

MIRA Q&A LOG

127-19 Strategic Alternatives - Question and Answer Log

Due Diligence Request List

Respondent	Topic	Question / Document Requested	Priority	Date Submitted	Answers	Date Responded	Round (1 / 2)	Status (Open / Closed)	Data Room Location
1	MIRA	General Operations Regulatory Report Please describe in detail the process and timing expected for JEA to file a full rate case with the FPSC, what evidence will be required for the FPSC to determine that each of the assets is considered used and useful?	High	11-Nov-19	Please see section VIII of the Process Letter	14-Nov-19	1	Closed	
2	MIRA	General Operations Regulatory Report Can you please describe the step by step process for an electric and water rate case filing? Please include timing for final decisions by the PSC. Additionally, please provide a step by step process and timing for required approvals from the PSC to grandfather existing rates	High	11-Nov-19	Please see section VIII of the Process Letter.	14-Nov-19	1	Closed	
3	MIRA	General Operations What condition precedent to the closing of a transaction pertaining to PSC approval does JEA expect to propose? CIM - page 108 What is the expected timing that the buyer will file a rate case with the FPSC to obtain an order allowing JEA's rates to go into effect? (e.g. after the public referendum, pre-close)	High	11-Nov-19	Please see section VIII of the Process Letter	14-Nov-19	1	Closed	
4	MIRA	General Operations Model The model assumes that JEA is recapitalized as an IOU on October 1, 2019 A. How do we reconcile the financial model debt balance to the December 2020 debt disclosed in Addendum 4 (~\$1.9 billion for electric and ~\$1.3 billion for water)? B. Is the December 2020 debt balance still the right value to use given that we will now have to assume a September 2020 closing date? C. Could you please bridge / reconcile other key metrics in the financial model to the FY2020 budget such as revenue, O&M, Basic Operating Income (EBITDA), debt repayment, and distribution to the city? Ideally, where possible, please provide a breakdown by individual utility	High	11-Nov-19	Please rely on the debt balances in the model and FTI regulatory report	13-Nov-19	1	Closed	
5	MIRA	Electric System Can you please detail what Vogtle payments have been assumed in the JEA 2020 budget under purchased power?	High	11-Nov-19	Vogtle payments assumed in the JEA 2020 budget was \$21.6MM	14-Nov-19	1	Closed	
6	MIRA	Electric System Can you please breakout assumed Vogtle costs in "Scenario A Vogtle Adjustment" tab into its components (i.e. debt service and PPA energy payment)	High	11-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed	
7	MIRA	Process Has JEA analyzed the suitability of a concession structure for the future ownership of JEA, as it relates to meeting the City's objectives? Has JEA done any work around retaining its municipal / tax-exempt status under a concession structure?	High	11-Nov-19	JEA has not completed tax work that may be required as a result of any ITN reply.	14-Nov-19	1	Closed	
8	MIRA	Process Process Letter - page 5 Is a purchase price adjustment allowed if the base rates approved by the FPSC on acquisition (assumed date as September 30, 2020) are different to current rates per the Model ("Committed Rates")?	High	11-Nov-19	Please refer to Process Letter, section III.	13-Nov-19	1	Closed	
9	MIRA	Electric System CIM - page 57 Can you please elaborate on how the Storm Protection Plan Cost Recovery Clause would work in practice? I.e. will assets under this program be rolled into Rate Base eventually? Or will utilities continue to earn on their investment in storm hardening through a separate charge until the assets are fully depreciated?	High	11-Nov-19	See the FTI regulatory report	14-Nov-19	1	Closed	

10	MIRA	General Operations	Model Please explain (a) how the O&M increases / (savings) associated with growth capex and strategic capex were estimated / modeled; and (b) are they expected to continue in perpetuity? For instance, please provide the backup explanation for the \$1.41mm of O&M savings that is associated with \$47mm of strategic capex annually for grid resiliency as part of the "management case"	High	11-Nov-19	The O&M increases / (savings) associated with strategic capital management initiatives do not have specifically associated run-rate O&M savings or costs. The incremental amounts of O&M included in the model reflect one-time implementation costs, and were estimated using percent of capital benchmarks. The O&M increases / (savings) associated with core growth opportunity initiatives do not have specifically associated run-rate O&M savings or costs. The incremental amounts of O&M included in the model reflect one-time implementation costs, and were estimated using percent of capital benchmarks for regulated growth opportunities.	13-Nov-19	1	Closed	
