



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

May 23, 2025 | 2:00 pm – 4:00pm

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

WELCOME

Meeting Called to Order

Adoption of Agenda

Rick Morales, Chair

[Approval of Minutes – February 25, 2025 \(Action\)](#)

Safety Briefing

Rob Zammataro, Chief Water Systems Officer

COMMENTS / PRESENTATIONS

Comments from the Public

Public

FOR COMMITTEE CONSIDERATION

DELIVERING BUSINESS EXCELLENCE

[Authorization for Easement Purchase from Jacksonville Aviation Authority \(Action\)](#)

Jordan Pope, Senior Vice President,
Administrative Services

[Maxville Substation – Authorization for Condemnation \(Action\)](#)

[Arlington East Water Reclamation Facility Phase 2 Expansion Wharton-Smith Contract \(Action\)](#)

Rob Zammataro, Chief Water Systems Officer

[Hogans Creek District Energy System Plant Expansion](#)

Deanna Davis, Director, District Energy Services

[Combined Cycle Update
138kV / 230kV Fulton Cut Replacement Update](#)

Ricky Erixton, Chief Electric Systems Officer

OTHER BUSINESS & CLOSING CONSIDERATIONS

Old & Other New Business / Open Discussion

Announcements – Next Meeting August TBD

Rick Morales, Chair

Adjournment

SUPPLEMENTAL INFORMATION

[Appendix A: Capital Projects Committee Minutes – February 25, 2025](#)

[Appendix B: Authorization for Easement Purchase from Jacksonville Aviation Authority](#)

[Appendix C: Maxville Substation – Authorization for Condemnation](#)

[Appendix D: Arlington East Water Reclamation Facility Phase 2 Expansion – Wharton-Smith Contract](#)

[Appendix E: Hogans Creek District Energy System Plant Expansion](#)

[Appendix F: Combined Cycle Update](#)

[Appendix G: 138kV / 230kV Fulton Cut Replacement Update](#)

[Appendix H: Major Capital Projects List](#)



Building Community

CAPITAL PROJECTS COMMITTEE

M A Y 2 3 , 2 0 2 5

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

Rick Morales, Chair



Authorization for Easement Purchase from Jacksonville Aviation Authority

Jordan Pope, Senior Vice President,
Administrative Services

Action



JAA
Jacksonville
Aviation
Authority

Northwest Duval County Easement Acquisition

Background

- Route identified to meet growing electric demand in Northwest area of Duval County
- Project includes two future substations and 11-mile utility corridor
- Acquisition negotiated with Jacksonville Aviation Authority:
 - 10 acres (substation site)
 - 39.70 acres (utility corridor)
 - 2.54 acres (access easement)
- Total: 52.24± acres

Additional property rights still being pursued



Jacksonville Aviation Authority agreed to sell at appraised value of \$5,663,800



Authorization for Easement Purchase from Jacksonville Aviation Authority

Real Estate Services requests the Capital Projects Committee recommend the Board approve the proposed easement acquisitions for the subject substation and utility corridor from Jacksonville Aviation Authority.



Maxville Substation – Authorization for Condemnation

Jordan Pope, Senior Vice President,
Administrative Services

Action



Northside Generating Station

Maxville Substation Expansion

Background

- Pursuant to Section 21.04 of Article 21 - JEA Charter and Article 3 of the Real Estate Services Procurement Directive:

"JEA has the power to acquire property in its best interests."

- JEA has identified 16.29 acres on the Westside adjacent to a planned 230kV transmission circuit as a potential acquisition to support current/future electric demand
- Real Estate Services is actively negotiating with the property owner but has yet to reach an agreement
- JEA is continuing to explore other suitable locations
- Condemnation may incur additional fees per Florida Statutes



Maxville Substation – Authorization for Condemnation

Staff requests the Capital Projects Committee recommend the Board approve acquisition through condemnation should negotiations prove unsuccessful.



Arlington East Water Reclamation Facility Phase 2 Expansion – Wharton-Smith Contract

Rob Zammataro, Chief Water Systems Officer

Action



Arlington East WRF



Arlington East WRF Phase 2 Expansion

Background



Facility Overview:

- Built in 1976. Treats 20 million gallons per day (MGD) of wastewater.

Water Use:

- Produces reclaimed water for irrigation and purified water facilities
- Effluent will serve as the source water for the 1 MGD H2.0 Purification Center and the 6 MGD purified water facility

Expansion Needs:

- Phase 2 upgrades include replacing deteriorated structures and adding new aeration and blower systems

Design & Contract:

- Hazen & Sawyer completed the design in November 2024 and awarded the contract to Wharton-Smith for \$99.1M



Arlington East WRF Phase 2 Expansion



Procurement Code Update:

- The Procurement Code (P-Code) is being revised to incorporate new language under Section 3-120; Owner Direct Purchases (ODP)
- This update will allow JEA to directly purchase equipment, materials, and supplies related to capital and operational projects, in accordance with Florida Statute §212.08(6) and Florida Administrative Rule 12A-1.094

Benefits of Owner Direct Purchases:

- Exempts purchases from Florida sales tax
- Reduces financial strain on contractors, helping smaller/local firms
- Lowers bonding requirements for contractors
- Improves cost transparency and control over material choices

Project Owner Direct Purchases:

- JEA may directly purchase \$17M in equipment, saving approximately \$1M in state sales taxes

Strategic Alignment:

- Aligns with best practices in utility capital project management, and supports JEA's ongoing commitment to efficiency, fiscal responsibility, and transparency in utility projects



Arlington East WRF Phase 2 Expansion – Wharton-Smith Contract

Staff requests the Capital Projects Committee recommend the Board approve the amended Wharton-Smith contract to include the Owner Direct Purchase language, in accordance with the JEA Procurement Code.



Hogans Creek District Energy System (DES) Plant Expansion

Deanna Davis, Director, District Energy Services



Hogans Creek DES Plant



Hogans Creek DES Plant Expansion

Background:

- Located at 777 E. Church Street, current capacity: 3,400 tons
- Built in 2003 for VyStar Veterans Memorial Arena & Ballpark
- Construction sequencing will be utilized to maintain service to existing customers
- Recently added customers: Miller Electric Center, Four Seasons Hotel and office building

Prospective Chilled Water System Customers:

- Stadium of the Future
- Flex Field
- MOSH
- Shipyards II

Full Build-out by 2028:

- Total Capacity: 11,400 tons

Additions:

- 3 x 2,000-ton centrifugal chillers
- 12 x 1,000-ton cooling tower cells
- Transformer, panels, switchgear, Motor Control Center (MCC)
- Update to controls



