Welcome

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<tr>
<th>AGENDA</th>
<th>Speaker</th>
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<tbody>
<tr>
<td>Opening Remarks</td>
<td>Jay Stowe</td>
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<tr>
<td>Developer’s Perspective</td>
<td>Rick Morales</td>
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<tr>
<td>Development Supply Chain</td>
<td>Lisa Pleasants</td>
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<tr>
<td>Electric Development Projects</td>
<td>Jeremy Williams</td>
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<td>Electric Services</td>
<td>Gerald Donskey</td>
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<td>Real Estate</td>
<td>Brandon Traub</td>
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<tr>
<td>Water &amp; Wastewater Planning</td>
<td>Susan West</td>
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<td>Water &amp; Wastewater Development Design &amp; Process</td>
<td>Bryan Spell</td>
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<td>Geographic Information Systems (GIS)</td>
<td>Bill Kirk</td>
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<td>Water &amp; Wastewater Pre-Service &amp; New Service</td>
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<td>Field Meter Services</td>
<td>Mark Resos</td>
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<td>Chilled Water &amp; Natural Gas</td>
<td>GiGi Carroll</td>
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<td>Closing Remarks</td>
<td>Raynetta C. Marshall</td>
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Opening Remarks

Jay Stowe,
Managing Director &
Chief Executive Officer, JEA
Developer’s Perspective

Rick Morales,
President,
Morales Construction Co., Inc.
Supply Chain Update

- Demand continues to be stronger than Supply
- Communication and accurate forecasting are key to preventing disruption
- JEA continually reviews options for increasing supply
Transformers Continue to be the Biggest Challenge

Lisa Pleasants
Senior Manager, Sourcing

Single Phase Transformer Supply

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Three Phase Transformer Supply

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Future Insights

Development Supply Chain

Lisa Pleasants
Senior Manager, Sourcing

- Lead Times
- Production Slots
- Improved Risk Model
Recent Changes

New resources

- Added 2 new full-time employees
- New submittal review & comments improved to 5-7 business days
- Lead time for new designs within 10-20 business days

Early submittal option in lieu of preliminary plat

New submittal pace cooling off

Large “bubble” of projects in developer construction
Current Challenges Being Addressed

- Improving project submittal experience
- Reducing conduit system corrections with final inspection
- Receipt and approval of blanket easements
- Adjusting to latest supply chain market
  - Match construction with available inventory and estimated deliveries
  - Break projects down into smaller sizes
  - Harvest transformers
Future Insights

- Refine forecast of future project material needs
- More frequent internal collaboration
- Collect project input from Development community earlier than submittal
- Evaluate pilot project of new workflow platform to improve interface experience

Jeremy Williams
Manager, Energy & Development Projects
New Process for Large Commercial Services

PowerClerk Management Program
- Streamline project workflows
- Send communication

PowerClerk

JEA Large Commercial Service Engineering Application System

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Current Challenges Being Addressed

- Supply chain is having severe impacts on large commercial services
- Construction projects have been limited to new service needs
- The number of incoming permits has increased significantly
Future Insights

Electric Services

Reviewing rules and regulations for Electric Service

Solutions for commercial metering issues

Improved Appendix A and online contact information

Gerald Donskey
Manager, Energy & Development Projects
Recent Changes

JEA’s approved forms of Easement (Restoration Language)

OGC Legislation regarding 50% of plats

Brandon Traub
Real Estate Specialist
Current Challenges

- Continuous improvement of processes and communication
- Plats recorded prior to JEA review and approval
- Timing regarding the Use of JEA Real Property applications
Future Insights

Real Estate

Brandon Traub
Real Estate Specialist

Improved Time Management

Submit Easements, Plats, and Use of Real Property applications as far in advance as possible
6th Annual • 2023

Developers Workshop
BUILDING COMMUNITY, TOGETHER
Planning Overview

Responsible for capacity reviews, water/sewer/reclaim modeling, master plan reviews, PUD reviews, master planning future infrastructure growth/timing

New Review Item - COJ 50% Pre-Plat Construction Review (COJ Ordinance 2022-731)

- Currently review is handled by emailing Susan West at westsr@jea.com
- Process will be added to Sages soon for online submittals
Planning Challenges

Predicting system wide where future growth will occur, when it will occur and what the future flows will be.