11	MIRA	Electric System	Model Can you please elaborate on whether the generation capex included in the model 2025-2030 for ~\$950m includes the replacement of Northside units 1 & 2 (page 21 of CIM)?	High	11-Nov-19	The generation capex referenced includes the replacement of Northside 1&2. As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	13-Nov-19	1	Closed	7.3
12	MIRA	Electric System	Model - capex tab rows 47-49 Please provide a breakdown of capex by initiative for grid resiliency and flexibility, e.g. capex assumed for storm hardening, smart grid, etc	High	11-Nov-19	As indicated in the CIP, the strategic capital management initiatives for system resiliency and grid flexibility are not based on a bottom's-up capital plan. Instead, they are based on top-down scaling of programs from other Florida IOUs, which include a wide variety of measures. This is indicated in the CIP on pages 89 and 90.	13-Nov-19	1	Closed	
13	MIRA	General Operations	Please provide a 10-year O&M forecast. Additionally, please provide a breakdown by category, e.g. labor, generation related opex, IT opex, non-labor etc	High	11-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	13-Nov-19	1	Closed	7.2
14	MIRA	Electric System	Can you please provide breakdown of generation capex in the model by project?	High	11-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	13-Nov-19	1	Closed	7.3
15	MIRA	Electric System	CIM - page 21 What year does JEA expect solar + storage to replace 586 MW of coal generation?	High	11-Nov-19	Timing for these investments are contingent on continued declines in the cost curves for both solar and storage. Based on the current expected cost curves it is in the capital plan for the late 2020s.	14-Nov-19	1	Closed	
16	MIRA	Electric System	CIM - page 22 Can you please elaborate on why JEA chose to enter into PPAs with EDF instead of construct its own solar generation? Can you discuss JEA's internal capabilities to execute on solar development projects?	High	11-Nov-19	JEA, as a government-owned entity, cannot realize any benefit of the Investment Tax Credit. By structuring the purchase as a PPA, the owner can collect the ITC and pass savings on to us	12-Nov-19	1	Closed	
17	MIRA	Electric System	CIM - page 22 Please explain the buy-out options on the EDF PPAs, why would JEA opt to buy out the PPAs after 10+ years?	High	11-Nov-19	JEA has the right to exercise buyout options as shown on page 22 of the CIP.	14-Nov-19	1	Closed	
18	MIRA	Electric System	CIM - page 23 Does the agreement between Peoples Gas and JEA to transfer 100% ownership of Brandy Branch Baldwin Lateral assume a transfer price?	High	11-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	12-Nov-19	1	Closed	
19	MIRA	Water System	CIM - page 34 Is the One Water program designed to satisfy the 40 MGD alternative water supply requirement?	High	11-Nov-19	OneWater is a comprehensive program that includes both supply and demand side management actions. The 40 MGD AWS is one part of OneWater	13-Nov-19	1	Closed	
20	MIRA	Water System	CIM - page 34 Does JEA envision the 40 MGD of alternative water to be used for potable uses?	High	11-Nov-19	Yes	13-Nov-19	1	Closed	
21	MIRA	Water System	CIM - page 34 Are capex estimates for the demonstration facility and the commercial implementation phase included in the 10-year capex forecast in the model provided in the data room?	High	11-Nov-19	It's captured in row 81 in the CAPEX tab	13-Nov-19	1	Closed	
22	MIRA	General Operations	CIM - page 37 Can you please elaborate on the variability in District Energy revenues? How long are the contracts for? Do the contracts have any change of ownership clauses?	High	11-Nov-19	Variability in revenues can be attributed to variability in ton hours consumed and equivalent full load hours. Contracts expire in FY22-FY24. As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed	
23	MIRA	General Operations	CIM - page 38 Can you please provide JEA's 10-year capex forecast for communication infrastructure? Additionally, please elaborate on the regulatory treatment for communications infrastructure and whether RAB should include or exclude it?	High	11-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	13-Nov-19	1	Closed	7.3