Four Seasons Hotel



Veterans Memorial Arena



Stadium of the Future



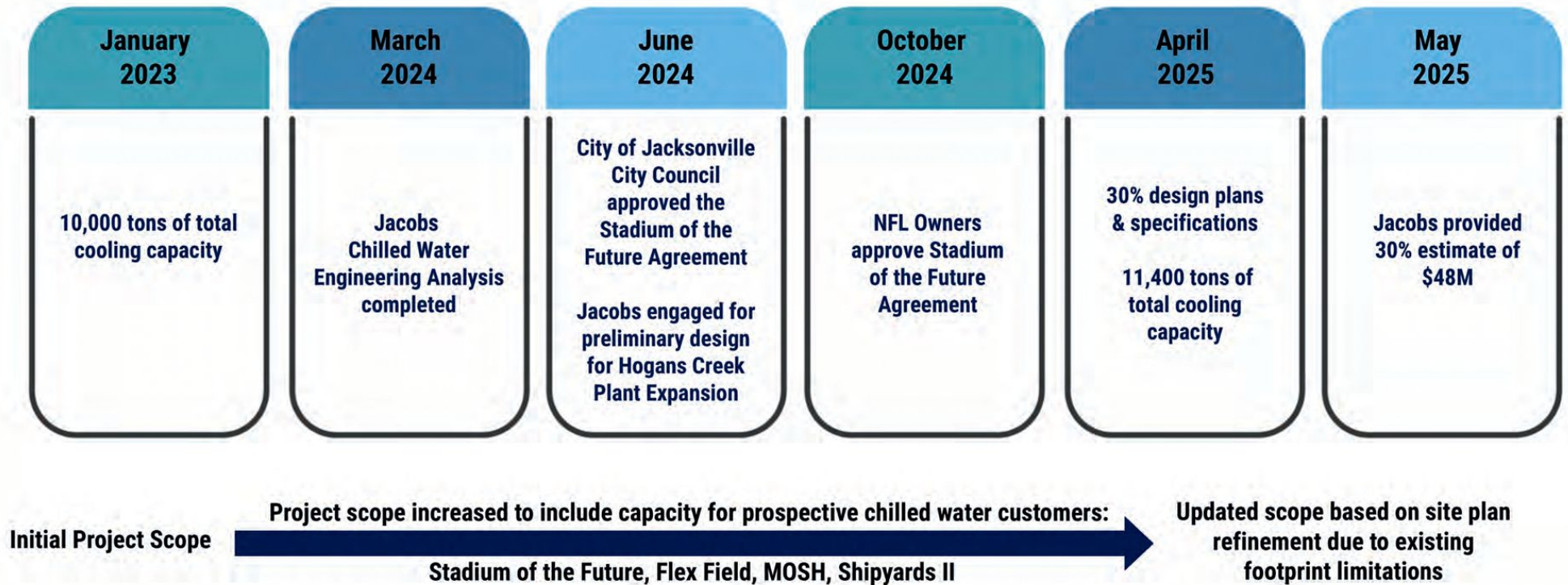
MOSH



Miller Electric Center

Project Timeline

Hogans Creek DES Plant Expansion



Combined Cycle Update

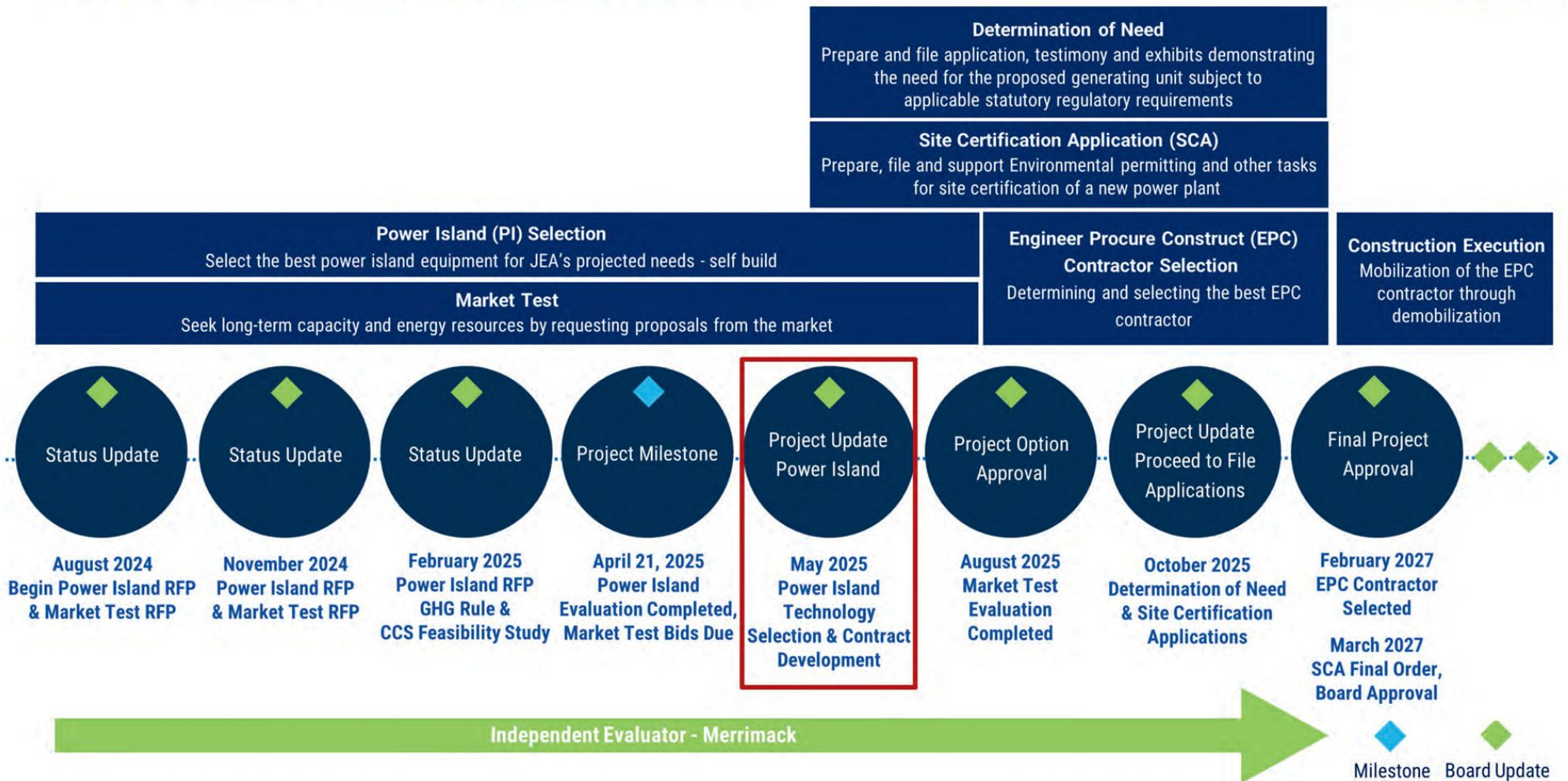
Ricky Erixton, Chief Electric Systems Officer



Greenland Energy Center

JEA

Significant Activities and Milestones



Combined Cycle Update

Request for Proposal



Power Island Equipment (combustion turbine, steam turbine, and heat recovery steam generator)

- RFP released on September 10, 2024
- Two manufacturers submitted bids: GE Vernova & Mitsubishi Power America
- Best-and-Final-Offer received on March 27, 2025
- Evaluation completed April 21, 2025; Highest scoring vendor is GE Vernova, 7HA.03 1x1 Combined Cycle technology

Market Test Solicitation

- RFP released on Oct 4, 2024
- Transaction type options include Build-Transfer, Jointly Owned, Power Purchase Agreement, and Asset Purchase
- Bids received April 21, 2025; from Florida Power & Light
- Evaluation to be complete by June 27, 2025

Selection of Power Island Self-Build Option or Market Test Option

- JEA and the independent evaluator will conduct a comparative analysis of the Power Island self-build and Market Test options immediately following the conclusion of Market Test evaluation
- Final evaluation results and recommendation to be complete by July 11, 2025
- Staff will present the results and seek Board approval to proceed with the recommended option in August 2025



138kV / 230kV Fulton Cut Replacement Update

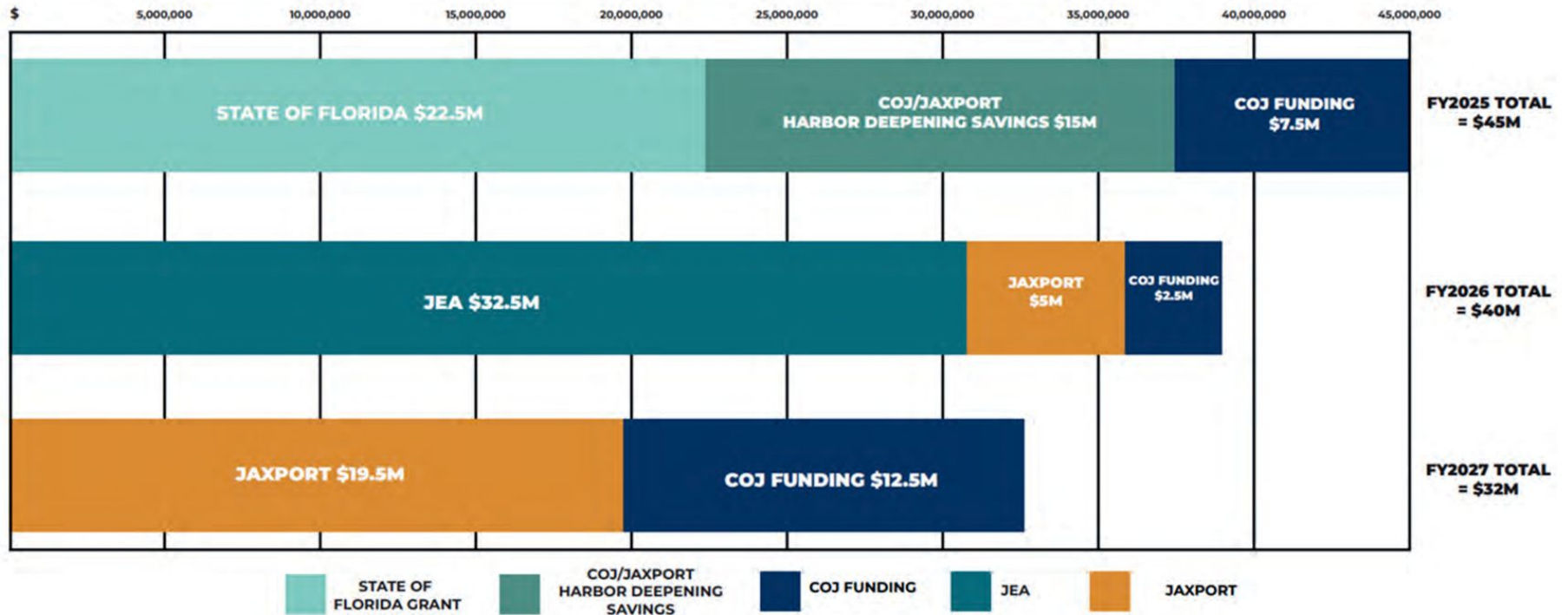
Ricky Erixton, Chief Electric Systems Officer



Powerline Project FY2025 - FY2027



Cash Flow Projections



State of FL/COJ/JaxPort Initial Funding - \$52M

JEA - \$32.5M

JaxPort - \$32.5M

138kV / 230kV Fulton Cut Replacement

Update

Configuration:

- Six transmission circuits carried by three lattice towers per side

Project Goal:

- Replace lattice towers with steel monopoles and install new conductors to improve ship clearance

Navigational Clearance:

- Raising lines from 175 feet to 225 feet above mean high water, exceeding the required 205 feet and meeting OSHA regulations

Execution Considerations:

