not timely cure such default, the non-defaulting party shall be entitled to pursue its remedies as set forth in this Section 6 below, as applicable.

b. Remedies of Seller. If Buyer shall default in the performance of any of the terms and conditions of this Agreement, or if the Closing shall not occur through the fault of Buyer, Seller shall as its sole remedy, retain the Earnest Money as liquidated damages and this Agreement shall be canceled. Notwithstanding the foregoing to the contrary, Buyer's indemnification and restoration obligations set forth in Section 3(e) above shall be separate and in addition to the foregoing remedy.

c. Remedies of Buyer. If Seller shall default in the performance of any of the terms and conditions of this Agreement, or if the Closing shall not occur through the fault of Seller, Buyer may terminate this Agreement in which case the Escrow Agent is irrevocably

instructed to return the Earnest Money to Buyer, and this Agreement shall be canceled. In the alternative, Buyer may pursue specific performance.

7. Real Estate Commission. Both parties represent and warrant to the other that it has not entered into any agreement or taken any other action which would result in a real estate brokerage commission, finder's fee or other similar charge being payable on account of this Agreement or the Closing. Each party hereby agrees to indemnify, defend and hold harmless the other party from any and all claims, demands or the cost and expense of, including reasonable attorneys' fees, arising out of any brokerage commission or fee or other compensation due or alleged to be due in connection with the transaction contemplated by this Agreement based upon any agreement alleged to have been made or other action alleged to have been taken by the indemnifying party. This indemnification shall survive the Closing or the termination of this Agreement.

8. Seller's Representations and Warranties. Seller hereby represents and warrants that as of the date hereof, to Seller's knowledge:

a. Seller has received no written notice of any violations of city, county, state, federal, building, land use, fire, health, safety, environmental, hazardous materials or other governmental or public agency codes, ordinances, regulations, or orders with respect to the Property, or any lands adjacent to the Property.

b. No litigation is pending, or to Seller's knowledge threatened or likely, with respect to the Property, Seller's interest therein, or which would inhibit Buyer obtaining clear title to the Property.

c. There are no unrecorded leases, agreements, options, contracts, or rights of first refusal affecting or relating to the Property in any way.

d. The individual signing this Agreement on behalf of Seller has the authority to bind the Seller to the agreements set forth herein.

e. Seller has not, and has no knowledge of any other person who has caused any release, threatened release, or disposal of any hazardous material at the Property in material quantity in violation of applicable environmental laws; to the knowledge of the Seller, the Property is not adversely affected by any release, threatened release, or disposal of a hazardous material originating or emanating from any other property.

f. To the best of Seller's knowledge, the Property does not contain and has not contained any: (i) underground storage tank; (ii) material amounts of asbestos containing building material; (iii) any landfills or dumps; (iv) hazardous waste management facility as defined pursuant to the Resource Conservation and Recovery Act, as amended, 42 U.S.C. §6901, *et. seq.* (RCRA) or any comparable state law; or (v) a site on or nominated for the National Priority List promulgated pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. §9601, *et. seq.* (CERCLA) or any state remedial priority list promulgated or published pursuant to any comparable state law.

g. Seller has not used a material quantity of any hazardous material on the Property in violation of any applicable environmental laws.

h. To the best of Seller's knowledge, Seller has no material liability for response or corrective action, natural resource damage, or other harm pursuant to CERCLA, RCRA, or any comparable state law with respect to the Property; to the best of Seller's knowledge, Seller is not subject to, has no notice or knowledge of, and is not required to give any notice of any environmental claim involving the Seller, or the Property.

i. The Property is not subject to any, and the Seller has no knowledge of any imminent restriction on the ownership, occupancy, use, or transferability of the Property in connection with any (i) environmental law or (ii) release, threatened release, or disposal of a hazardous material.

j. The representations and warranties contained in this Section 8 shall be true and correct as of the Closing Date and shall survive the Closing for six (6) months. If Seller becomes aware of any act or circumstances which would change or render incorrect, in any material respect, any representation or warranty made by Seller under this Agreement, whether as of the date given or any time thereafter through the Closing date and whether or not such representation or warranty was based upon Seller's knowledge and/or belief as of a certain date, Seller will give prompt written notice of such changed fact or circumstance to Buyer; in which event, unless Seller elects to cause and does cause the representation or warranty to again become true or correct prior to Closing, Buyer's sole remedies shall be to terminate this Agreement within ten (10) days after written notice of such fact (and in any event no later than at or prior to the Closing), in which case the Earnest Money Deposit shall be returned to Buyer and both parties shall be relieved of any further obligations hereunder except for any obligations that expressly survive such termination, or to waive any objection to the representation or warranty to the extent it has become untrue or incorrect and to proceed with the Closing without reduction to the Purchase Price (and such representation or warranty shall be deemed to be modified by such new information or circumstance). No claim asserted after Closing for a breach of any representation or warranty of Seller shall be actionable or payable if the breach in question results from or is based on a condition, state of facts or other matter which was known to Buyer prior to Closing or disclosed or referenced in this Agreement, the documents delivered as part of the due diligence documentation, the Commitment or the Survey; and further provided that Seller's maximum aggregate liability under this Section shall not exceed Fifty Thousand Dollars (\$50,000.00).

9. Closing. The consummation of the transaction contemplated hereby for the purchase of the Property (the "Closing") shall take place on or before November 25, 2024. The Closing shall take place at the offices of Escrow Agent, or at such other place as may be mutually selected by Buyer and Seller.