24	MIRA	Electric System	CIM - page 56 Does CWIP only apply to nuclear and integrated gasification combined cycle coal power plants? Or does it apply to all capex?	High	11-Nov-19	CWIP applies to all CAPEX.	14-Nov-19	1	Closed	
25	MIRA	Electric System	CIM - page 59 Can you please clarify whether CWIP is excluded from RAB?	High	11-Nov-19	CWIP is included in RAB.	14-Nov-19	1	Closed	

26	MIRA	Corporate Finance	CIM - page 59 Can you please clarify what is included in deferred tax assets?	High	11-Nov-19	Deferred tax assets represent the difference in book depreciation and tax depreciation related to plant.	14-Nov-19	1	Closed
27	MIRA	Electric System	CIM - page 62 Given base rates are frozen, What is driving the reduction in the all-in rate in FY22?	High	11-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question. All in rates include fuel and purchase power. Fuel and purchase power revenue is projected to decline from FY21 to FY22.	14-Nov-19	1	Closed
28	MIRA	Electric System	CIM - page 62 Given base rates are frozen, what is driving the increase in all-in rates for water and wastewater?	High	11-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question. Inflation adjustments are assumed in the revenue.	14-Nov-19	1	Closed
29	MIRA	Electric System	CIM - page 64 What is included under community improvement?	Medium	11-Nov-19	See page 94 of CIP	14-Nov-19	1	Closed
30	MIRA	General Operations	CIM - page 66 What is causing step-up in rate base projections in FY2020?	High	11-Nov-19	See the Respondent Financial Model.	14-Nov-19	1	Closed
31	MIRA	General Operations	CIM - page 73 Does the following statement only apply to base rates or all-in rates: "Maintain customer affordability, keeping bill increases below inflation"	High	11-Nov-19	As an aspiration around affordability, this aspiration applies to the entire bill.	14-Nov-19	1	Closed
32	MIRA	General Operations	CIM - page 74 Model only includes increased efficiencies and productivity for O&M for a 4-year period. Can you please provide management forecast through to 2030?	High	11-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	13-Nov-19	1	Closed
33	MIRA	General Operations	CIM - page 77-87 Can you please provide run-rate cost reduction estimates associated with each category of the Operational Improvement initiatives? Page 74 of CIM indicates the Operational Improvements are reflected in the Financial Model, but the model does not show a breakdown of the savings associated with each of the initiatives	High	11-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	13-Nov-19	1	Closed
34	MIRA	Water System	CIM - page 90 Are septic tank phase-out investments expected to be included in water RAB?	High	11-Nov-19	Some regulated capex for septic tank phase-out is included in the Financial Model.	14-Nov-19	1	Closed
35	MIRA	General Operations	CIM - page 91 Can you please provide rationale used by JEA management to include portion of capex identified in management case?	High	11-Nov-19	The capex projections were developed by JEA, based on available visibility into capital needs over the 10-year period, along with consideration for customer affordability.	14-Nov-19	1	Closed
36	MIRA	General Operations	CIM - page 94 Can you please provide rationale for including DG under regulated business activities? Is there precedence that FPSC would treat such activities as regulated?	High	11-Nov-19	There is regulatory precedent in the United States for regulated DG storage. A detailed assessment of potential FPSC regulation was not conducted.	14-Nov-19	1	Closed
37	MIRA	Water System	CIM - page 101 Is there a list of potential water roll-up target opportunities in FL?	High	11-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed
38	MIRA	General Operations	CIM - page 102-103 Please provide management estimate for number of customers and associated volume and DE growth capital expenditure associated with the expansion opportunities	High	11-Nov-19	Beyond what is presented on pages 102 and 103 regarding Lot J (potential square footage) and downtown (potential tonnage) development opportunities, additional information such as capital required to serve has not been estimated. Current rate strategy is to build capex into customer contracts.	14-Nov-19	1	Closed