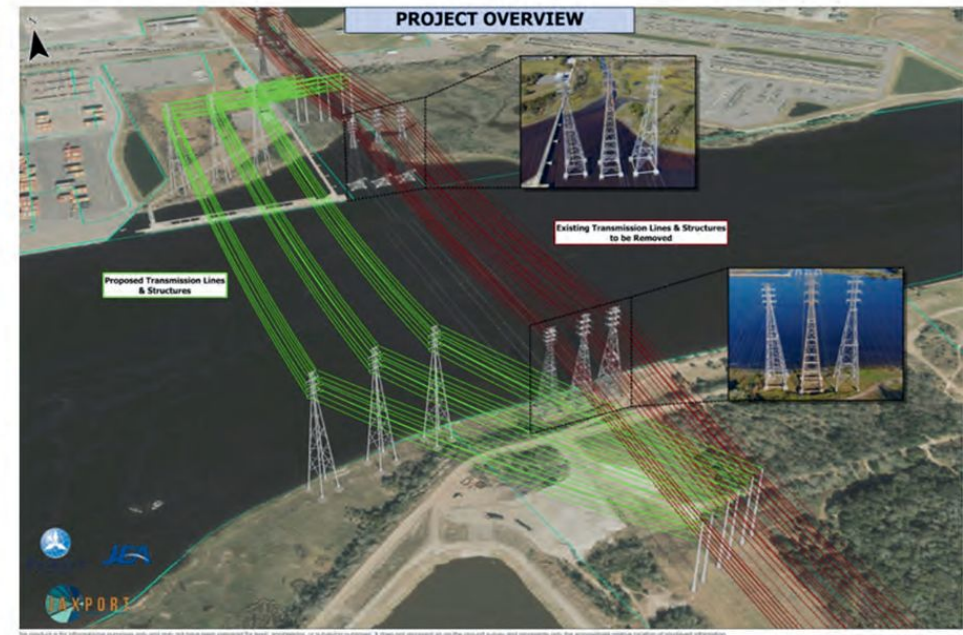
- Seasonal weather and system load must be factored in; close coordination among JEA teams is essential

Safety Focus:

- High-risk tasks involve cranes, helicopters, and working near energized lines—strict safety measures will be upheld

Expert Review:

- Burns & McDonnell reviewed design and construction plans at 60% completion, ensuring cost control, execution sequence, and safety



St. Johns River Fulton Cut Crossing

138kV / 230kV Fulton Cut Replacement

May 2025 Updates

Harbour Waterway Special District (HWSD)

- JEA provided updated exhibits to HWSD to address concerns, and were preliminarily approved

Reed Island Homeowners Association:

- Held virtual meeting on April 3, 2025

Materials

- Bulk Materials - Wesco, winning bidder. Presented to Awards Committee, May 15
- Optical Ground Wire - Gresco, Purchase Order sent on May 6
- Southwire (Conductor) Purchase Order sent on November 7, 2024, arrival expected August 2025
- Valmont (Structures) Purchase Order sent on February 28, 2025, arrival expected March - June 2026
- SPX (Hardware) Purchase Order sent on March 6, 2025, arrival expected November 2025

Project Insurance:

- Additional coverage with Gallagher that will bind coverage subsequent to the execution of the Interlocal Agreement at a cost of \$488k



138kV / 230kV Fulton Cut Replacement Cumulative Project Cost is \$117M

2025 Recent Activity

Updates on Contract:

- Approved by JAXPORT Board February 24
- Approved by JEA Board February 25
- Approved by COJ Council March 25
- Executed Contract April 8
- Received Bond April 10
- Issued Purchase Order/Notice to Proceed to Quanta on April 11

FY25 Construction Purchase Order issued in the amount of \$26,016,533

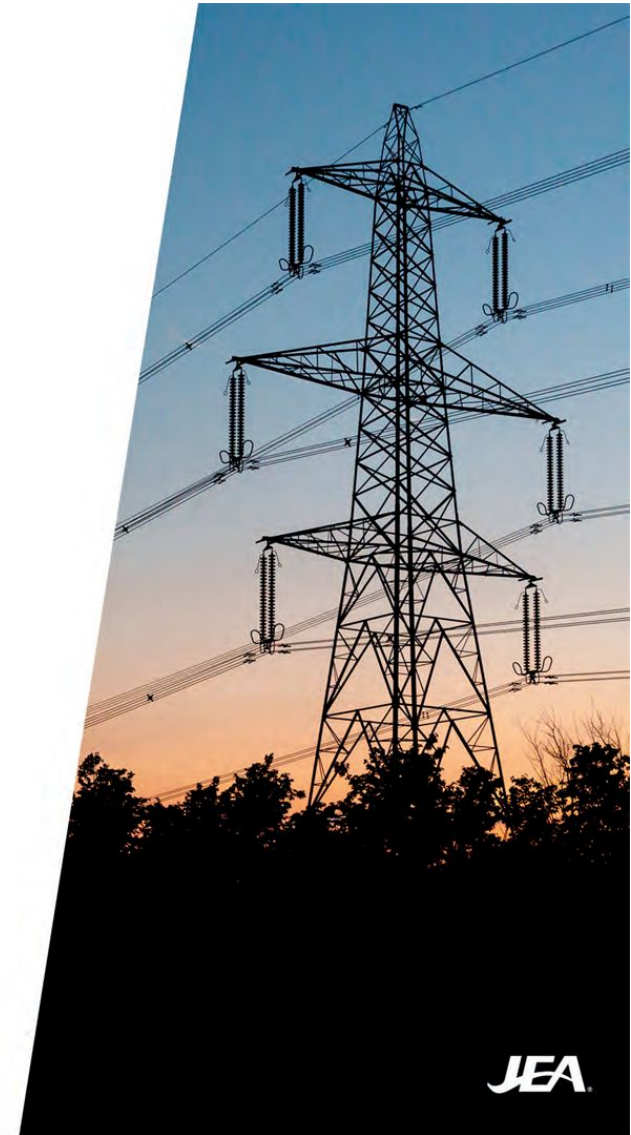
Design:

- 90% design received from Quanta on March 20 and sent to Burns & McDonnell (Owners Engineer) for review on March 21
- 90% design reviewed with Owners Engineer on April 29

Permitting:

Army Corp of Engineers – 408 permit awaiting the following:

- Communication plan for pulling across the channel
- Department of Environmental Protection – Permit complete as of April 18
- Electromagnetic Field – Permit was submitted on March 24





Project Phase	Action	Timeline
Design & Engineering	Completing the final design plans	Spring 2025
Video/Survey/Mobilization	Moving equipment to the site	Late June/July 2025
Tower Replacement	Building the new pole foundations	Summer 2026
Power Line Installation	Install new power lines on the newly built structures	December 2026
Project Completion	Remove the old towers, restore the site, and complete construction	Summer 2027



Old and Other New Business / Open Discussion

Rick Morales, Chair



Improving Lives...Building Community

Arlington East WRF



Announcements

Next Capital Projects Committee Meeting

August TBD

JEA CAPITAL PROJECTS COMMITTEE MINUTES
February 25, 2025

The Capital Projects Committee of the JEA Board met at 9:00 am on Tuesday, February 25, 2025, on the 1st Floor, 225 N Pearl Street, Jacksonville, Florida. The public was invited to attend this meeting in-person at the physical location.

WELCOME

Meeting Called to Order – Committee Chair Rick Morales called the meeting to order at 9:00 am. Also attending in person was committee members John Baker and Arthur Adams. Board Chair General Joseph DiSalvo and MG Orender also attended in person.

Others in attendance in-person were Vicky Cavey, Managing Director/CEO; Kurt Wilson, Chief of Staff; Ted Phillips, Chief Financial Officer; Joe Orfano, Deputy Chief Financial Officer & Treasurer; Dr. Charles Moreland, Chief Customer Experience Officer; Ricky Erixton, Chief Electric Systems Officer; Rob Zammataro, Chief Water Systems Officer; Regina Ross, Chief Legal Officer, Office of General Counsel, and Melissa Dalton, Manager, Board Services.

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

Adoption of the Minutes – On *motion* by Mr. Baker and seconded by Mr. Adams, the November 7, 2024, Capital Project Committee meeting minutes were approved.

Safety Briefing – Ricky Erixton, Chief Electric Systems Officer, provided a safety briefing.

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

FOR COMMITTEE CONSIDERATION

Arlington East Water Reclamation Facility (WRF) Phase 2 Expansion – Ricky Erixton, Chief Electric Systems Officer, introduced Sean Conner, Director, Water/Wastewater Project Engineering & Construction. Rob Zammataro, Chief Water Systems Officer, provided an overview of the Arlington East WRF Phase 2 Expansion. Sean Conner, Director, Water/Wastewater Project Engineering & Construction, highlighted the necessary upgrades, initial bid process, second bid approach based on feedback received at the May 14, 2024, Capital Project Committee, second bid results, and bid price variances. Board members held discussions regarding the bid results, Senate Bill 64, and the purpose of the expansion.

On *motion* by Mr. Adams and seconded by Mr. Baker, the committee unanimously voted to recommend the Board approve the award to Wharton-Smith for construction of the Arlington East WRF Phase 2 Expansion project. This includes the construction of the new influent structure, aeration basin, primary clarifier, and blowers in the amount of \$99,117.

130kV / 230kV Fulton Cut Replacement – Ricky Erixton, Chief Electric Systems Officer, provided background information, timeline, project scope, and construction and operational risks for the Fulton Cut project. At the request of Board members, Mr. Erixton highlighted the service territory, contingency planning, estimate variances, enlarging the capacity, memorializing the scope and responsibilities of the project. Regina Ross, Chief Legal Officer, Office of General Counsel, provided a review of the Interlocal Agreement. Joe Orfano, Deputy Chief Financial Officer & Treasurer, highlighted the cash flow projections, guaranteed maximum price with Quanta, clarified the total project cost of \$117M, and provided a review of funding by the State of Florida, City of Jacksonville, Jacksonville Port Authority, and JEA.