10. Documents to be Delivered at Closing. On or before Closing, Seller shall deliver to Buyer the following documents:

a. Special Warranty Deed conveying to Buyer fee simple title to the Property in form and content specified in Section 4 hereof.

b. Affidavit of Seller in form reasonably satisfactory to Seller, Buyer and the Title Insurer and consistent with Seller's election in Section 3 above, evidencing that there have been no improvements or repairs made to the Property within ninety (90) days preceding the Closing, and sufficient in form and content to cause the Title Insurer to eliminate any exception for mechanics liens from the title policy. Such affidavit shall also evidence that Seller is in sole possession of the Property, and shall contain a certification that Seller is not a foreign person for purposes of Section 1445, Internal Revenue Code and such other certifications as may be sufficient for the Title Insurer to insure the "gap" at Closing.

c. Any and all other documentation as may be reasonably required to consummate the transactions contemplated in this Agreement.

11. Possession. Possession of the Property shall be delivered to Buyer on the Closing Date.

12. Closing Costs.

a. At Closing, Buyer shall pay for (i) recording fees of the deed; (ii) all engineering and environmental studies obtained by Buyer, pursuant to Section 3(e), if any; (iii) Buyer's attorneys' fees; (iv) the Survey; (v) environmental site assessments described in Section 3(d); and (vi) the owner's title policy issued pursuant to the Commitment described in Section 3(b).

b. At Closing, Seller shall pay for (i) Seller's attorneys' fees; (ii) documentary stamp taxes on the deed; and (iii) recording fees for curative title documents.

13. Taxes and Assessments. All real estate taxes and assessments which are or which may become a lien against the Property shall be satisfied of record by Seller at Closing. In the event the Buyer acquires fee title to the Property between January 1 and November 1, Seller shall, in accordance with Section 196.295, Florida Statutes, place in escrow with the tax collector an amount equal to the current taxes prorated to the Closing Date, based upon the current assessment and millage rates on the Property. In the event the Buyer acquires fee title to the Property on or after November 1, Seller shall pay to the tax collector an amount equal to the taxes that are determined to be legally due and payable by the tax collector.

14. Notices. Any notice, demand, consent, authorization, request, approval or other communication (collectively, "Notice") that any party is required, or may desire, to give to or make upon the other party pursuant to this Agreement shall be effective and valid only if in writing, signed by the party giving such notice, and delivered personally to the other party or sent by express 24-hour guaranteed courier or delivery service, by facsimile transmission with telephone confirmation or certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or such other place as any party may by Notice to the other specify):

To Buyer: JEA, Real Estate
225 N. Pearl St.
Jacksonville, Florida 32202
Attention: Director, Admin. Services

With copy to: Edwards Cohen
200 W. Forsyth St., Suite 1300
Jacksonville, Florida 32202
Attention: Brian Dawes

To Seller: Helow Properties, Ltd.
Joseph P. Helow
7545 Centurion Parkway, Suite 102
Jacksonville, Florida 32256

With copy to: Chris R. Strohmenger, Esq.
Burr Forman, LLP
50 N. Laura Street, Suite 3000
Jacksonville, Florida 32202

Notice shall be deemed given when received, except that if delivery is not accepted, Notice shall be deemed given on the date of such non-acceptance.

15. State Required Disclosure. The following disclosure is required to be made by the laws of the State of Florida if the Property is located within the State of Florida:

“RADON GAS” Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guideline have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.”

16. Governing Law. The parties hereto expressly agree that the terms and conditions hereof, and the subsequent performance hereunder, shall be construed and controlled in accordance with the laws of the State of Florida.

17. Entire Agreement. This Agreement contains the entire Agreement between the parties hereto and no statement or representation of the respective parties hereto, their agents or employees, made outside this Agreement, and not contained herein, shall form any part hereof or be binding upon the other party hereto. This Agreement shall not be changed or modified except by written instrument signed by the parties hereto.

18. Captions. Captions used in this Agreement are for convenience of reference only and shall not affect the construction of any provision of this Agreement. Whenever used, the singular shall include the plural, the plural shall include the singular, and the neuter gender shall

include all genders.

19. Assignment. This Agreement shall inure to the benefit of and be binding upon and is intended solely for the benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns; and no third party will have any rights, privileges or other beneficial interest herein or hereunder.

20. Time is of the Essence. Time is of the essence of this Agreement. If any date referenced herein falls on a Saturday, Sunday or legal holiday, then such date automatically is extended to the next business day.

21. Interpretation. Should any of the provisions of this Agreement require interpretation, the party or parties interpreting or construing the same shall not apply a presumption that the terms herein shall be more strictly construed against on party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agents prepared the same, it being agreed that the agents of all parties participated in the preparation hereof.

22. Waiver. The waiver by one party of the performance of any covenant or condition herein shall not invalidate this Agreement, nor shall it be considered to be a waiver by such party of any other covenant or condition herein. The waiver by either or both parties of the time for performing any act shall not constitute a waiver at the time for performing any other act or any identical act required to be performed at a later time. No waiver hereunder shall be effective unless it is in writing.

23. Governmental Permits and Approvals. If, at any time prior to Closing, Buyer determines that it will be unable to obtain any federal, state or local governmental permits or approvals required for its intended use of the Property, Buyer may terminate this Agreement by providing written notice thereof to Seller and the parties shall thereafter be relieved of all further obligations under this Agreement which do not specifically survive its termination, and the Earnest Money shall be returned to Buyer.

24. Board of Directors Contingency. This Agreement and purchase is wholly contingent upon Buyer being able to obtain approval from Buyer's Board of Directors for the purchase of the Property. It is understood that Buyer shall notify Seller within sixty (60) days after the Effective Date of this Agreement of the decision of the Board of Directors. If the decision is "yes" this Agreement shall continue in full force and effect. If the decision is "no" Escrow Agent is irrevocably instructed to return the Earnest Money and any interest earned thereon to Buyer and this Agreement shall terminate and neither party shall have any further obligations under the terms thereof.

