

DISTRICT ENERGY SYSTEM TARIFF DOCUMENT



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DESCRIPTION OF TERRITORY SERVED

JEA furnishes retail chilled water service to some portions of Duval County.

**Approved by the JEA Board
March 25, 2025**

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CHILLED WATER SERVICE

101 – Conditions for Chilled Water Service

1) The customer is responsible for the following items:

- a) To provide JEA with a satisfactory indoor site for installing JEA's Energy Station with free access to that station at all times.
- b) If customer does not meet JEA ΔT requirements, JEA will charge customer a ΔT penalty based on the differential temperature adjustment (DTA). The ΔT requirements and DTA are based on multiple factors, including but not limited to, chilled water district (loop) design, incremental pumping costs, and reduction of system capacity. The terms of the ΔT requirements will be stated in the service agreement. The ΔT penalty is based on the monthly demand billed multiplied by *Target ΔT* divided by *Average ΔT*
- c) The customer is responsible for maintaining building piping in good condition. The customer is also responsible for the cost of replacing water due to leaks at the normal rates charged for water consumption.

201 – Connection Fee

The purpose of the connection fee is to recover the cost to construct and connect the customer to JEA's chilled water system which may include but not limited to piping, valving, and energy station. JEA will be repaid for this connection service by the customer through a separate agreement over the agreed upon time period.

JEA may consider a reduced fee for customers who provide capital or other value to JEA's chilled water service, or negotiate a higher fee if there are extraordinary customer requirements. Any such fee modification shall require a written agreement between JEA and the customer as provided below in Section 302.

202 –Commodity Charge

The commodity charge is based on the ton-hour sales and will be set monthly for full recovery of the commodity expenses used for chilled water production based on the pricing set forth in the prevailing JEA Electric & Water and Wastewater Tariff Schedules.

The commodity charge consists of two cost recovery components: Electric and Water.

The electric cost recovery component of the commodity charge will be adjusted monthly to address changes in electric rates and DES demand factors. The electric expense per KWH is calculated and multiplied by weighted plant average efficiency (kwh/ton hour) to determine the electricity per ton-hour rate, then adjusted monthly by the electric cost ratio. The electric cost ratio takes into consideration a rolling 12-month demand factor, changes to JEA's applicable electric rates, and any over/under-collection based on the previous month's rate.

The water cost recovery component of the commodity rate will be adjusted monthly to address changes in water & sewer rates and DES water consumption. The water expense per kgal is calculated and divided by forecasted ton hours by month to determine the water per ton hour rate. The water per ton hour rate takes into consideration changes to JEA’s applicable water rates, and any over/under-collection based on the previous month’s rate.

The said ton hour charge billed in accordance with JEA's normal billing cycle shall be increased by the monthly commodity charge per ton hour as indicated on www.jea.com/My_Account/Rates/

203 –Consumption Charge

The consumption charge is based on the ton-hour of sales and will be set annually for full recovery of operating and maintenance expenses. Adjustments will take effect annually by multiplying the previous year’s rate by the CPI for All Urban Consumers All items in U.S. city average, all urban consumers, not seasonally adjusted (CPI-U) factor.

As of April 1, 2025, the Consumption Charge is:

Consumption Charge	Rate
All	\$0.05122/Ton Hr.

204 –Demand Charge

The demand charge is based on the tons of billable demand and will be set as needed for full recovery of costs for debt service, capital renewal and replacement of equipment and systems associated with each plant. Adjustments will vary by plant depending on the timing of capital outlay.

Demand Charge	Rate
At Hogan’s Creek	\$ 38.90/Ton
At Downtown	\$ 35.40/Ton
At Springfield	\$ 33.30/Ton

- 1) Demand is calculated based on the greater of the contract demand or the actual demand.
- 2) If the actual demand exceeds the contract demand by more than 10 % for two months in a twelve-month period, the highest actual demand in the previous twelve months will become the new contract demand.

301 – Chilled Water Service Definitions

- a) **Actual Demand** – The maximum quantity of Service, in Tons, actually provided to Customer during any consecutive sixty (60) minute period during the billing cycle
- b) **Contract Demand** – The maximum quantity of service, in Tons, contracted to be delivered during any consecutive sixty (60) minute period for each building.
- c) **Excess Demand** – The quantity of service, in Tons, provided by JEA in excess of the Contract Demand.
- d) **Billable Demand** - The sum of the Contract Demand and Excess Demand
- e) **Consumption** – The ton-hours used by the facility during the billing period.
- f) **BTU** - British Thermal Unit. It is the quantity of heat required to raise the temperature of one pound of water by one degree Fahrenheit.
- g) **Ton** –12,000 BTU/hr.
- h) **Energy Station**- the equipment which is necessary to provide the delivery and metering of Service, including, but not limited to, temperature sensors, flow meter(s), control valve(s), check valve(s), thermometer(s), differential pressure sensor(s) and gauge(s), strainer and bypass, piping and control package.
- i) **ΔT** – The difference in temperature between the chilled water supplied by JEA at the Energy Station and the warmed water returned to the JEA Energy Station. (Also referred to as Temperature Rise)

302 – Special Services, Terms, and Conditions

JEA and the customer may agree to special services, terms, and conditions applicable to the provision of chilled water service through the execution of a written agreement. Approval of such agreement shall be as established in applicable JEA Management Directives, Policies, or Procedures.

Nothing in this section shall authorize the modification of any charges established under this Tariff.

303 – Billing

Billing, payments, and collection procedures will be in accordance with JEA's Credit and Collections Policy