At the request of Board members, staff discussed the lack of grant funding.

Mr. MG Orender arrived at 9:28 am.

Mr. Baker extended appreciation to staff for their hard work. Ms. Ross provided guidance to the Board noting two motions are needed: to amend the Guaranteed Maximum Price (GMP) proposal dated January 3, 2025, from Quanta Infrastructure Solutions Group, LLC.

On ***motion*** by Mr. Adams and seconded by Mr. Baker, the committee unanimously voted to recommend the Board approve the revised GMP as outlined in Resolution 2025-11a.

Ms. Ross noted the second request is to approve the Interlocal Agreement between JEA, Jacksonville Port Authority, and the City of Jacksonville for the funding and construction of the Fulton Cut Replacement project.

On ***motion*** by Mr. Baker and seconded by Mr. Adams, the committee unanimously voted to recommend the Board approve the Interlocal Agreement as outlined in resolution 2025-11b.

Combined Cycle Update – Ricky Erixton, Chief Electric Systems Officer, provided an update on the significant activities and milestones noting a few date revisions. Mr. Erixton noted JEA has received two bids including GE Vernova and Mitsubishi Power America. Staff will provide a presentation to the Committee in May 2025 with a review of the Power Island bid, as well as data from the market test. Mr. Erixton noted the Carbon Capture and Sequestration Site Screening and Feasibility Study report is currently under review. Board members held discussions regarding greenhouse gas. This presentation was received for information.

CLOSING CONSIDERATIONS

Old and Other New Business/Open Discussion – None

Announcements – Next meeting May 23, 2025

Adjournment – With no further business coming before the committee, Chair Morales declared the meeting adjourned at 9:37 am.

APPROVED BY:

Rick Morales, Committee Chair

Date: _____

Submitted by:

Melissa Dalton

Melissa M. Dalton
Director, Board and Administrative Services

JEA Board Agenda

MEMORANDUM
**Authorization for Easement Purchase from
Jacksonville Aviation Authority**

Board Meeting Date: May 27, 2025

Outcome:

☐

INFORMATION ONLY

☒

ACTION

☐

FUTURE BOARD CONSIDERATION

If Action, Provide a Recommended Motion:

Real Estate Services requests the Capital Projects Committee recommend the Board approve the proposed easement acquisitions for the subject substation and utility corridor from Jacksonville Aviation Authority.

Consent Agenda Item:

☐

Yes

☒

No

Presenter:

Jordan Pope, Senior Vice President, Administrative Services

Chief:

Jody Brooks, Chief Administrative Officer

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

JEA's Electric Transmission and Distribution Planning department has identified a route to provide electric service for increased demand and future development in the Northwest area of Duval County. The overall project consists of two future electric substations and an approximate 11-mile corridor for electric transmission and distribution infrastructure.

To support the planned improvements, JEA Real Estate Services has negotiated the purchase of easement rights from the Jacksonville Aviation Authority. The acquisition consists of 10 acres for an electric substation, 39.70 acres for a utility corridor, and 2.54 acres for an access easement for a total of 52.24± acres.

Real Estate Services continues to pursue additional property rights for the remainder of the overall project.

Financial
Impact:

JEA's current appraisal values the subject easements at \$5,663,800.00. The Jacksonville Aviation Authority has agreed to sell the subject easements for appraised value.

Committee/Board Meeting/Workshop & Date Presented:

N/A

Appendix:

- Board Resolution 2025-16
- Location Map
- Purchase and Sale Agreement For Easements



BOARD RESOLUTION: 2025-16

May 27, 2025

**A RESOLUTION TO DELEGATE AUTHORITY TO
NEGOTIATE AND EXECUTE A PURCHASE
AGREEMENT TO THE CHIEF EXECUTIVE OFFICER
AND MANAGING DIRECTOR IN ACCORDANCE WITH
JEA CHARTER SECTION 21.10.**

WHEREAS, the purchase of easement interests in real property for a new electric substation and a supporting utility corridor 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 to execute purchase and sale agreements;

WHEREAS, the Real Estate Services Procurement Directive dated October 29, 2024, requires Board approval for all real estate purchases of more than \$2,000,000.00;

WHEREAS, JEA staff has negotiated, and Office of General Counsel has approved, acceptable terms and conditions for the purchase of 52.24± acres of easement interests being those portions of real property more particularly described in the purchase agreement and those property descriptions attached hereto as **Exhibit A** (the "Subject Property");

WHEREAS, JEA's current appraisal of the Subject Property has estimated the property value to be \$5,663,800.00; and

WHEREAS, JEA Real Estate Services has requested and the Seller has agreed to a purchase price of \$5,663,800.00.

BE IT RESOLVED by the JEA Board of Directors that:

1. The Board hereby approves the Purchase Agreement between the Jacksonville Aviation Authority, a body politic and corporate, and JEA in substantially the form attached hereto as **Exhibit A**.
2. The Board hereby delegates to the Chief Executive Officer and Managing Director or her designee, or the Real Property Procurement Officer the authority to execute the Purchase Agreement in its substantial form, any and all documents in connection with the Purchase Agreement and all other documentation as may be reasonably required to complete the real estate transaction.
3. The Board further delegates to the Chief Executive and Managing Director or her designee, or the Real Property Procurement Officer the authority to extend the closing deadline of the Purchase Agreement for up to an additional 180 days should the Seller require more time to obtain FAA approval for the sale.
4. The purchase price for the Subject Property shall not exceed \$5,663,800.00 without additional approval by the JEA Board of Directors.

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.

Dated this 27th day of May 2025.

JEA Board Chair

JEA Board Secretary

Form Approved by

Office of General Counsel

VOTE	
In Favor	
Opposed	
Abstained	



Project: NW Transmission
RE Parcel #s: 019280-0005; 019580-0000; 019580-2000; 019580-1000

PURCHASE AND SALE AGREEMENT FOR EASEMENTS

THIS PURCHASE AND SALE AGREEMENT FOR EASEMENTS (this “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 **JACKSONVILLE AVIATION AUTHORITY**, a body politic and corporate (“Seller”).

1. Easement Purchase. Upon the terms and conditions set forth in this Agreement, Seller hereby agrees to sell and Buyer agrees to purchase (i) a perpetual, exclusive utility easement (the “Exclusive Easement”) upon, above and below that portion of Seller’s real property described in Exhibit A-1 attached hereto (the “Exclusive Easement Area”), and (ii) a perpetual, non-exclusive utility easement (the “Non-Exclusive Easement”; the Exclusive Easement and the Non-Exclusive Easement are sometimes hereinafter collectively referred to as the “Easements”) upon, above and below that portion of Seller’s real property described in Exhibit A-2 attached hereto (the “Non-Exclusive Easement Area”; the Exclusive Easement Area and the Non-Exclusive Easement Area are sometimes hereinafter collectively referred to as the “Easement Area”). The agreed upon form of the Exclusive Easement is attached hereto as Exhibit B-1, and the agreed upon form of the Non-Exclusive Easement is attached hereto as Exhibit B-2.

2. Purchase Price. The Buyer shall pay Seller the sum of \$5,663,800.00 (the “Purchase Price”) for the Easements at Closing. Payment of the Purchase Price shall be delivered in the form of a certified check, or by wire transfer of funds at Closing.

3. FAA Approval.

- a. FAA Approval Contingency: Inasmuch as time of the essence, this Agreement is expressly contingent upon Seller obtaining the written approval of the U. S. Federal Aviation Administration (FAA) for the sale of the Easements as required under applicable federal laws, regulations, grant assurances, and obligations (the “FAA Approval”).
- b. Seller's Obligations: Seller shall, at its expense, prepare and submit to the FAA all documentation required to obtain the FAA Approval, including but not limited to: (1) A request for release of the Property from federal obligations; (2) An environmental review in accordance with the National Environmental Policy Act (“NEPA”); (3) Documentation showing that the sale of the Property is consistent with the Airport Layout Plan; and (4) Evidence that the Property will be sold at fair market value.
- c. Cooperation: Buyer shall cooperate with Seller in obtaining the FAA Approval, including providing information regarding Buyer's intended use of the Property.
- d. Termination: If the FAA Approval is not obtained within 180 days from the Effective Date (the “FAA Approval Period”), either party may terminate this Agreement by written notice to the other party, whereupon neither party shall have any further rights or obligations hereunder except those which expressly survive termination.