25. Escrow Provisions. It is agreed that the duties of Escrow Agent with respect to the Earnest Money are only as herein specifically provided and purely ministerial in nature, and Escrow Agent shall incur no liability whatever except for willful misconduct or gross negligence, as long as Escrow Agent has acted in good faith. Buyer and Seller each release Escrow Agent from any act done or omitted to be done by Escrow Agent in good faith in the performance of its

duties hereunder, except the parties shall not release Escrow Agent from willful misconduct or gross negligence. Escrow Agent is acting as stakeholder only with respect to the Earnest Money and any other monies or documents to the extent delivered to Escrow Agent pursuant to this Agreement. Escrow Agent agrees that at such time as either party alleges that there is a default entitling the other party to the Earnest Money or a document, then Escrow Agent shall send notice to Seller and Buyer advising that the other party has made demand on Escrow Agent for such Earnest Money or document. If the party alleged to be in default does not dispute Escrow Agent disbursing the Earnest Money or document within ten (10) business days of receipt of notice that Escrow Agent intends to disburse the Earnest Money or document or Escrow Agent notifies the parties that it intends to disburse a portion of the Earnest Money or a document and neither of the parties disputes such disbursement within five (5) business days after written notice that Escrow Agent intends to disburse all or a portion of such Earnest Money or the document, then Escrow Agent is authorized to disburse the Earnest Money or document as set forth in Escrow Agent's notice. If there is any valid dispute as to whether Escrow Agent is obligated to deliver the Earnest Money or the cash or documents to close or as to whom the Earnest Money, or cash or documents to close is to be delivered, Escrow Agent shall not make any delivery, but in such event, Escrow Agent shall hold same until receipt by it of an authorization in writing, directing the disposition of same executed by Buyer and Seller or in the absence of such authorization, Escrow Agent shall hold the Earnest Money and/or the cash or documents to close until final determination of the rights of the parties in the appropriate proceedings. If such written authorization is not given or proceedings for such determination are not begun within thirty (30) days of written demand by Escrow Agent to Seller and Buyer and diligently continued, Escrow Agent may bring an appropriate action or proceeding to interplead such deposits or documents. Any such interpleader action must be brought in the County in which the Property is located. Escrow Agent shall be reimbursed for all costs and expenses of such action or proceeding, including, without limitation, reasonable attorneys' fees and disbursements, by the party determined to have wrongfully disputed Escrow Agent's authority to disburse. Upon making delivery of the Earnest Money and/or the cash or documents to close, Escrow Agent shall have no further liability unless such delivery constituted willful misconduct or gross negligence. The provisions of this Section shall survive Closing or any earlier termination of this Agreement.

IN WITNESS WHEREOF, Buyer and Seller have caused these presents to be signed in their names on the day and year set forth below.

[signatures on following page]

BUYER:

JEA, a body politic and corporate

By: Jordan Pope
 Jordan Pope
 Director, Administrative Services

BUYER:

JEA, a body politic and corporate

By: _____
Jordan Pope
Director, Administrative Services

Date: _____

SELLER:

HELOW PROPERTIES LTD., a Florida
limited partnership

By: Marian Services, Inc., a Florida
corporation, its General Partner

By:  _____
Joseph P. Helow, President

Date: 10-8-24

Escrow Agent has executed this Agreement in order to confirm that the Escrow Agent has received and shall hold the Earnest Money in escrow, and shall disburse the Earnest Money pursuant to the provisions of Section 25.

Edwards, Cohen, Dawson, Noble & Dawes, P.A.

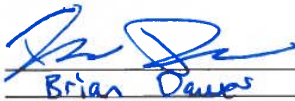
By: 
Print: Brian Dawes
Its: V.P.
Date: 10.11.24

EXHIBIT A

DESCRIPTION OF PROPERTY

BLACKSFORD PARCEL

A PART OF SECTIONS 10 AND 15, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE NORTH 02 DEGREES 42 MINUTES 05 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 10, 725.11 FEET TO THE SOUTHERLY LINE OF THAT 130 FOOT WIDE JEA TRANSMISSION LINE CORRIDOR AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 878, PAGE 1152 OF SAID PUBLIC RECORDS; THENCE SOUTH 87 DEGREES 48 MINUTES 32 SECONDS EAST, ALONG SAID SOUTHERLY LINE, 1498.45 FEET TO ITS INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1720, PAGE 876 OF SAID PUBLIC RECORDS AND THE **POINT OF BEGINNING**; THENCE SOUTH 11 DEGREES 00 MINUTES 08 SECONDS WEST, ALONG SAID NORTHERLY PROJECTION, 208.49 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID LANDS, THE FOLLOWING EIGHT COURSES: COURSE NO. 1) NORTH 33 DEGREES 58 MINUTES 51 SECONDS EAST, 98.65 FEET; COURSE NO. 2) NORTH 80 DEGREES 57 MINUTES 31 SECONDS EAST, 69.49 FEET; COURSE NO. 3) SOUTH 85 DEGREES 17 MINUTES 45 SECONDS EAST, 444.88 FEET; COURSE NO. 4) SOUTH 83 DEGREES 11 MINUTES 59 SECONDS EAST, 408.31 FEET; COURSE NO. 5) SOUTH 04 DEGREES 34 MINUTES 03 SECONDS EAST, 254.43 FEET; COURSE NO. 5) SOUTH 19 DEGREES 26 MINUTES 05 SECONDS EAST, 186.60 FEET; COURSE NO. 6) SOUTH 33 DEGREES 25 MINUTES 57 SECONDS EAST, 82.29 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 31 SECONDS EAST, LEAVING SAID LANDS, 1311.85 FEET; THENCE NORTH 01 DEGREES 23 MINUTES 46 SECONDS WEST, 634.24 FEET TO SAID SOUTHERLY LINE OF THE 130 FEET WIDE JEA TRANSMISSION LINE CORRIDOR; THENCE NORTH 87 DEGREES 48 MINUTES 32 SECONDS WEST, ALONG SAID SOUTHERLY LINE, 2358.28 FEET TO THE POINT OF BEGINNING.