39	MIRA	General Operations	CIM - page 106 Please provide any revenue and cost estimates that JEA has commissioned or has developed associated with the emerging future homes opportunities	High	11-Nov-19	No revenue or cost estimates were included as part of the Financial Model.	15-Nov-19	1	Closed
40	MIRA	General Operations	CIM - page 108 Please clarify what is the difference between (a) the FPSC order that would allow JEA's rates to go into effect prior to close vs. (b) the final order that would be issued in the rate case (until which time the buyer's proposed rates are likely subject to a refund)? Is the "final order" related to the separate rate case that would be filed at the end of the rate freeze period?	High	11-Nov-19	Please see section viii of the Process Letter	14-Nov-19	1	Closed
41	MIRA	General Operations	CIM - page 108 Please clarify the "requirement that the FPSC determine the value of a public utility's assets". Would the FPSC determine the value of JEA's assets (i.e. rate base) as part of the initial rate case	High	11-Nov-19	The opening balance sheet in the FTI regulatory report are considered used and useful.	14-Nov-19	1	Closed
42	MIRA	Organizational Structure	CIM - page 123 Please explain which functions / shared services / employees within the JEA organization work across the Electric, Water and District Energy "Funds"	High	11-Nov-19	These areas include Finance, Supply Chain, Fleet, Facilities, Technology Services, Government Affairs, Customer Service, Billing and Collection, Legal, portion of Environmental Services, Compliance, HR and Resource Planning.	14-Nov-19	1	Closed

43	MIRA	General Operations	Regulatory Report Please explain why no adjustments were made to net PP&E, what work has JEA and its advisors done to evaluate it's current net PP&E to determine that these assets are used and useful	High	11-Nov-19	The opening balance sheet in the FTI regulatory report are considered used and useful.	14-Nov-19	1	Closed	
44	MIRA	General Operations	Regulatory Report - page 16-17 Why are unfunded pension costs adjusted out but unfunded OPEB costs are not	High	11-Nov-19	Unfunded JEA pension costs are adjusted out because they will be an obligation of the City of Jacksonville. Unfunded OPEB and SJRPP pension costs are an obligation of the Respondent.	14-Nov-19	1	Closed	
45	MIRA	Process	Does JEA envision an asset or a stock sale? Can you please detail the process for converting the existing structure into a Corporation. Additionally, can you please provide more detail on JEA's envisioned structure to split Legacy JEA for purposes of Vogtle PPA?	High	11-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed	
46	MIRA	General Operations	Model Can you please provide breakdown of electric and water rates between residential and C&I customers over the rate stability period?	High	11-Nov-19	We do not have forecasted base rates broken down for each class of customer at this time.	13-Nov-19	1	Closed	
47	MIRA	Accounting	Model How is the property tax calculated? Is it based on total plants, property and equipment or just PP&E that will be recognized in rate base?	High	11-Nov-19	The property tax is calculated in the financial model based on the net balance of PPE that is recognized in rate base.	14-Nov-19	1	Closed	
48	MIRA	Accounting	Model Please provide forecast days of Accounts Receivable and Accounts Payable. Additionally, please provide 3 years of historical data for AR and AP	High	11-Nov-19	See the Respondent Financial Model.	14-Nov-19	1	Closed	
49	MIRA	General Operations	Model - Scampi Holdco Can you please clarify what is included in "Other revenue"	High	11-Nov-19	Other revenue consist of miscellaneous electric revenue from items such as pole attachments, late payments, reconnection fees, transmission, and installation fees and miscellaneous water revenue from items such as Connect/Reconnect fees, tap & meter fees, late payments, and waste haulers	13-Nov-19	1	Closed	
50	MIRA	Electric System	Model Can you please explain how purchased power is calculated	High	11-Nov-19	Purchased power is derived by including activities such as short-term market purchases for power (currently procured through The Energy Authority), Solar PPA's, additional market capacity purchases, transmission capacity, Vogtle PPA obligations	13-Nov-19	1	Closed	
51	MIRA	Electric System	Model Given SJRPP has been decommissioned in 2018, how does JEA envision recovering the decommissioning costs under FPSC regulation? Additionally, please provide the actual decommissioning cost incurred for SJRPP	High	11-Nov-19	The decommissioning costs are already included in JEA current rates.	14-Nov-19	1	Closed	