- e. Extension: The FAA Approval Period may be extended upon mutual written agreement of the parties.
- 4. Closing. The closing settlement (the “Closing”) shall take place by delivery of closing documents and funds in escrow with Edwards Cohen (“Closing Agent”), at 200 W. Forsyth Street, Suite 1300, Jacksonville, Florida 32202. The Closing shall take place no later than 30 days after the receipt of the FAA Approval, if required, or if FAA approval is not required, 90 days after the Effective Date, or as such earlier date as the parties may mutually agree.
- 5. Closing Costs.
 - a. At Closing, Buyer shall pay for recording fees of the Easements, Buyer’s attorney’s fees, and costs of title insurance, survey, due diligence reports, and inspections performed by or on behalf of the Buyer.
 - b. At Closing, Seller shall pay for Seller’s attorney’s fees, and recording fees for any curative documents. The parties agree that the grant of the Easements herein contemplated is exempt from documentary stamp tax.
- 6. Inspection. Buyer and Buyer’s authorized representatives may at any time prior to Closing enter upon the Easement Area and inspect, examine, survey and otherwise perform or conduct such tests, assessments, inspections, studies, audits or other evaluations as Buyer deems necessary. Buyer will exercise this right of entry in such a way so as to not cause unreasonable damage to the Easement Area. Subject to the provisions and limitations of Section 768.28, Florida Statutes, Buyer agrees to indemnify and save Seller harmless from all claims of liability for any personal injury or property damage caused by any action or omission of Buyer or its authorized representatives with respect to its entry and inspections of the Easement Area, unless caused by preexisting conditions of the Easement Area or Seller’s negligence.
- 7. Risk of Loss. The risk of loss or damage to the Easement Area occurring prior to Closing shall be borne by the Seller. In the event of such loss or damage, Buyer may terminate this Agreement upon written notice to Seller.
- 8. No Brokers. 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. 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.
- 9. Closing Documents. On or before Closing, Seller shall deliver to the Closing Agent:
 - a. The Non-Exclusive Easement;
 - b. The Exclusive Easement;
 - c. An Owner’s No Lien and Possession Affidavit;
 - d. A "non-foreign" affidavit or certificate pursuant to Internal Revenue Code Section 1445;

- e. A Closing Statement; and
- f. Any other documentation reasonably required to consummate the transaction.

10. Approval Contingencies.

a. This Agreement is contingent upon Buyer being able to obtain approval from Buyer's Board of Directors for the purchase of the Easements. It is understood that Buyer shall notify Seller on or before the outside date for Closing of the decision of the Buyer's Board of Directors. If the decision is "yes" this Agreement shall continue in full force and effect. If the decision is "no" this Agreement shall terminate and neither party shall have any further obligations under the terms thereof.

b. This Agreement is contingent upon Seller being able to obtain approval from Seller's Board of Directors for the sale of the Easements. It is understood that Seller shall notify Buyer on or before the outside date for Closing of the decision of the Seller's Board of Directors. If the decision is "yes" this Agreement shall continue in full force and effect. If the decision is "no" this Agreement shall terminate and neither party shall have any further obligations under the terms thereof.

c. In addition, this Agreement is contingent upon approval of the Federal Aviation Administration (FAA) for Buyer's proposed use of the Easement Area.

11. Notices. Any notice or other communication ("Notice") that any party is required, or may desire, to give pursuant to this Agreement shall be effective if in writing, signed by the party giving such notice, and delivered personally to the other party or sent by express 24-hour guaranteed delivery service, or certified mail, postage prepaid and return receipt requested, addressed to the other party as follows:

To Buyer: JEA
225 North Pearl Street
Jacksonville, Florida 32202
Attention: Real Estate Services

To Seller: Jacksonville Aviation Authority
14201 Pecan Park Road
Jacksonville, Florida 32218

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.

12. 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.

13. 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.

14. Captions. Captions used in this Agreement are for convenience of reference only and shall not affect the construction of any provision of this Agreement.

15. 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.

16. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original, but all of which, together, shall constitute one and the same instrument even though all parties may not have executed the same counterpart. Facsimile or PDF copies of this Agreement executed by the Seller or Buyer shall operate as and may be relied upon as an original signature. This Agreement may be executed by one or more parties using an electronic signature, which the parties agree shall constitute an original signature and be binding for all purposes.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

EXECUTION ON FOLLOWING PAGES

BUYER:

JEA, a body politic and corporate

By: _____
Jordan Pope
Senior V.P., Administrative Services

Date: _____

SELLER:

JACKSONVILLE AVIATION AUTHORITY, a body politic and corporate

By: _____
Print: _____
Its: _____
Date: _____

EXHIBIT A-1

Legal Description of the Exclusive Easement Area

A PORTION OF LOTS 3 AND 4, TISON'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, LYING IN AND BEING A PORTION OF SECTION 39, CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF PECAN PARK ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT OF WAY LINE OF ARNOLD ROAD (A 66 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 81°39'27" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 4568.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 81°39'27" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 530.56 FEET; THENCE SOUTH 01°48'24" EAST, 635.84 FEET; THENCE SOUTH 41°09'45" EAST, 254.61 FEET; THENCE SOUTH 00°00'00" EAST, 141.85 FEET; THENCE NORTH 90°00'00" EAST, 337.32 FEET; THENCE NORTH 00°00'00" EAST, 892.07 FEET, TO THE POINT OF BEGINNING.

CONTAINING 10.00 ACRES, MORE OR LESS.

EXHIBIT A-2

Legal Description of the Non-Exclusive Easement Area

A PORTION OF LOTS 3 AND 4, TISON'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN AND BEING A PORTION OF SECTION 39, CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF PECAN PARK ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT OF WAY LINE OF ARNOLD ROAD (A 66 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 81°39'27" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 4568.80 FEET; THENCE SOUTH 00°00'00" EAST, 892.07 FEET; THENCE NORTH 90°00'00" WEST, 237.32 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" EAST, 290.80 FEET; THENCE SOUTH 19°17'33" WEST, 964.02 FEET TO THE SOUTHERLY LINE OF SAID LOT 3; THENCE SOUTH 89°26'08" WEST, ALONG LAST SAID LINE, 106.32 FEET; THENCE NORTH 19°17'33" EAST, 983.14 FEET; THENCE NORTH 00°00'00" EAST, 273.80 FEET; THENCE NORTH 90°00'00" EAST, 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.88 ACRES, MORE OR LESS.

AND

A PORTION OF LOTS 4, 5 AND 7, TISON'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN AND BEING A PORTION OF SECTION 39, CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF PECAN PARK ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT OF WAY LINE OF ARNOLD ROAD (A 66 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 00°07'03" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 204.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°07'03" EAST, ALONG LAST SAID LINE, 119.82 FEET; THENCE NORTH 56°41'27" WEST, 403.83 FEET; THENCE NORTH 81°39'27" WEST, 4228.38 FEET; THENCE NORTH 00°00'00" EAST, 101.07 FEET; THENCE SOUTH 81°39'27" EAST, 4265.18 FEET; THENCE SOUTH 56°41'27" EAST, 359.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.63 ACRES, MORE OR LESS.

AND

A PORTION OF LOTS 6 AND 7, TISON'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN AND BEING A PORTION OF SECTION 39, CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA AND A PORTION OF LOT 6, TISON'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 150 OF SAID FORMER PUBLIC RECORDS AND BEING A PORTION OF SECTION 40, CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF PECAN PARK ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT OF WAY LINE OF PECAN PARK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 00°07'03" EAST, ALONG SAID EASTERLY

RIGHT OF WAY LINE, 186.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°07'03" EAST, ALONG LAST SAID LINE, 105.20 FEET; THENCE SOUTH 72°01'57" EAST, 701.42 FEET; THENCE NORTH 29°24'10" EAST, 322.37 FEET; THENCE NORTH 89°10'11" EAST, 140.42 FEET; THENCE NORTH 80°41'47" EAST, 297.70 FEET; THENCE SOUTH 89°26'40" EAST, 962.65 FEET; THENCE NORTH 89°54'43" EAST, 197.36 FEET; THENCE SOUTH 86°22'15" EAST, 788.63 FEET; THENCE NORTH 89°16'33" EAST, 289.04 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 524.00 FEET, AN ARC DISTANCE OF 223.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°29'14" EAST, 222.13 FEET; THENCE SOUTH 50°55'05" EAST, 152.03 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 243 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) AND THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,597.00 FEET, AN ARC DISTANCE OF 51.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°15'45" EAST, 51.67 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 135.00 FEET, AN ARC DISTANCE OF 55.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°18'42" EAST, 55.57 FEET; THENCE NORTH 50°55'05" WEST, 127.52 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 624.00 FEET, AN ARC DISTANCE OF 280.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°50'34" WEST, 278.22 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°16'33" WEST, 285.24 FEET; THENCE NORTH 86°22'15" WEST, 788.08 FEET; THENCE SOUTH 89°54'43" WEST, 200.05 FEET; THENCE NORTH 89°26'40" WEST, 970.72 FEET; THENCE SOUTH 80°41'47" WEST, 298.92 FEET; THENCE SOUTH 89°10'11" WEST, 190.48 FEET; THENCE SOUTH 29°24'10" WEST, 298.04 FEET; THENCE NORTH 72°01'57" WEST, 652.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.38 ACRES, MORE OR LESS.