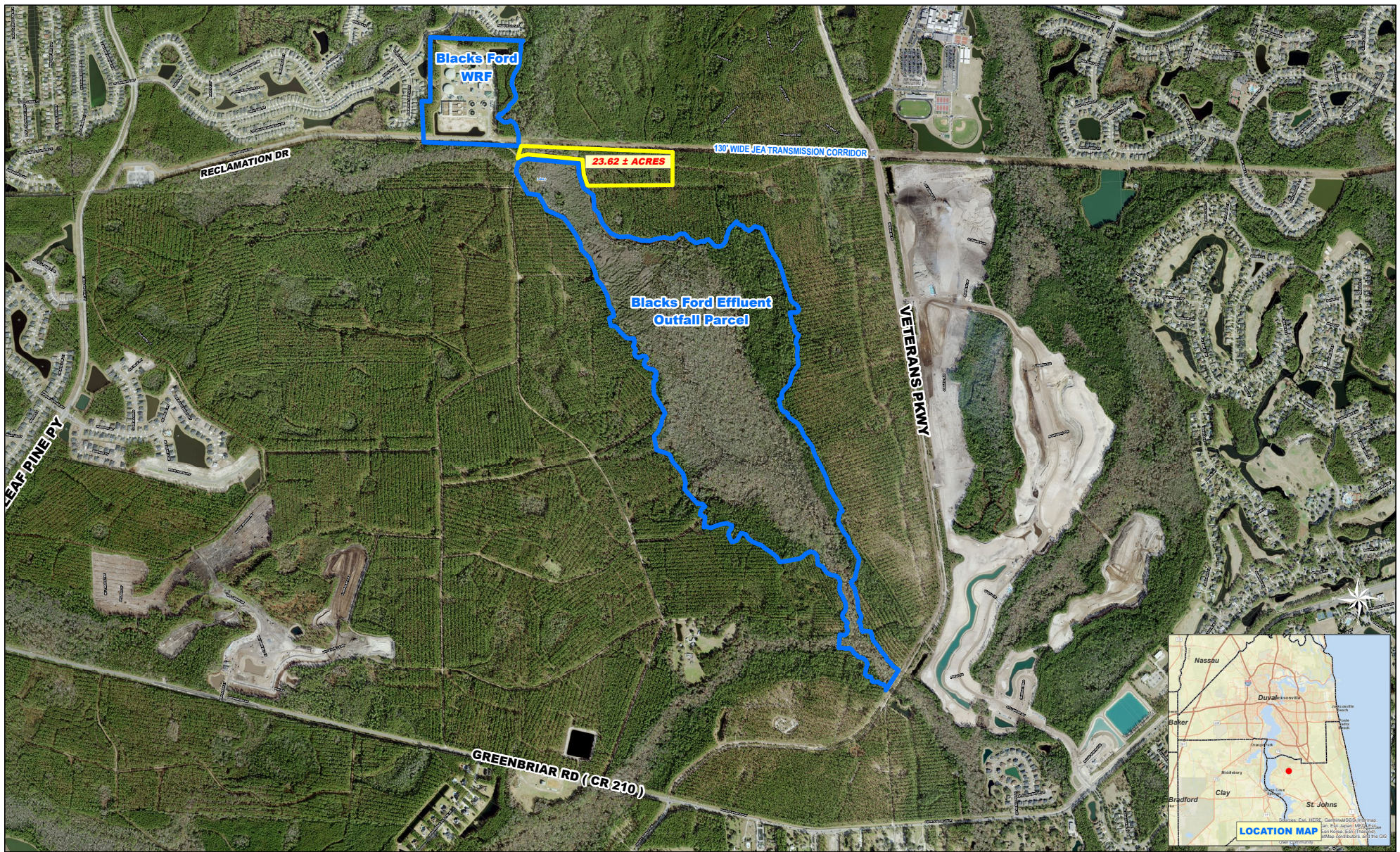
CONTAINING 23.62 ACRES MORE OR LESS.

