

**APPENDIX A – SCOPE OF WORK**  
**PROGRESSIVE DESIGN-BUILD SERVICES FOR JEA UTILITY TRAINING CENTER (JUTC)**  
**RENOVATION PROJECT**

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## **207-27E –Training Center**

**PREPARED FOR: FACILITIES**

**PREPARED BY: MATTHEW POTEET**

**DATE: 2/9/18**

### **Introduction & Background**

Due to St. Johns River Power Park (SJRPP) closing in FY18 the JEA Training Department has been temporarily relocated to Northside Generating Station (NGS). Modular buildings (4 triple wides) were installed with new electrical service, water service, and sewer lift station in December 2017. The training center consists of three large class rooms and one office / bathroom / breakroom portable. The modular buildings and walkways are leased with a three (3) year service contract till a permanent location for the training group can be built.

The site location at NGS was determined by proximity to rear gate access as well as available cleared land. All four of the modular buildings are next to the substation between the CT's and Domes.

Management stakeholders required the training center to stay at NGS as the majority of their trainees report to that location.



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## **Justification**

Initial Program: JEA Training Department requires three 1000 s.f. class rooms with desks and related training equipment. Four offices for trainers, breakroom, restrooms, and small conference room. In addition to the class room s.f. an enclosed industrial training building is needed to house welding, machining, fire and hot work training, as well as other industrial related training to JEA operations. The estimated s.f. needed for this space is 5,000 s.f. The total s.f. need for a new training building is estimated at 10,000 s.f.

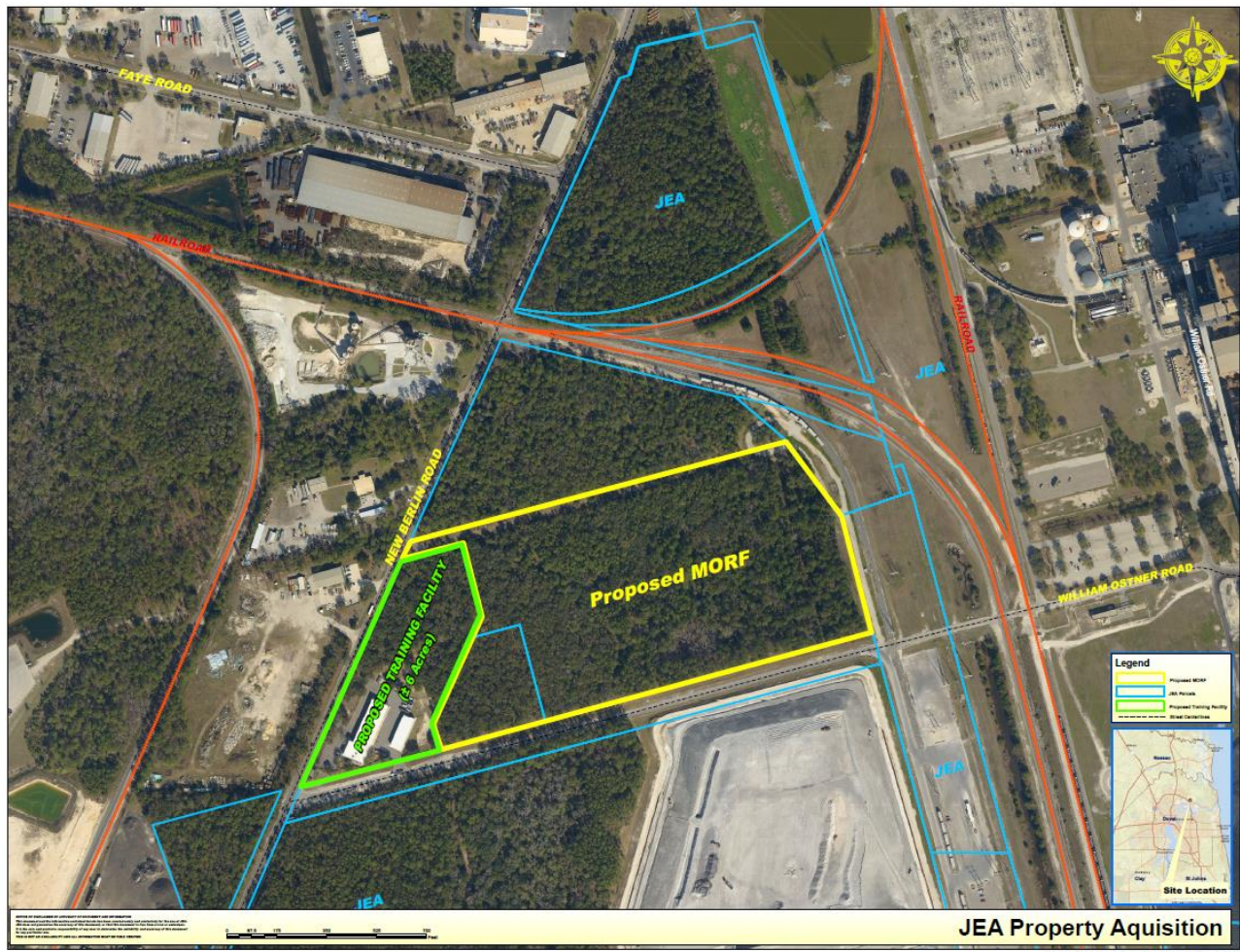
Increase in scope and program to combine all Industrial and Utility Training to be housed at the 10855 New Berlin Rd site. This new addition to JEA Facilities would be an all-encompassing JEA Utility Training Center. Currently JEA Training is spread over many existing service centers and properties. The new facility is adjacent to NGS property which gives way to use more than the identified +/- 6 acres at the corner of New Berlin Rd and William Osner Rd. The ideal location for the major stakeholders that require JEA Training is on the NW of Jacksonville between WSSC/CWSC/ SOCC, PSSC, and NGS.