52	MIRA	Electric System	Model Can you please explain what "other assets - unamortized deferred losses on refundings" relates to?	High	11-Nov-19	When refundings occur and a loss is booked, JEA amortizes the loss over the life of the new bonds.	13-Nov-19	1	Closed	
53	MIRA	Electric System	Model Can you please explain how electric load was forecast?	High	11-Nov-19	The load-growth forecasts were developed by JEA, with input from 3rd party consultants. As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	13-Nov-19	1	Closed	
54	MIRA	Water System	CIM Does the Respondent have to commit to the "One Water" program outlined in the CIM? How would JEA view Respondents with alternative water plans?	High	11-Nov-19	JEA is open to considering all alternatives that meet the minimum requirements set forth in the ITN.	14-Nov-19	1	Closed	
55	MIRA	Water System	Model Can you please elaborate on where "One Water" capex is reflected in the model? Does the \$815m total cost add to rate base?	High	11-Nov-19	It's captured in row 81 in the CAPEX tab	13-Nov-19	1	Closed	
56	MIRA	Water System	Model Can you please explain how water usage and wastewater usage were forecast?	High	11-Nov-19	Water and Wastewater usage forecasts are derived by growing customer equivalent residential units (ERU) by 1.5% on water & sewer and 11% on reclaimed ERU's. The kgal usage per ERU for water and sewer accounts are decreased by approximately 1% per year. Reclaimed usage per ERU are held flat. ERU's are multiplied by usage per ERU to arrive at total usage sales.	13-Nov-19	1	Closed	
57	MIRA	Water System	What is the expected timeline for septic tank phase-out?	High	11-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed	
58	MIRA	General Operations	Model - Model Assumptions rows 202/213 and 576 Can you please explain how revenue projections under Management case are derived?	High	11-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed	8.3

59	MIRA	General Operations	Model Please provide a detailed breakdown of non-fuel O&M line. does this line (\$295mm for FY20) include any savings from the operational improvements outlined in the CIM or should it be considered business as usual?	High	11-Nov-19	See Sub Section 1 of the CIP beginning on page 76. As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	13-Nov-19	1	Closed	7.2
60	MIRA	Electric System	Can you please provide the split between FERC and FPSC regulated T&D assets	High	11-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed	
61	MIRA	Electric System	Can you please comment on how an inverted block rate design was incorporate in the forecast of load?	High	11-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	13-Nov-19	1	Closed	
62	MIRA	Water System	Can you please provide an update on the Nassau and St. Johns ROFRs	High	11-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed	
63	MIRA	Employees	What are the consequences of splitting the water and electric / district energy businesses on management, employees and systems?	High	11-Nov-19	At this time, JEA is unable to determine consequences, if any, of "splitting the water and electric / district energy businesses".	14-Nov-19	1	Closed	
64	MIRA	Electric System	Can you please breakout assumed Vogtle costs in "Scenario A Vogtle Adjustment" tab into its components (i.e. debt service and PPA energy payment)	High	10-Dec-19			2	Open	
65	MIRA	Process	Has JEA developed a view on the viability of a concession structure as it relates to JEA and the minimum requirements?	Medium	10-Dec-19			2	Open	
66	MIRA	General Operations	Please provide a 10-year O&M forecast. Additionally, please provide a breakdown by category, e.g. labor, generation related opex, IT opex, non-labor etc	High	10-Dec-19			2	Open	
67	MIRA	Electric System	Can you please provide breakdown of generation capex in the model by project?	Medium	10-Dec-19			2	Open	
68	MIRA	Electric System	What is management's view on when renewables + storage will reach price parity with the electric grid?	Medium	10-Dec-19	The strategic plan developed by JEA and McKinsey estimates that this crossover may occur as early as 2027. Refer to McKinsey Report and Management Presentation slide 45	23-Dec-19	2	Closed	