EXHIBIT B

100' NATURAL VEGETATIVE STATE BUFFER

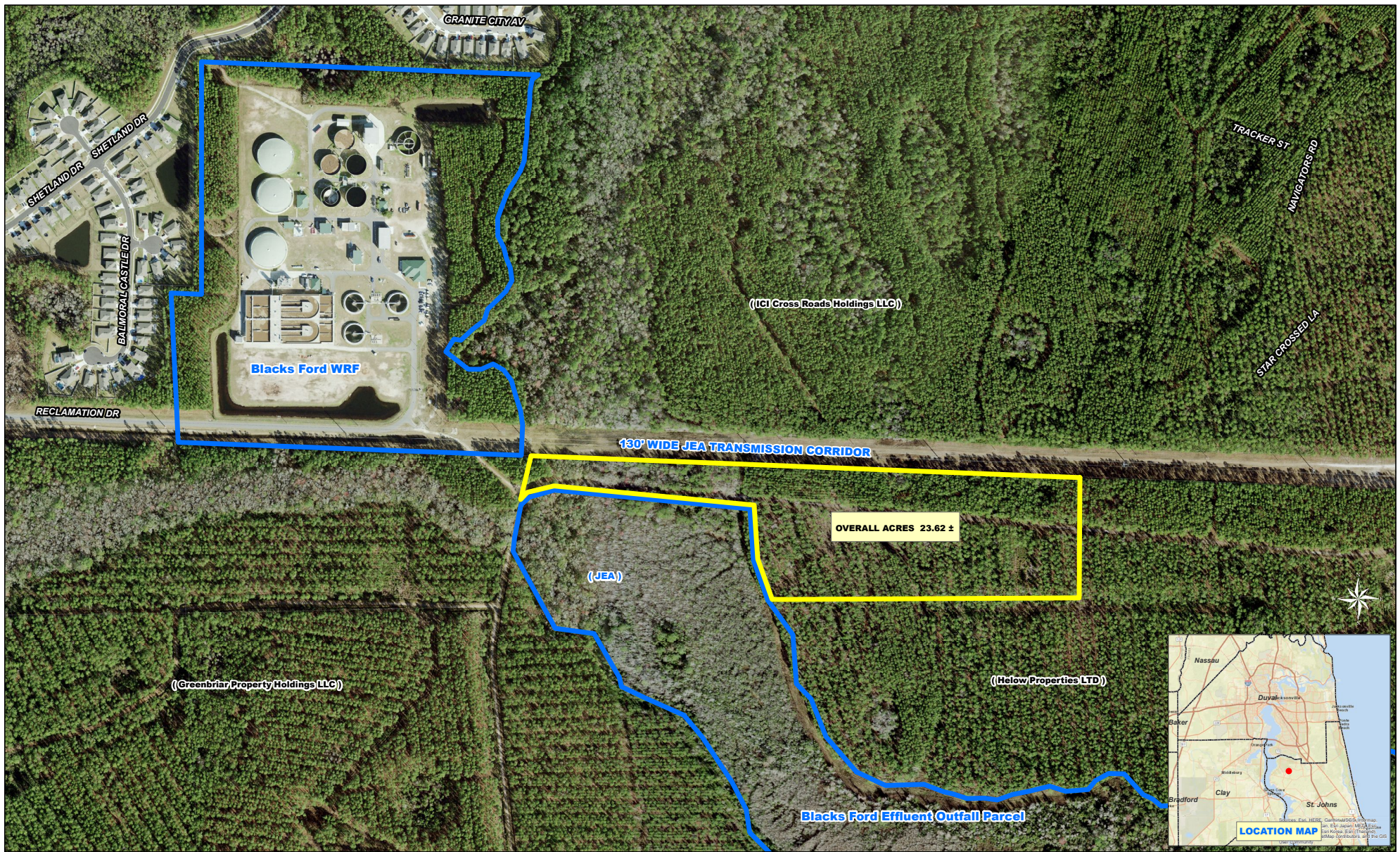


 = 100' Buffer



Blacks Ford WRF Location Map

BlacksFordWRF&EffluentOutfallParcel_J_P_10-28-24_RES.mxdFile



Blacks Ford WRF Location Map

BlacksFordWRF&EffluentOutfallParcel_J_P_10-28-24_RES.mxdFile

JEA Board Agenda

MEMORANDUM
**Georgia Street Substation Distribution Circuits Authorization
for Eminent Domain**

Board Meeting Date: November 19, 2024

 Outcome: ☐ INFORMATION ONLY ☒ ACTION ☐ FUTURE BOARD CONSIDERATION

If Action, Provide a Recommended Motion:

Staff recommends that the Board approve Resolution 2024 – 62 to acquire the necessary property rights should negotiations prove unsuccessful.

 Consent Agenda Item: ☐ Yes ☒ No

Presenter: Jordan Pope, Director, Administrative Services

Chief: Jody Brooks, Chief Administrative Officer

Strategic Focus Area:

DEVELOPING AN
UNBEATABLE TEAMDELIVERING BUSINESS
EXCELLENCEEARNING CUSTOMER
LOYALTY

Background Information & Analysis:

JEA has identified approximately 0.25 acres adjacent to the Georgia Street Substation needed to support the expansion, operation, and continued reliability of the electric system. The subject property was selected due to its location immediately south of JEA's existing Georgia Street Substation. Real Estate Services has been unable to successfully negotiate a purchase agreement with the property owner.

Pursuant to Section 21.04 of the JEA Charter and Article 3 of the Real Estate Services Procurement Directive, JEA has the authority to acquire all property in the best interests of JEA. Condemnation Authority is requested to ensure that any delays in negotiations or acquisitions do not jeopardize the project schedule.

Financial Impact:

JEA's current appraisal values the subject property at \$40,850.00. Should JEA proceed with Eminent Domain action, additional fees and expenses may be incurred consistent with Florida Statutes.

Committee/Board Meeting/Workshop & Date Presented:

N/A

Appendix: *List appendix items provided*

Resolution 2024-62
Boundary Survey
Ownership Interests
Property Location Map



BOARD RESOLUTION: 2024-62

November 19, 2024

A RESOLUTION OF JEA AUTHORIZING NEGOTIATED ACQUISITION AND EXECUTION OF ACQUISITION AGREEMENTS OF CERTAIN LAND DESCRIBED HEREIN FOR ELECTRIC UTILITY INFRASTRUCTURE AND ASSOCIATED FACILITIES, UNDER CERTAIN TERMS AND CONDITIONS, AND FAILING SUCCESSFUL NEGOTIATIONS AS TO ANY AND ALL SUCH LAND, AUTHORIZING CONDEMNATION PROCEEDINGS; DECLARING THE NECESSITY FOR ACQUIRING FEE SIMPLE OWNERSHIP THROUGH CONDEMNATION BY RIGHT OF EMINENT DOMAIN IN CERTAIN LAND; AUTHORIZING THE OFFICE OF GENERAL COUNSEL TO INSTITUTE APPROPRIATE CONDEMNATION PROCEEDINGS; WAIVING ANY CONFLICTING PROVISIONS OF THE REAL ESTATE SERVICES PROCUREMENT DIRECTIVES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, JEA is authorized to construct, operate, and maintain facilities for public utilities for the general public and is vested by law with the power of eminent domain to acquire real property rights, for all public utilities including, but not limited to, electric, water, reclaimed water, and sewer purposes in the event that negotiations for their purchase is concluded unsuccessfully;