AND

A PORTION OF LOT 6, TISON'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING A PORTION OF SECTION 40, CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND A PORTION OF LOTS 6, 7 AND 8, SUBDIVISION OF PART OF G.N. TISON ESTATE, AS RECORDED IN PLAT BOOK 6, PAGE 71 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 243 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT OF WAY LINE OF PECAN PARK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 64°03'18" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 56.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 64°03'18" WEST, ALONG LAST SAID LINE, 110.31 FEET; THENCE SOUTH 50°55'05" EAST, 99.68 FEET; THENCE SOUTH 48°34'07" EAST, 381.73 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 956.00 FEET, AN ARC DISTANCE OF 386.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°08'13" EAST, 383.43 FEET; THENCE

SOUTH 35°36'40" WEST, 364.45 FEET; THENCE SOUTH 04°33'31" WEST, 455.29 FEET; THENCE SOUTH 77°55'08" EAST, 466.80 FEET; THENCE NORTH 54°03'52" EAST, 232.70 FEET; THENCE NORTH 40°50'01" EAST, 522.70 FEET; THENCE NORTH 53°37'27" EAST, 400.76 FEET; THENCE NORTH 90°00'00" EAST, 187.34 FEET TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 19.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°31'14" EAST, 19.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 19°02'29" EAST, 1963.35 FEET; THENCE SOUTH 25°45'53" WEST, 494.37 FEET; THENCE SOUTH 33°47'58" WEST, 923.71 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14178, PAGE 821 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 79°32'18" EAST, ALONG LAST SAID LINE, 139.63 FEET; THENCE NORTH 33°47'58" EAST, 833.28 FEET; THENCE NORTH 25°45'53" EAST, 557.66 FEET; THENCE SOUTH 89°11'15" WEST, 11.16 FEET; THENCE NORTH 19°02'29" WEST, 2132.96 FEET; THENCE NORTH 90°00'00" WEST, 340.04 FEET TO THE SOUTHEASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL NO. 100, PART 'K', RECORDED IN OFFICIAL RECORDS BOOK 16794, PAGE 587 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 06°12'57" EAST, ALONG LAST SAID LINE, 32.56 FEET; THENCE SOUTH 53°37'27" WEST, CONTINUING ALONG LAST SAID LINE, 198.34 FEET; THENCE NORTH 90°00'00" EAST, 84.31 FEET; THENCE SOUTH 53°37'27" WEST, 276.21 FEET; THENCE SOUTH 40°50'01" WEST, 522.31 FEET; THENCE SOUTH 54°03'52" WEST, 176.56 FEET; THENCE NORTH 77°55'08" WEST, 334.60 FEET; THENCE NORTH 04°33'31" EAST, 339.84 FEET; THENCE NORTH 35°36'40" EAST, 261.85 FEET; THENCE SOUTH 54°23'20" EAST, 50.00 FEET TO THE NORTHWESTERLY LINE OF SAID LANDS DESIGNATED PARCEL NO. 100, PART 'K'; THENCE NORTH 35°36'40" EAST, ALONG LAST SAID LINE, 250.00 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 856.00 FEET, AN ARC DISTANCE OF 542.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°43'57" WEST, 533.70 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 48°34'07" WEST, 383.78 FEET; THENCE NORTH 50°55'05" WEST, 55.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.81 ACRES, MORE OR LESS.

AND

A PORTION OF LOTS 7 AND 8, SUBDIVISION OF PART OF G.N. TISON ESTATE, AS RECORDED IN PLAT BOOK 6, PAGE 71 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 243 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT OF WAY LINE OF PECAN PARK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTHEASTERLY, EASTERLY AND SOUTHERLY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF PECAN PARK ROAD, RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 48°34'07" EAST, 417.11 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 2: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE

NORTHERLY, HAVING A RADIUS OF 806.00 FEET, AN ARC DISTANCE OF 758.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°32'01" EAST, 730.96 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 77°30'05" EAST, 178.85 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 4: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,775.00 FEET, AN ARC DISTANCE OF 304.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°38'34" EAST, 304.15 FEET; COURSE NO. 5: SOUTH 06°12'57" EAST, 28.00 FEET TO THE ARC OF A CURVE LEADING EASTERLY; COURSE NO. 6: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,747.00 FEET, AN ARC DISTANCE OF 82.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°38'34" EAST, 82.32 FEET; COURSE NO. 7: NORTH 85°30'05" EAST, 139.93 FEET; COURSE NO. 8: SOUTH 04°29'55" EAST, 45.00 FEET; COURSE NO. 9: NORTH 85°30'05" EAST, 95.99 FEET TO THE POINT OF BEGINNING; COURSE NO. 10: CONTINUE NORTH 85°30'05" EAST, 51.65 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17619, PAGE 1698 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 19°02'29" EAST, ALONG LAST SAID LINE, 2179.60 FEET; THENCE SOUTH 25°45'53" WEST, 55.91 FEET; THENCE SOUTH 89°11'15" WEST, 11.16 FEET; THENCE NORTH 19°02'29" WEST, 2228.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.54 ACRES, MORE OR LESS.

EXHIBIT B-1

Form of Exclusive Easement

EXHIBIT B-2

Form of the Non-Exclusive Easement

JEA Board Agenda

MEMORANDUM**Maxville Substation - Authorization for Condemnation**

Board Meeting Date: May 27, 2025

Outcome: ☐ INFORMATION ONLY ☒ ACTION ☐ FUTURE BOARD CONSIDERATION

If Action, Provide a Recommended Motion:

Staff requests the Capital Projects Committee recommend the Board approve acquisition through condemnation should negotiations prove unsuccessful.

Consent Agenda Item: ☐ Yes ☒ No

Presenter: Jordan Pope, Senior Vice President, Administrative Services

Chief: Jody Brooks, Chief Administrative Officer

Strategic Focus Area: ☒ DEVELOPING AN UNBEATABLE TEAM ☒ DELIVERING BUSINESS EXCELLENCE ☐ EARNING CUSTOMER LOYALTY

Background Information & Analysis:

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.

To support the expansion, operation, and continued reliability of the electric system, JEA has identified approximately 16.29 acres for the future Maxville Substation. The subject property was selected due to its location adjacent to a planned 230kV transmission circuit and its proximity to existing and future electric demand. Real Estate Services is actively negotiating with the property owner but has so far been unable to reach an agreement.

JEA continues to seek other suitable sites while requesting condemnation authority for the subject property. This ensures that any delays in negotiations or acquisitions do not jeopardize the project schedule.

Financial Impact:

JEA received two appraisals on the subject parcel. The first in the amount of \$560,300 and the second in the amount of \$420,000. Should JEA proceed with condemnation, additional fees and expenses may be incurred consistent with Florida Statutes.

Committee/Board Meeting/Workshop & Date Presented:

N/A

Appendix:

- Resolution 2025-23
- Ownership interests
- Boundary survey
- Property location map



BOARD RESOLUTION: 2025-23

May 27, 2025

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 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 reasonably 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 reasonable 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 public electric utility infrastructure and related facilities and to accommodate future expansion of public 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. There are no mobile homes on the property.

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 fee simple interest in the land described in the attached Exhibit "A". Upon such direction, the

Office of General Counsel is authorized to initiate and institute proceedings in accordance with the authority granted to JEA pursuant to Chapters 73, 74 and 361, Florida Statutes, for the exercise of the power of eminent domain in order to obtain the possession and fee simple title of the property described in Exhibit "A" in advance of the final judgement, as provided by law and determined necessary by this Board for the public purposes set forth herein.

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 27th day of May 2025.

JEA Board Chair

JEA Board Secretary

Form Approved by:

Office of General Counsel

VOTE	
In Favor	
Opposed	
Abstained	

Ownership Interests:

1. Gayla L. Lanier
8665 Pine Street
Maxville, FL 32234-2765

Property Address:
16957 Normandy Blvd.
Jacksonville FL 32234

RE # 001137-0000

2. Marian Lucas
8665 Pine Street
Maxville, FL 32234-2765

Property Address:
16957 Normandy Blvd.
Jacksonville FL 32234

RE # 001137-0000



PROPERTY LOCATION MAP



JEA Board Agenda

MEMORANDUM
**Arlington East Water Reclamation Facility Phase 2
Expansion - Wharton-Smith Contract**

Board Meeting Date: May 27, 2025

Outcome:

☐

INFORMATION ONLY

☒

ACTION

☐

FUTURE BOARD CONSIDERATION

If Action, Provide a Recommended Motion:

Staff requests the Capital Projects Committee recommend the Board approve the amended Wharton-Smith contract to include the Owner Direct Purchase (ODP) language, in accordance with JEA's Procurement Code.

Consent Agenda Item:

☐

Yes

☒

No

Presenter:

Rob Zammataro, Chief Water Systems Officer

Chief:

Rob Zammataro, Chief Water Systems Officer

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

The Arlington East Water Reclamation Facility (WRF), built in 1976 and located at 1555 Millcoke Road, is our second largest wastewater treatment facility. It currently treats about 20 million gallons of wastewater daily. It produces reclaimed water for irrigation, and its effluent will serve as the source water for the 1 MGD H₂O Purification Center and the 6 MGD purified water facility.

Phase 2 of the plant expansion includes upgrades of the influent structure, aeration basin, and blowers. The influent structure, including the screens, concrete structure, influent and effluent channels, and piping are experiencing severe deterioration due to high levels of hydrogen sulfide gas. The aeration basin, primary clarifier, and blowers are undersized, making it difficult to meet nitrogen reduction during winter months and peak storm events. Phase 2 will completely replace the influent structure, add a new aeration basin and new blowers, and replace two primary clarifiers.

The design was completed by Hazen and Sawyer in November 2024. JEA received one bid from Wharton-Smith in the amount of \$99,117,000. In February 2025 the JEA Board awarded the contract.

Procurement is revising the Procurement Code (P-Code) to incorporate new language under Section 3-120 – Owner Direct Purchases (ODP). This update will allow JEA to directly purchase equipment, materials, and supplies related to capital and operational projects, in accordance with Florida Statute §212.08(6) and Florida Administrative Rule 12A-1.094, in order to achieve sales tax savings.