The new center would continue to support the original scope of three (3) technical classrooms, machine shop, storage, welding booths, and outside fire safety. In addition to, it would combine excavation and crane training that was moved from SJRPP to Greenland Energy Center (GEC) and now to the JEA Utility Training Center (JUTC). Reducing the need for a modular building, utilities, and windshield time.

The overhead and underground line worker apprenticeship could be relocated from Broadway Ave training yard to William Osner Rd. Underground splicing classroom currently in the back of building 5 at WSSC will be relocated to the JUTC thus freeing up space for Investment Recovery needs.

WSSC hosts monthly JEA and contractor substation training classes where all vendors working at JEA Electrical Substation is required to take a four (4) hour safety course. By relocating these classes to the JUTC there will be less disruption to service center personnel and increase in parking as well as security and safety.

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## Scope

Project includes reformatting and upgrading existing 14,400 SF building at 10855 New Berlin Rd, from office/warehouse to nine (9) scaleable classrooms, ten (10) offices, shop area with conditioned storage, welding booths, break room and restrooms; includes finishes, furniture and fixtures. Scope also includes upgrade of operating systems: FTUs and related HVAC, plumbing, and electrical; related fixtures (toilets, sinks, light fixtures, etc.). HVAC includes controls; plumbing includes supply and drain/waste/vent lines. A new potable water line is to be installed from the main. New waste water station to JEA force main. Site clearing and permeable driveways to adjacent parcel acreage. Infill of 4 foot high CMU with metal panels to replace roll up doors.