NOW, THEREFORE, BE IT RESOLVED by the JEA Board of Directors ("Board") that:

Section 1. Managing Director Authorized to Acquire. The Chief Executive Officer and Managing Director, or her designee, is hereby authorized to negotiate and acquire and to enter into acquisition agreements and to execute on behalf of JEA such documents as may be required for acquisition of the lands described in Exhibit "A", to construct, operate and maintain electric utility infrastructure and related facilities. JEA declares that the land described in Exhibit "A" is necessary for this use. The Managing Director, or her designee, shall accomplish such acquisition on such terms and conditions as specified by JEA.

Section 2. Declaration of Necessity. In the event any such negotiation is concluded unsuccessfully within a reasonable period, as determined by JEA, JEA declares the necessity for acquiring through condemnation by right of eminent domain the lands described in Exhibit "A". The purpose of the acquisition is to construct, operate, and maintain electric utility infrastructure and related facilities and to accommodate future expansion of electric utility infrastructure.

Section 3. Acquisition of Fee Simple Ownership. JEA shall acquire by eminent domain fee simple ownership of the land described in the attached Exhibit "A" for the public purposes stated herein.

Section 4. Institution of Legal Proceedings. The Office of General Counsel is authorized and empowered to institute at the direction of the Managing Director and on

behalf of JEA the appropriate legal proceedings to acquire by condemnation the land described in the attached Exhibit "A".

Section 5. Pre-suit Mediation. The Board hereby approves pre-suit mediation as allowed by Chapter 73.015(3), Florida Statutes, and delegates mediation settlement authority to the Managing Director/CEO or her designee.

Section 6. Waiver. Any conflicting provisions of the Real Estate Procurement Directives are hereby waived.

Section 7. Correction of Errors. To the extent that there are administrative, typographical, and/or scrivener's errors contained herein that do not substantively change the tone, tenor, or effect of this Resolution, then such errors may be revised and corrected by the Managing Director, or authorized designee, with no further action required by the Board.

Section 8. Effective Date. This Resolution shall be effective upon its adoption by the Board.

Dated this 19th day of November 2024.

JEA Board Chair

JEA Acting Board Secretary

Form Approved by:

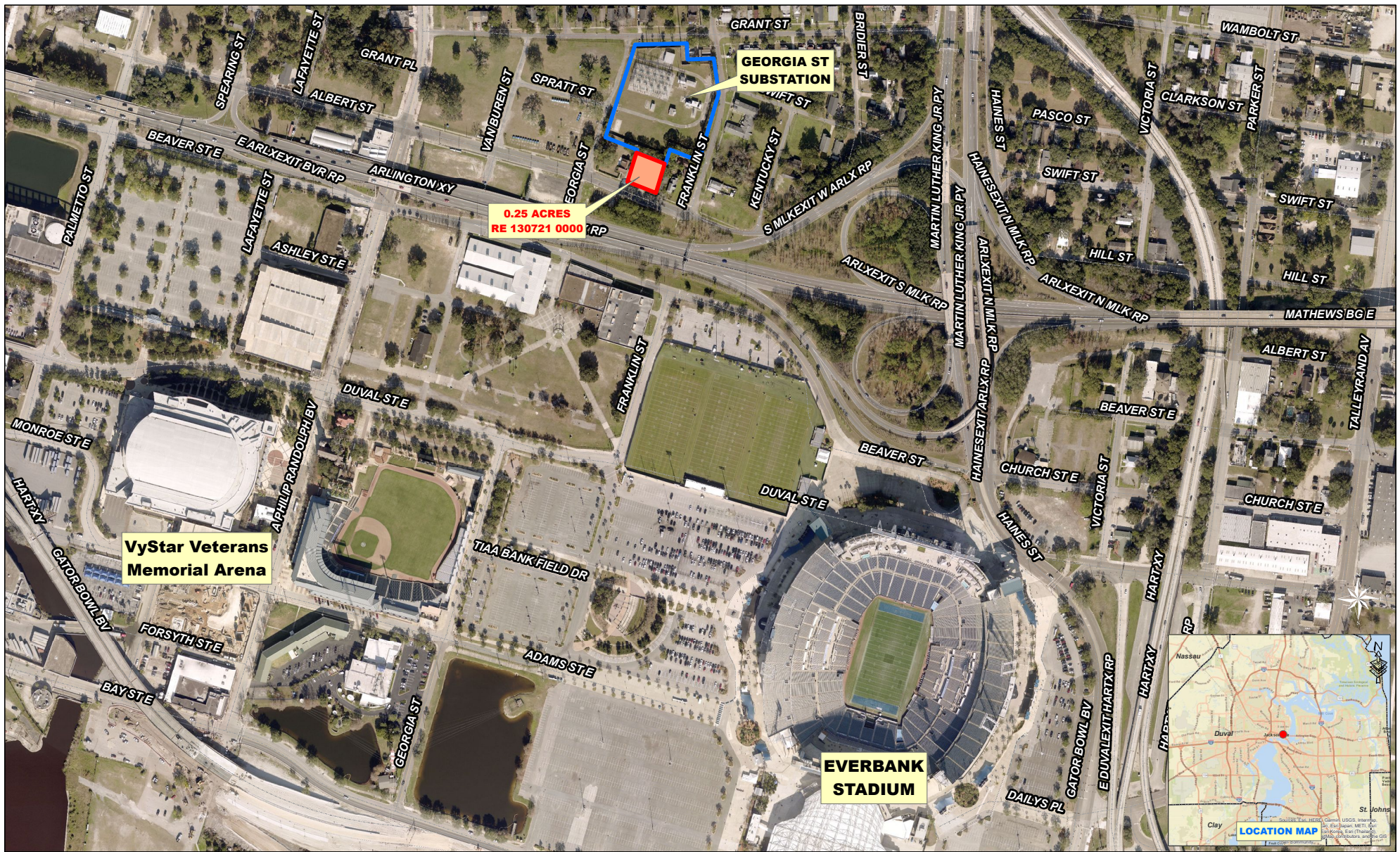
Office of General Counsel

VOTE	
In Favor	
Opposed	
Abstained	



Ownership Interests:

Parcel 100: Kenneth Pompei and Yvonne S. Pompei, husband and wife



GEORGIA STREET SUBSTATION LOCATION MAP

GeorgiaStreetSubstationLocationMap_IP_RES10-30-24.mxd

LOCATION MAP



JEA Board Agenda

MEMORANDUM**Combined Cycle Update**

Board Meeting Date: November 19, 2024

 Outcome: ☒ INFORMATION ONLY ☐ ACTION ☐ FUTURE BOARD CONSIDERATION

If Action, Provide a Recommended Motion:

N/A

 Consent Agenda Item: ☐ Yes ☒ No

Presenter: Pedro A Melendez, VP Planning, Engineering & Construction

Chief: Ricky Erixton, Interim Chief Operating Officer

Strategic Focus Area:



DEVELOPING AN UNBEATABLE TEAM



DELIVERING BUSINESS EXCELLENCE



EARNING CUSTOMER LOYALTY

Background Information & Analysis:

The JEA 2023 Integrated Resource Plan (IRP) identified the need for a new Combined Cycle Unit by 2030 to meet long-term energy needs. The main objective of this agenda item is to update the Capital Projects Committee on the significant activities and milestones related to the plans for meeting the identified needs.

To address long-term energy supply, JEA began a market test solicitation to obtain viable proposals. In tandem, JEA is developing a self-build comparable option and initiated a power island solicitation to determine the best equipment (combustion turbine, steam turbine, and heat recovery steam generator) to competitively establish a project for evaluation.

JEA accounted for the new Green House Gas rules in the solicitations, conducted site visits for the power island and incorporated relevant terms and conditions. The Market test solicitation includes various transaction types for evaluation. The power island bids are due December 4, 2024. The market test bids are due March 4, 2025. A presentation to review and provide approval of a project option after the Market test is completed, is planned for July 2025.

Current Capital planning level cost does not include GHG rules compliance.

Financial Impact:

\$825M without Green House Gas rules

Committee/Board Meeting/Workshop & Date Presented:

JEA Board Meeting - March 26, 2024; CPC Meeting August 12, 2024

Appendix: *List appendix items provided*

N/A

JEA Board Agenda

MEMORANDUM
**Georgia Street Substation Distribution Circuits Authorization
for Eminent Domain**

Board Meeting Date: November 19, 2024

Outcome:

☐

INFORMATION ONLY

☒

ACTION

☐

FUTURE BOARD CONSIDERATION

If Action, Provide a Recommended Motion:

Staff recommends that the Board approve Resolution 2024 – 62 to acquire the necessary property rights should negotiations prove unsuccessful.

Consent Agenda Item:

☐

Yes

☒

No

Presenter:

Jordan Pope, Director, Administrative Services

Chief:

Jody Brooks, Chief Administrative Officer

Strategic Focus
Area:
☐
DEVELOPING AN
UNBEATABLE TEAM
☒
DELIVERING BUSINESS
EXCELLENCE
☐
EARNING CUSTOMER
LOYALTYBackground
Information &
Analysis:

JEA has identified approximately 0.25 acres adjacent to the Georgia Street Substation needed to support the expansion, operation, and continued reliability of the electric system. The subject property was selected due to its location immediately south of JEA's existing Georgia Street Substation. Real Estate Services has been unable to successfully negotiate a purchase agreement with the property owner.

Pursuant to Section 21.04 of the JEA Charter and Article 3 of the Real Estate Services Procurement Directive, JEA has the authority to acquire all property in the best interests of JEA. Condemnation Authority is requested to ensure that any delays in negotiations or acquisitions do not jeopardize the project schedule.

Financial
Impact:

JEA's current appraisal values the subject property at \$40,850.00. Should JEA proceed with Eminent Domain action, additional fees and expenses may be incurred consistent with Florida Statutes.

Committee/Board Meeting/Workshop & Date Presented:

N/A

Appendix: *List appendix items provided*

Resolution 2024-62
Boundary Survey
Ownership Interests
Property Location Map

JEA Board Agenda

MEMORANDUM**Major Capital Projects List Update**

Board Meeting Date: November 19, 2024

Outcome:



INFORMATION ONLY



ACTION



FUTURE BOARD CONSIDERATION

If Action, Provide a Recommended Motion: N/A

Consent Agenda Item:



Yes



No

Presenter:

Ricky Erixton, Interim Chief Operating Officer

Chief:

Ricky Erixton, Interim Chief Operating Officer

Strategic Focus Area:



DEVELOPING AN UNBEATABLE TEAM



DELIVERING BUSINESS EXCELLENCE



EARNING CUSTOMER LOYALTY

Background Information & Analysis:

The JEA Capital Improvement Plan (CIP) includes over 450 Water system and 400 electric system projects.