Utilizing the ODP process allows for the following benefits:

- **Significant Tax Savings:** Direct purchases by the utility enable exemption from Florida sales tax on qualifying materials, reducing overall project costs
- **Lower Contractor Financial Burden:** By leveraging JEA's ability to directly purchase materials, contractors are relieved of significant upfront expenditures, reducing their financial risk and overhead, which is particularly beneficial for smaller or local contractors

JEA Board Agenda

MEMORANDUM



Arlington East Water Reclamation Facility Phase 2 Expansion - Wharton-Smith Contract (Continued)

Background Information & Analysis (cont'd):

- Lower Bonding Requirements: Direct purchase of materials lowers the contract value, which can reduce the amount of performance and payment bonds required by the contractor
- Enhanced Cost Transparency: Owner direct procurement improves cost visibility and provides better control over material specifications, lead times, and supplier selection

For the Arlington East WRF Phase 2 expansion project (a hard bid), JEA is currently evaluating the use of ODP to directly purchase approximately \$17M in equipment. The total contract value is \$99M, and the projected tax savings through ODP is approximately \$1 million.

This strategic change aligns with best practices in utility capital project management and supports JEA's ongoing commitment to fiscal responsibility, efficiency, and transparency.

Financial Impact:

JEA to save \$1 Million in Florida state sales tax

Committee/Board Meeting/Workshop & Date Presented:

February 25, 2025 - Capital Projects Meeting

Appendix:

Resolution 2025-29



BOARD RESOLUTION: 2025-29

May 27, 2025

A RESOLUTION AUTHORIZING THE MANAGING DIRECTOR/CEO TO EXECUTE A CONTRACT AMENDMENT TO JEA CONTRACT NO. JEA 12409 AUTHORIZING THE UTILIZATION OF OWNER DIRECT PURCHASES ON PHASE 2 OF THE ARLINGTON EAST WATER RECLAMATION FACILITY EXPANSION PROJECT

WHEREAS, the Arlington East Water Reclamation Facility (the WRF) is JEA's second largest water treatment facility; and

WHEREAS, between 2015 and 2020, JEA completed Phase 1 of the expansion of the WRF, including adding a fifth secondary clarifier and upgrading the four existing secondary clarifiers and associated appurtenances, in order to increase the WRF's capacity and flexibility and ensure reliability and redundancy; and

WHEREAS, on February 25, 2025, the JEA Board of Directors authorized JEA to enter into a contract with Wharton-Smith, Inc., in an amount not to exceed ninety-nine million one hundred seventeen thousand dollars (\$99,117,000.00) for completion of Phase 2 of the WRF expansion, including upgrades of the influent structure, aeration basin, and blowers and replacement of the two primary clarifiers; and

WHEREAS, JEA and Wharton-Smith, Inc., have entered into JEA Contract No. JEA12409, dated April 30, 2025, for completion of Phase 2 of the WRF expansion; and

WHEREAS, JEA has determined that it can realize significant cost savings on the WRF expansion by directly purchasing equipment, materials, and supplies related to capital and operational projects in order to achieve sales tax savings in accordance with Section 212.08, Florida Statutes, and Rule 12A-1.094, Florida Administrative Code (Owner Direct Purchases); and

WHEREAS, JEA and Wharton-Smith wish to amend JEA Contract No. JEA12409 to include the ability for JEA to conduct Owner Direct Purchases.

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

1. The above recitals are incorporated by reference into the body of this resolution and are adopted as findings of fact.
2. The Managing Director/CEO, or her designee, is authorized to execute a contract amendment to JEA Contract No. JEA12409 authorizing the utilization of Owner Direct Purchases on Phase 2 of the Arlington East Water Reclamation Facility Expansion Project.
3. To the extent there are typographical, clerical, or administrative errors that do not affect the tone, tenor, or context of this resolution, such errors may be corrected without further Board authorization.
4. This resolution shall be effective immediately upon passage.

Dated this 27th day of May 2025.

JEA Board Chair

JEA Board Secretary

Form Approved by

Office of General Counsel

VOTE	
In Favor	
Opposed	
Abstained	

JEA Board Agenda

MEMORANDUM**Hogans Creek District Energy System Plant Expansion**

Board Meeting Date: May 27, 2025

Outcome:



INFORMATION ONLY



ACTION



FUTURE BOARD CONSIDERATION

If Action, Provide a Recommended Motion:

N/A

Consent Agenda Item:



Yes



No

Presenter:

Deanna Davis, Director of District Energy Services

Chief:

Rob Zammataro, Chief Water Systems Officer

Strategic Focus Area:

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

This proposed project is for the full build out of the District Energy System (DES) Hogan Creek DES Plant at 777 E. Church Street. The project will be designed for full plant build out with construction sequencing to accommodate the anticipated loads, while maintaining service to existing customers.

This plant was constructed in 2003 with initial capacity for the associated City of Jacksonville projects and VyStar Veterans Memorial Arena and Ballpark. Recently added customers within the service area include the Jaguars Performance Facility, Four Seasons Hotel, and office buildings.

Future projects that intend to connect to the chilled water system include Shipyards II (stubs provided), MOSH (400 tons, with stubs provided), EverBank Stadium (3000 tons), and Flex Field. Full plant build-out is anticipated by 2028 and will accommodate all the above projects.

Full plant build out will provide 11,400 tons of total capacity with 9,400 tons of firm capacity. For full build out, the facility will need the following additional equipment:

- Three 2000-ton centrifugal chillers, with appropriately sized chilled water pumps
- Twelve cooling tower cells (12 - 1,000-ton cells), with associated condenser water pumps
- An additional transformer, electric panels, switch gear, and motor control center to service the new equipment

Instrumentation and controls will need to be updated and/or replaced to accommodate the new equipment and optimize plant controls.

JEA Board Agenda

MEMORANDUM



Hogans Creek District Energy System Plant Expansion (Continued)

Financial
Impact:

\$48 Million

Committee/Board Meeting/Workshop & Date Presented:

N/A

Appendix:

N/A

JEA Board Agenda

MEMORANDUM**Combined Cycle Update**

Board Meeting Date: May 27, 2025

Outcome:



INFORMATION ONLY



ACTION



FUTURE BOARD CONSIDERATION

If Action, Provide a Recommended Motion:

N/A

Consent Agenda Item:



Yes



No

Presenter:

Ricky Erixton, Chief Electric Systems Officer

Chief:

Ricky Erixton, Chief Electric Systems 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 ensure reliable long-term energy supply for Jacksonville. The primary purpose of this agenda item is to update the Capital Projects Committee on the major activities and milestones associated with efforts to address this critical need.

To meet JEA's future electric capacity and energy supply requirements, a Power Island solicitation was initiated to identify the best equipment (combustion turbine, steam turbine, and heat recovery steam generator) for a potential self-build option. Simultaneously, a Market Test solicitation was issued to solicit and evaluate third-party proposals, providing a robust comparison against the self-build alternative.

The evaluation of vendor proposals for the Power Island solicitation has been completed, with GE Vernova emerging as the highest scoring vendor. The Market Test solicitation closed on April 21, 2025, with four proposals received from Florida Power and Light (FPL). The evaluation of these proposals is expected to be completed by late June 2025. Once both evaluations are finalized, JEA, in collaboration with an Independent Evaluator, will conduct a thorough comparative analysis of the Power Island self-build and Market Test options. The evaluation results and a recommended path forward will be presented to the Board in August 2025 for approval.

At this stage, JEA is proceeding with the development of a contract for self-build option, in preparation for the possibility that it may be recommended. This early contract development will allow JEA to address necessary commercial and technical details in advance, ensuring that a fully negotiated, Board-ready contract is available for review and potential approval in August 2025. This approach is intended to help maintain the project schedule and enable JEA to respond promptly to market conditions and regulatory requirements.

JEA Board Agenda

MEMORANDUM



Combined Cycle Update (Continued)

Background Information & Analysis (cont'd):

It is important to note that current capital planning-level cost estimates are subjected to adjustment based on solicitation outcomes, future greenhouse gas (GHG) compliance requirements, and tariff increases. These factors could further influence project costs and timelines.

Financial Impact:

Current capital budget is \$825M, subject to adjustment based on solicitation outcomes, Greenhouse Gas compliance requirements, and tariff increases

Committee/Board Meeting/Workshop & Date Presented:

- March 26, 2024 - JEA Board Meeting
- August 12, 2024 - Capital Projects Meeting
- November 7, 2024 - Capital Projects Meeting
- February 25, 2025 - Capital Projects Meeting

Appendix:

N/A

JEA Board Agenda

MEMORANDUM**138kV / 230kV Fulton Cut Replacement Update**

Board Meeting Date: May 27, 2025

Outcome:



INFORMATION ONLY



ACTION



FUTURE BOARD CONSIDERATION

If Action, Provide a Recommended Motion:

N/A

Consent Agenda Item:



Yes



No

Presenter:

Ricky Erixton, Chief Electric Systems Officer

Chief:

Ricky Erixton, Chief Electric Systems Officer

Strategic Focus Area:



DEVELOPING AN UNBEATABLE TEAM



DELIVERING BUSINESS EXCELLENCE



EARNING CUSTOMER LOYALTY

Background Information & Analysis:

JAXPORT identified that increasing the height of six aerial high-voltage electric transmission lines that cross the St. Johns River at the Fulton Cut Crossing will improve the conditions for the size and types of ships anticipated to traverse the water crossing thereby allowing for expanded navigation capacity into Jacksonville. In March 2023, the Board approved JEA to enter into a binding Interlocal Agreement with JAXPORT to proceed with this project and perform detailed design activities with funding identified by JAXPORT of \$45M.