69	MIRA	Electric System	Can you discuss JEA's internal capabilities to execute on solar development projects?	Medium	10-Dec-19	JEA has relied on PPAs for all solar development to date. Our project management group is closely tracking the development of the current 5x50 MW facilities, and our expectation is that we would self-develop solar after the expiration of the ITC, or once we become eligible for the ITC.	23-Dec-19	2	Closed	
70	MIRA	Electric System	Does the agreement between Peoples Gas and JEA to transfer 100% ownership of Brandy Branch Baldwin Lateral assume a transfer price?	Medium	10-Dec-19	There is no transfer price for the 2030 assumption of the BB-Baldwin lateral by JEA	23-Dec-19	2	Closed	
71	MIRA	Water System	Can you please provide breakdown of all initiatives, including values of each initiative (quantum of investment) and timeline of execution, of the the OneWater program?	High	10-Dec-19	Onewater is an overarching philosophy governing the promotion of water reuse. JEA does not specifically have a Onewater capital program, instead we utilize a comprehensive Integrated Water Resource Planning process, currently underway.	23-Dec-19	2	Closed	
72	MIRA	General Operations	Can you please provide management's outlook on the DE business? What is the expectation for contract renewals / new contracts?	High	10-Dec-19			2	Open	
73	MIRA	General Operations	Can you please provide JEA's 10-year capex forecast for communication infrastructure? Additionally, please elaborate on the regulatory treatment for communications infrastructure and whether RAB should include or exclude it?	Medium	10-Dec-19			2	Open	
74	MIRA	General Operations	Model only includes increased efficiencies and productivity for O&M for a 4-year period. Can you please provide management forecast through to 2030?	High	10-Dec-19			2	Open	
75	MIRA	General Operations	Can you please provide run-rate cost reduction estimates associated with each category of the Operational Improvement initiatives? Page 74 of CIM indicates the Operational Improvements are reflected in the Financial Model, but the model does not show a breakdown of the savings associated with each of the initiatives	High	10-Dec-19			2	Open	
76	MIRA	Water System	Please provide a list of potential water roll-up target opportunities in FL that management is considering	High	10-Dec-19			2	Open	
77	MIRA	General Operations	Can you please provide breakdown of electric and water rates between residential and C&I customers over the rate stability period?	High	10-Dec-19			2	Open	
78	MIRA	General Operations	Can you please provide breakdown of other revenue, including amounts by item as well as a 10 year forecast?	High	10-Dec-19			2	Open	
79	MIRA	Water System	What is the expected timeline for septic tank phase-out?	High	10-Dec-19			2	Open	
80	MIRA	General Operations	Can you please provide a build up for the revenue requirement under Management case during the rate stability period?	High	10-Dec-19			2	Open	
81	MIRA	Electric System	Can you please provide the split between FERC and FPSC regulated T&D assets	Medium	10-Dec-19			2	Open	
82	MIRA	Electric System	Can you please comment on how an inverted block rate design was incorporate in the forecast of load?	Medium	10-Dec-19			2	Open	

83	MIRA	Water System	Can you please provide an update on the Nassau and St. Johns ROFRs	High	10-Dec-19	These are subject to ongoing negotiations. The Nassau water/wastewater grid is distinct from the Duval grid, and would be easily separated. The St Johns Grid is fully integrated with Duval. At this time, Duval sends to SJC - 2/3 of potable water demand (10 of 15 mgd); and 1/2 of reclaimed water demand (5 of 10 mgd). SJC has adequate capacity on wastewater, but the Greenland WRF is designed to serve growing SJC communities, and is located in Duval. • JEA 2011 CUP permit has 38 individual wellfield allocations. 8 of the wellfields are in SJC. Those 8 SJC wellfields have an allocation of about 5 mgd – the other ~10 mgd comes from Duval	23-Dec-19	2	Closed
84	MIRA	Water System	Please provide a reconciliation of the Base Rates during the Stabilization Period shown in the Respondent Financial Model with the JEA Water and Sewer Cost of Service Study (file 8.3.3).	High	10-Dec-19			2	Open
85	MIRA	Water System	For the JEA Water and Sewer Cost of Service Study (file 8.3.3) please explain why FY18 was selected as the test year as it relates to revenue requirement but FY 2016 was used as the test year for volume. Why wasn't FY 2018 used for volume?	Medium	10-Dec-19			2	Open
86	MIRA	Water System	Are any of the recommendations in the JEA Water and Sewer Cost of Service Study (file 8.3.3) with respect to rate design and allocation of revenue requirement across customer classes expected to take effect during the rate stabilization period?	High	10-Dec-19			2	Open