The three main categories of projects are Growth, Renewal & Replacement and Regulatory. Staff is providing a list of active projects with an Overall Project Budget greater than \$25M along with the current project status. There are 24 projects on the list with 17 projecting over \$50M in capital costs. Several of these projects have come to the Capital Projects Committee for information and/or action. Please refer to the Capital project list for additional details.

Financial Impact:

Electric \$1.03B and Water \$3.01B

Committee/Board Meeting/Workshop & Date Presented:

August 12, 2024 Capital projects committee

Appendix: *List appendix items provided*

Major Capital Projects List

Major Capital Projects**Projects with Overall Project Budget (OPB) ≥ \$50 Million**

Index No.	Project Status	Project Description	Total Proj. Expenses through FY24	FY25 Forecast	FY26 Forecast	FY27 Forecast	Forecasted OPB Estimate	Service
084-11	Schematic Design	Advanced Class 1X1 Combined Cycle Addition	\$697,003	\$4,602,997	\$27,000,000	\$174,000,000	\$825,300,000	Electric
711-56	Schematic Design	SWDE - Buckman WRF	\$501,061	\$3,818,293	\$933,362	\$895,474	\$728,975,523	Water
711-26	Construction	Buckman WRF - Biosolids Conversion - Process Facility with Dual Dryers	\$61,693,524	\$50,827,983	\$88,355,627	\$79,616,321	\$301,592,643	Water
103-04	Schematic Design	Blacks Ford WRF - Expansion from 6 to 12 MGD	\$9,953,512	\$2,498,083	\$32,824,745	\$103,245,745	\$235,916,895	Water
150-15W	Schematic Design	SWDE - Southwest WRF Purification Facility	\$298,380	\$854,196	\$850,000	\$850,000	\$198,201,980	Water
135-18W	Schematic Design	SWDE - Arlington East Purification Facility	\$312,341	\$989,896	\$2,000,000	\$12,300,000	\$193,123,966	Water
135-19	Schematic Design	Arlington East WRF – Reclaimed Water and Disinfection System Upgrades	\$1,383,372	\$3,810,389	\$16,819,408	\$58,009,944	\$186,784,130	Water
268-W3	Construction	Greenland WRF - 4.0 MGD	\$141,887,109	\$7,260,075	\$0	\$0	\$149,147,184	Water
151-03W	Schematic Design	SWDE - Cedar Bay Purification Facility	\$365,570	\$238,873	\$250,000	\$250,000	\$139,229,500	Water
150-11	Construction	Southwest WRF - Expansion to 16 MGD	\$108,050,880	\$27,378,697	\$383,560	\$0	\$135,813,138	Water
870-08	Construction	Nassau Regional WRF - Expansion to 3 MGD	\$116,715,593	\$10,040,413	\$3,564,190	\$0	\$130,320,195	Water
139-02	Planned	Northwest WRF - 2.0 MGD	\$74,016	\$5,773,104	\$12,923,742	\$33,552,854	\$120,000,000	Water
135-11	Final Design	Arlington East WRF Phase 2 Upgrades	\$4,613,815	\$4,330,000	\$11,078,542	\$34,523,377	\$110,549,191	Water
789-157	Schematic Design	138kV / 230kV Fulton Cut Replacement	\$1,693,737	\$48,765,584	\$46,619,705	\$10,245,091	\$107,324,117	Electric
825-13	Construction	Water Purification Demonstration Facility	\$35,163,540	\$38,514,407	\$2,498,535	\$0	\$76,176,481	Water
102-37	Construction	SIPS - Greenland - Southside Blvd - Deerwood 3 to Greenland - W	\$39,143,669	\$14,620,460	\$7,799,933	\$0	\$61,564,062	Water
736-08	Construction	Water Meters - AMI Conversion	\$9,322,705	\$15,578,402	\$15,821,978	\$15,589,386	\$60,484,772	Water

Projects with Overall Project Budget (OPB) \$25 Million to < \$50 Million

Index No.	Project Status	Project Description	Total Proj. Expenses through FY24	FY25 Forecast	FY26 Forecast	FY27 Forecast	Forecasted OPB Estimate	Service
711-54	Final Design	Buckman WRF - Biosolids RAW Sludge Holding Tank Restoration	\$1,938,607	\$6,567,261	\$20,635,594	\$11,545,556	\$41,865,021	Water
789-107	Schematic Design	North Jacksonville Area 138kV Transmission Loop	\$741,357	\$7,175	\$0	\$1,810,999	\$40,362,278	Electric
131-04A	Construction	Monterey WRF Improvements - Phase 2	\$2,641,323	\$12,595,799	\$21,255,627	\$3,252,814	\$39,745,563	Water
102-34	Construction	SIPS - Deerwood - Southside Blvd Intertie to Deerwood III WTP - New	\$36,968,008	\$1,788,570	\$0	\$0	\$38,756,578	Water
146-07	Schematic Design	Ponte Vedra WRF - Improvements	\$1,024,580	\$920,603	\$560,416	\$11,062,392	\$35,143,990	Water
789-144	Construction	RES - North Jacksonville Transmission Corridor Acquisition	\$2,479,278	\$14,944,286	\$7,015,438	\$5,538,356	\$29,977,358	Electric
825-18	Schematic Design	North Grid THM Mitigation Project	\$472,989	\$738,000	\$1,200,000	\$5,000,000	\$28,089,894	Water
207-16	Construction	Facilities - JEA Headquarters	\$27,326,882	\$222,591	\$0	\$0	\$27,549,473	Electric

Legend

Project Substantially Completed

Capital Projects Committee Agenda Item (Past and/or Present)

Future Agenda Item

Notes: FY25 Actuals are through 10/31/24