Various reconfiguration alternatives were analyzed to ensure safe construction to raise the lines to at least 225 feet above high tide to provide a minimum 205 feet of navigation operational clearance by no later than December 10, 2026, per schedule issued with GMP (Guaranteed Maximum Price) submittal from Quanta. Final schedule will be received from Quanta (Quanta Infrastructure Solutions Group, LLC) by May 11, 2025 (30-days of receipt of Purchase Order). Staff has coordinated easements with the Harbor Waterways Special District and JAXPORT and is actively engaging the nearby neighborhoods to ensure appropriate use of access to site.

Quanta is the contractor and has determined the construction GMP of \$89,899,957.23 for the phase of the project. The Board approved on February 25, 2025 and PO/Notice-to-Proceed was issued to Quanta on April 11, 2025.

Financial Impact:

- JEA \$32.5M
- JAXPORT \$32.5M
- City of Jacksonville/State \$52M
- Total Project Cost **\$117M**

JEA Board Agenda

MEMORANDUM



138kV / 230kV Fulton Cut Replacement Update (Continued)

Committee/Board Meeting/Workshop & Date Presented:

- March 10, 2023 - Finance and Operations Committee Meeting
- March 28, 2023 - Board Meeting
- February 25, 2025 - Capital Projects Committee

Appendix:

N/A

Major Capital Projects over \$25 Million

Project Name	Cost			Milestone			Schedule	
	Total Forecasted Budget	Actuals to Date	Cost Percent Complete	Phase	Phase Start	Phase End	Final Completion	Schedule Status
Electric Projects								
Facilities - JEA Headquarters	27,755,846	27,360,179	99%	Construction	3-Mar-25	30-Aug-25	30-Sep-25	On Track
138kV / 230kV Fulton Cut Replacement	32,500,000	584,559	2%	Construction	1-Jul-25	30-Jun-27	30-Sep-27	On Track
RES - North Jacksonville Transmission Corridor Acquisition	21,201,701	2,590,390	12%	Construction	1-Oct-21	1-Oct-28	1-Oct-28	On Track
DLY - North Jacksonville Area 138kV Transmission Loop	93,133,828	748,533	1%	Delayed	12-Jun-23	30-Sep-27	30-Nov-29	Delayed
Brandy Branch to Normandy 230 kV Transmission Line	32,000,000	0	0%	Planned	1-Jan-27	1-Jun-28	30-Dec-29	On Track
Ostner 230 kV Switchyard - Substation	36,047,585	0	0%	Planned	1-Jan-26	4-Jun-29	30-Sep-30	On Track
Advanced Class 1X1 Combined Cycle Addition	825,300,000	935,489	0%	Schematic Design	2-Sep-25	10-Mar-27	30-Dec-30	On Track
GEC to Mayo 230kV Circuit 950 Addition	62,695,970	0	0%	Planned	1-Jan-26	30-Jun-27	1-Feb-31	On Track
New World Sub to Villages North sub-New 230kV Transmission	60,000,000	0	0%	Planned	1-Jan-27	30-Jun-28	1-Feb-31	On Track
RES - BCT SS2 to Nocatee 230 kV - Transmission Corridor	31,000,000	0	0%	Planned	1-Jan-28	1-Mar-31	1-Jun-31	On Track
Brandy Branch to Dinsmore 230 kV Transmission Line	73,000,000	0	0%	Planned	1-Jan-27	30-Jun-28	30-Dec-31	On Track
Greenland to CR-210 (FPL Valley) 230 kV Transmission Tie Line	54,000,000	0	0%	Planned	1-Jan-32	30-Jun-33	30-Dec-35	On Track
	1,348,634,930	32,219,149	2%					
Wastewater Projects								
Greenland WRF - 4.0 MGD	147,974,380	146,901,385	99%	Construction	22-Feb-22	26-Apr-25	30-Jun-25	Delayed
Nassau Regional WRF - Expansion to 4 MGD	127,099,238	121,778,245	96%	Construction	2-Dec-22	28-May-25	17-Jul-25	Delayed
Southwest WRF - Expansion to 16 MGD	136,292,411	119,418,866	88%	Construction	18-Apr-22	3-Nov-25	12-Dec-25	Delayed
Buckman WRF - Biosolids Facility Rehabilitation	5,669,304	1,353,377	24%	Construction	4-Feb-25	8-Apr-26	16-May-26	On Track
Monterey WRF Improvements - Phase 2	39,745,563	7,853,964	20%	Construction	15-Jul-24	20-Nov-26	19-Feb-27	On Track
Buckman WRF - Biosolids Conversion - Process Facility with Dual Dryers	301,592,643	92,304,237	31%	Construction	10-Jul-24	10-May-28	9-Aug-28	On Track
Buckman WRF - Aeration Basin Air Header and Diffuser Replacement	32,860,263	3,287,150	10%	Construction	1-Mar-25	30-Jun-28	10-Aug-28	On Track
Ponte Vedra WRF - Expansion	35,143,990	1,667,502	5%	Final Design	1-Nov-23	19-May-25	25-Oct-28	On Track
Buckman WRF - Biosolids RAW Sludge Holding Tank Restoration	40,771,350	2,478,265	6%	Construction	6-Mar-25	3-Aug-28	26-Oct-28	On Track
135-11 Arlington East WRF Phase2	112,175,580	4,742,867	4%	Construction	6-Aug-25	28-Oct-28	29-Dec-28	Ahead
Blacks Ford WRF - Expansion from 6 to 12 MGD	247,795,239	10,338,267	4%	Final Design	10-Jun-24	15-Apr-26	9-Feb-29	Delayed
SWDE - Arlington East WRF - Disinfection Conversion to High Level UV	186,784,129	3,101,951	2%	Schematic Design	3-Jan-24	19-Feb-26	28-Feb-29	On Track
Northwest WRF - 2.0 MGD	193,509,686	836,930	0%	Schematic Design	2-Jan-25	8-May-26	5-Mar-30	On Track
Southwest WRF - Expansion 16 to 18 MGD	90,000,000	0	0%	Schematic Design	18-May-26	22-Dec-26	3-Dec-30	On Track
Greenland WRF - Expansion to 8 MGD	140,000,000	0	0%	Planned	29-Aug-28	2-Apr-31	4-Jan-35	On Track
	1,837,413,775	516,063,005	28%					

Major Capital Projects over \$25 Million

Project Name	Cost			Milestone			Schedule	
	Total Forecasted Budget	Actuals to Date	Cost Percent Complete	Phase	Phase Start	Phase End	Final Completion	Schedule Status
Water Projects								
SIPS - Deerwood - Southside Blvd Intertie to Deerwood III WTP - New	37,898,745	37,886,102	100%	Construction	10-Jun-22	17-Mar-25	1-May-25	Delayed
SIPS - Greenland - Southside Blvd - Deerwood 3 to Greenland - W	61,564,062	50,828,936	83%	Construction	12-Feb-24	23-Dec-25	29-Jan-26	Ahead
DES - Hogans Creek - Plant Expansion	37,268,570	854,447	2%	Schematic Design	18-Dec-24	1-Dec-25	29-Sep-27	On Track
Water Meters - AMI Conversion	77,368,116	35,301,572	46%	Program	1-Oct-22	30-Sep-28	30-Sep-28	On Track
North Grid THM Mitigation Project	28,089,894	742,413	3%	Schematic Design	1-Nov-25	10-Aug-26	12-Dec-29	Delayed
Westlake WTP - Expansion from 3.0 to 7.0 MGD	30,839,212	46,468	0%	Schematic Design	14-Aug-25	4-Mar-26	20-Dec-29	On Track
SIPS - Ridenour - Cortez to Ridenour WTP - New - W	25,371,933	0	0%	Planned	23-Apr-30	12-May-31	7-May-33	On Track
SJRPP WTP - New 2 MGD Plant	26,200,000	0	0%	Planned	1-Oct-31	31-Mar-33	30-Sep-35	On Track
	324,600,533	125,659,938	39%					
Water - Surface Water Discharge Elimination (SWDE)								
Water Purification Demonstration Facility	77,357,659	47,358,430	61%	Construction	29-Sep-23	21-Aug-25	16-Dec-25	On Track
SWDE - Arlington East Purification Facility - Deep Injection Disposal Wel	42,585,000	0	0%	Planned	24-Mar-27	2-Jun-28	28-Mar-31	On Track
SWDE - Arlington East Purification Facility	183,619,863	434,443	0%	Schematic Design	7-Oct-26	4-Jan-27	16-Jun-32	On Track
SWDE - Ponte Vedra WRF	59,250,000	0	0%	Planned	7-Nov-28	24-Apr-29	30-Mar-33	On Track
SWDE - Monterey WRF	93,700,000	0	0%	Planned	30-Oct-29	16-Apr-30	19-Mar-34	On Track
SWDE - Nassau Deep Injection Disposal Well at Wildlight WRF	28,650,000	0	0%	Planned	29-Oct-29	29-Dec-31	14-Jan-35	On Track
SWDE - Cedar Bay Purification Facility - Deep Injection Disposal Wells	44,500,000	0	0%	Planned	13-May-31	15-Apr-33	30-Jul-36	On Track
SWDE - Cedar Bay Purification Facility	234,515,085	421,442	0%	Schematic Design	13-May-31	15-Apr-33	30-Jul-36	On Track
SWDE - Regional Aquifer Recharge Facilities	1,140,000,000	63,949	0%	Feasibility	4-Sep-30	19-Oct-33	21-Mar-41	On Track
	1,904,177,607	48,278,264	3%					

Data as of 4/21/25

Schedule Status: Ahead - >30 days ahead of baseline; On Track - within 30 days of baseline; Delayed - >30 days behind baseline