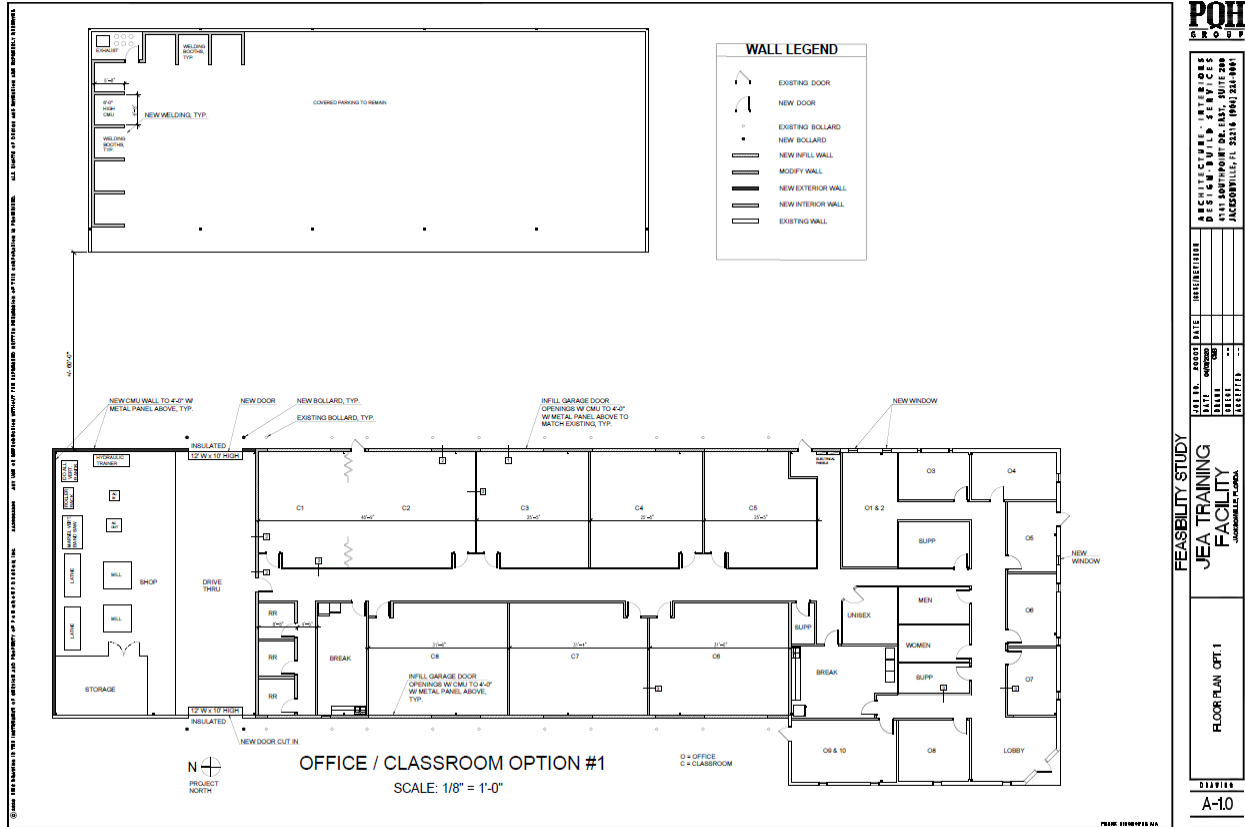
Design and construct new guard shack with restroom located in median of William Ostner Rd near new training facility. Design should be similar to JEA existing generating station front entrance guard shacks. New electronically operated gates per lane of traffic. Barrier arms electronically operated per lane of traffic, minimum of two lanes of traffic on entrance and one lane on exit. Guard shack shall have network access and access controls through fiber optic connector or copper.





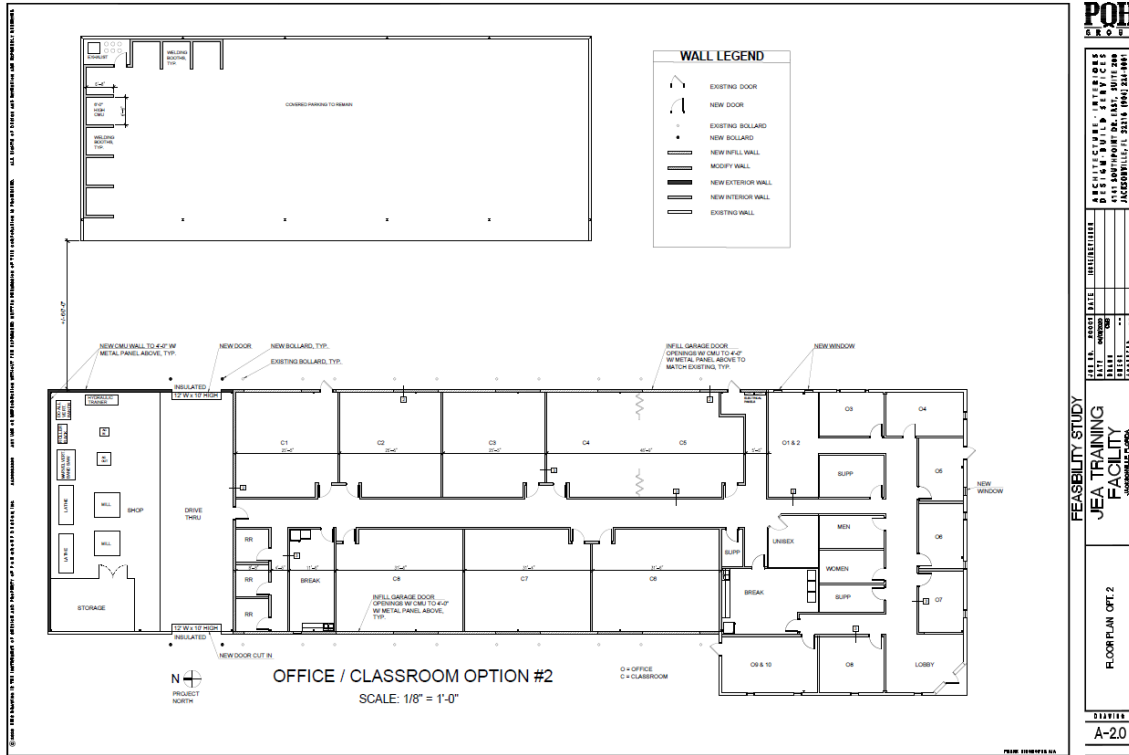
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Concept Layout: A