87	MIRA	Water System	Please explain the Reconciling Adjustment footnote 2 in table 3.1 on page 16 of JEA Water and Sewer Cost of Service Study (file 8.3.3). "The budget includes allowances for system growth, weather, and contingencies. Those items were removed to reconcile rate revenue requirements with test year cost based upon 2016 billing data and current 2018 rates."	Medium	10-Dec-19			2	Open
88	MIRA	Water System	Page 196 of Management Presentation says "CUP provisions may require a significant increase in reclaimed water usage and/or place new, more stringent limits on JEA's aquifer withdrawals". Please clarify what types of new provisions could be imposed and what is the process by which the CUP is updated?	High	10-Dec-19			2	Open
89	MIRA	General Operations	Please describe JEA's ERP IT system (e.g. which applications are linked to the ERP system) and any plans to enhance or replace this system	High	10-Dec-19			2	Open
90	MIRA	Water System	JEA has dealt with water quality problems by back-plugging wells so that water is pulled from the upper, and cleaner, portions of the aquifer. Comment on the viability of this strategy over the long term.	High	12-Dec-19			2	Open
91	MIRA	Water System	TTHM exceedance seem to be an ongoing problem. Is JEA handling this properly?	Medium	12-Dec-19	Certain areas of the water system can have higher THM's due to low demand or distance from the WTP's. Short Term actions include flushing which is a recognized industry practice to ensure compliance. Compliance is based on an annual running average. Long term solution to reduce flushing includes additional aeration or removal of organic precursors. These projects have been identified and implemented in the past, and are also currently in the process of design or installation. Once completed and optimized, these projects will reduce THM formation and the need for flushing.	23-Dec-19	2	Closed
92	MIRA	Water System	Chlorides are a secondary contaminant but are still an ongoing problem. Where will JEA stand on this issue 10 years from now?	Medium	12-Dec-19	In areas where chlorides are an issue, JEA continues with the well backplugging program resulting in water quality improvements. In addition, JEA is continuing to replace wells with water quality issues with new wells in different areas and construct more wells resulting in opportunities for well rotation and lower yields from individual wells.	23-Dec-19	2	Closed
93	MIRA	Water System	Is there any pre-stressed concrete pipe?	High	12-Dec-19			2	Open
94	MIRA	Water System	There are two 36" transmission mains which move water from the Northern Zone to the Southern Zone. What are these mains made of? Can the Southern system function indefinitely with one of those mains out of service?	Medium	12-Dec-19			2	Open
95	MIRA	Water System	Are there any lead service lines? Is JEA compliant with the LCR?	High	12-Dec-19			2	Open
96	MIRA	Water System	JEA has about 25% of daily demand in storage in each of its grids (hydraulic zones vs. the industry 100% average daily demand in storage. Is this an issue? Is there adequate emergency pumping and power capacity to maintain service during power outages? Is fire protection in all zones adequate?	High	12-Dec-19			2	Open
97	MIRA	Water System	What is JEA's unaccounted for water rate? Please describe any JEA programs to address this rate.	High	12-Dec-19			2	Open
98	MIRA	Accounting	Engineer's Report - page 130 Page 130 of the Water System Engineer's report states, "any expenditure over \$1,000 in value that is related to an asset is accounted for as a capital expenditure." Can you elaborate on your capitalization policy and how it will conform to FPSC policies?	High	12-Dec-19			2	Open

99	MIRA	Water System	Engineer's report - page 135 Is the new Computerized Maintenance Management System (CMMS) included in the capex projection?	Medium	12-Dec-19	2	Open
100	MIRA	Water System	Engineer's report - page 135 Can you provide a rough estimate of the potential productivity increase of converting to a Computerized Maintenance Management System (CMMS) system which (1) provides asset condition information to the capital planning function and (2) can be used to schedule maintenance activities?	Medium	12-Dec-19	2	Open