Things that the development community and JEA can work on together:

- Realistic growth expectations
- Master plan internal development to meet expected yield
- Communication! Engage JEA early in the design process to discuss service connection point concerns
Ongoing Efforts

- Design to meet the ever-changing regulatory requirements
- Complete design and construction timely to meet demands
- Acquire the real estate required for future infrastructure needed for community growth
- Deliver the message of the importance of water conservation to the community
Recent Changes

New manager and positions added to the team

Updated JEA Flow Usage Schedule to include specific uses not listed in FAC

SUE Reports for POC required for Plan Approval not Plan Submittal
Current Challenges

Supply Chain issues
- Generators / Automatic Transfer Switches
- Materials with projected shortfalls in production
- Infill Development processes/Sages

Available options to address
- Phasing of plans - limit of 100 units / equivalent flow for commercial
- Pony pump in lieu of generator - Design guidance for pony pump option - see W/WW Development during breakout session
Continuous Improvement Through Collaboration

Water & Wastewater Development
Design & Process

Bryan Spell
Manager, Water & Wastewater Development

Sagesgov.com | Process Improvements | Communication

Developers Workshop
BUILDING COMMUNITY, TOGETHER
Section 501 Standards - What’s New

The Excel template is to be used on all 2023 As-Builts and going forward.

All As-Builts are to be submitted in one PDF document. They are not to be split up for different services.

Bill Kirk
Manager, GIS Systems
Section 501 Standards - Items of Note

- As-Builts - complete cover sheet with vicinity map in B&W. No color in As-Builts
- Ownership transition point
- Referencing applicable manual and checklist for specific year of initial submittal
- If checklist is initialed, confirm and ensure AsBuilt reflects it

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Improving the Customer Experience

Created a more efficient process of tracking and reviewing As-Builts

- Faster Review Times
- Allows more feedback between reviewer and submitter
- JEA GIS staff will contact submitter on Cycle 2 for verbal resolution

Maintaining an efficient Database using Sages Online and Microsoft SQL Server
New Service Application Process

Water Pre-Service reviews Residential and Commercial New Service Applications

The Service level for review completion is application review is 3-5 business days; 7-10 business days for bulk applications

Once approved, the customer can proceed with submitting payment and uploading the receipt in Sages

Application process completed and meter installation requested if applicable
What’s New

Turn-around time for application review has been included in the auto-reply email when an application is submitted.

JEA now accepts debit/credit cards when paying the applicable new service fees in person.

Completed water locates expire in nine months.
Looking Forward

For applications submitted/approved prior to site readiness, submit the application no more than 90 days prior to meter install, otherwise it results in connection delays and additional fees.

Commercial applications submitted must include flow and flow calculation documentation.

The last of the scheduled series of increases occurred April 1, 2023.
Electric Meter Status

**Changes**
- Made changes to supply chain forecast
- More consistent deliveries
- Used for growth and replacement

**Challenges**
- Seeing some delivery times slipping from 52 weeks
- Slight delay light commercial 3 phase meter

**Future**
- Large shipments scheduled for end of September
- Should have approx. 20K end of the year
- Mitigation strategies are at the ready
Field Meter Services

Water Meter Status

Changes
- Ordering meters in mass with good vendor support
- Multi vendors for meter and associated equipment
- Used for Growth and Change out project

Challenges
- Watching out for brass components for supply chain issues

Future
- Current inventory status is approx. 20,000 5/8” and 3/4”
- Continual shipments
- Seeing supplier stock is solid and timely

Mark Resos
Manager, Electric Meter Services
Water AMI Conversion Project Status

- Changing out water meter network devices to newest technology (AMI)
- 4-year project to convert 425,000 customers to AMI
- Offer more options to our customers for resource control
- 15,000 converted
- Approx. 60,000 units in stock with weekly shipments to supply teams

Mark Resos
Manager, Electric Meter Services
Chilled Water

Utility scale chilled water service is available and growing.

GiGi Carroll
Manager, Business Development
JEA is a commercial and industrial natural gas supplier with competitive pricing, variable or fixed contracts.
Closing Remarks

Raynetta C. Marshall,
Chief Operating Officer, JEA
Pedro Melendez,
VP, Planning, Engineering & Construction

JEAn Department Breakout at Hallway Tables

Electric Standards
Electric Development & Inspections
Procurement - Supply Chain
Real Estate
Environmental - Permits
W/WW Reuse Delivery and Collection – O&M
Meter Services
Water Pre-Service
W/WW Standards
W/WW Construction Inspection
W/WW Planning and Development
Business Development - Chilled Water & Natural Gas
JEAn Customer Experience