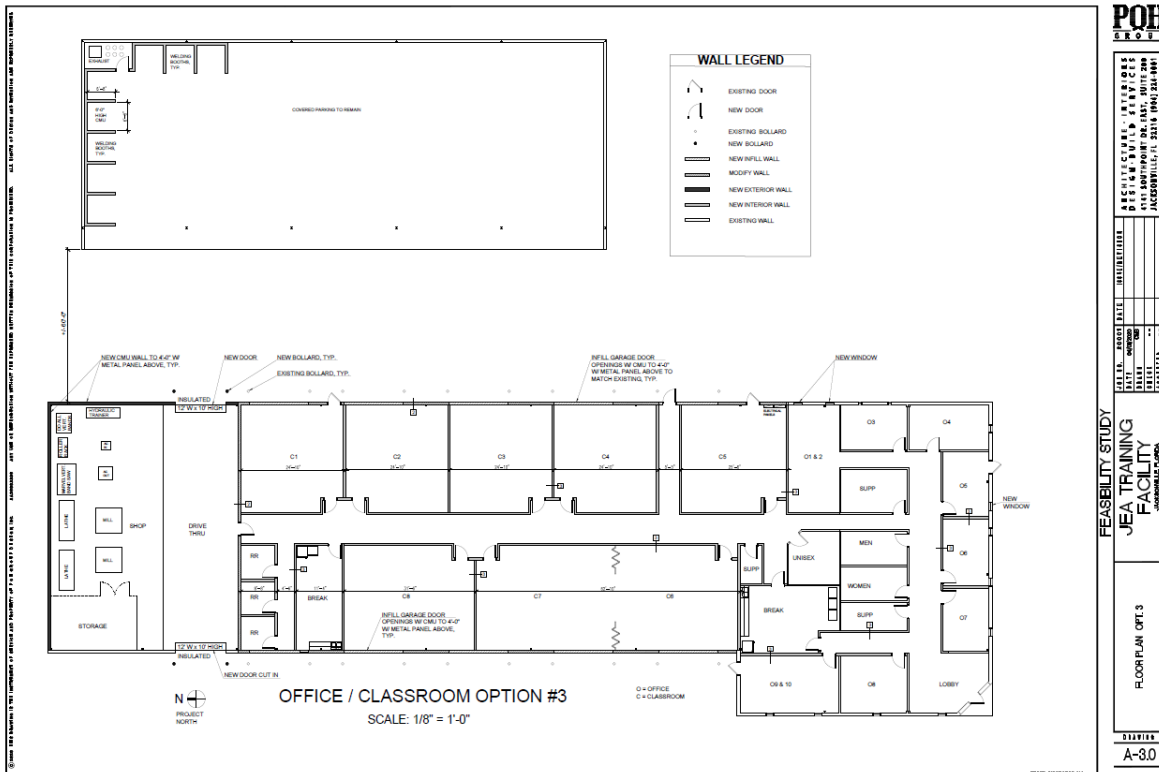


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## Concept Layout: B



## Concept Layout: C



UNDEVELOPED TRACT  
100,000 SQ. FT.

POND TRACT  
100,000 SQ. FT.

EXCAVATION TRACT  
100,000 SQ. FT.

NEW BERLIN RD

WILLIAM OSTNER RD

0 50 100 150 200 Feet

New Berlin & William Ostner Road