101	MIRA	Water System	Engineer's report - pages 136 / 137 How do we compare the JEA safety performance data on Table 61 to the industry-wide data on Table 62? How does JEA's safety performance benchmark to industry average?	High	12-Dec-19	2	Open
102	MIRA	Water System	Engineer's report - page 138 WW Pump Stations. Are the 1,422 pump stations necessary because the service area is so flat. Please confirm. Describe these pump stations. Are they remotely controlled, or monitored remotely? How often are they visited? Is the design and technology (pump, controlling method, parts, piping configuration etc) uniform, or is the equipment and configuration variable? What is the consequence of failure – back-ups into the customers' premises? What is the failure rate? What is the claims history?	High	12-Dec-19	2	Open
103	MIRA	Water System	Engineer's report - page 138 Describe maintenance management in general. Is each equipment component identified, labelled with a bar code, and is the maintenance history and equipment history loaded into a Computerized Maintenance Management System (CMMS)? Is maintenance scheduled by the CMMS? How does the maintenance work find its way into the fixed asset records, the P&L, the payroll system, inventory etc? Does this drive predictive maintenance? Is the work available to a technician driving a truck to an asset? How much of your maintenance work is predictive vs emergency?	High	12-Dec-19	2	Open
104	MIRA	Water System	Engineer's report - page 138 What is a "vacuum pod" and what is meant by a "vacuum station with 431 pods"?	Medium	12-Dec-19	2	Open
105	MIRA	Water System	Engineer's report - page 142 Arlington Wastewater Treatment Plant (WWTP)'s max daily flow substantially (36MGD) exceeds its non-coincidental monthly flow (25MGD) . Why? Is this a CSO/rain event issue? Is this ok? What is the peak day flow? Is the plant meeting its permitted effluent discharge limits at these high flows (either the MDF or the daily peak)? Are there other plants facing the same issues? Same questions for Buckman – permitted AADF of 52.5MGD vs Non-Coincidental MDF of 105.7MDF. Do you have EQ tanks or hydraulic capacity in the plants to prevent this?	High	12-Dec-19	2	Open
106	MIRA	Water System	Engineer's report - page 142 Explain the Nitrogen discharge issues. What is the permit limit? Is that limit by plant or for the total system? Are the individual plants or is the total system compliant? What is JEA's view on what the discussion about nitrogen going to be in 10 years?	High	12-Dec-19	2	Open
107	MIRA	Water System	Engineer's report - page 149 No capacity expansions planned for Buckman until 2040 but several units are at the end of their service lives. Please explain	Medium	12-Dec-19	2	Open
108	MIRA	Water System	Engineer's report - page 153 The Cedar Bay Wastewater Treatment Plant (WWTP) has a permit for 10MGD AADF but has experienced flows of 23 MGD during storm events. What's the consequence of this? What's the consequence of these flows for the Manatee barrier (5.7MGD limit)?	High	12-Dec-19	2	Open
109	MIRA	Water System	Engineer's report - page 165 Explain the land ownership & easement issues in the Nassau Grid.	Medium	12-Dec-19	2	Open
110	MIRA	Water System	Engineer's report - page 172 Does JEA have an Infiltration & Inflow (I&I) program? Please describe it. How do you measure success? How successful have you been based on those metrics?	Medium	12-Dec-19	2	Open
111	MIRA	Water System	Engineer's report - page 188 Do we have access to JEA's latest Master Capacity Analysis Report for JEA Wastewater Treatment Facilities?	High	12-Dec-19	2	Open

112	MIRA	Water System	Engineer's report - page 200 How do you assess the condition of your buried assets (water mains and wastewater collection) and how does that assessment inform your capex program? In an ideal (unconstrained) world, how would you do this?	Medium	12-Dec-19		2	Open	
113	MIRA	Water System	Engineer's report - page 200 How do you match your capex for main replacement with expected asset lives?	Medium	12-Dec-19		2	Open	
114	MIRA	Water System	In what grid are the areas which lack public sewers (i.e. rely on owner septic)? Does that grid have adequate collection & transmission & treatment capacity to handle the additional load?	High	12-Dec-19		2	Open	
115	MIRA	Water System	Please provide water supply agreements.	High	12-Dec-19		2	Open	
116	MIRA	Electric System	Please provide fuel supply agreements.	High	12-Dec-19	These agreements are provided in the Electric Clean Team Room	23-Dec-19	2	Closed
117	MIRA	Electric System	Please provide historical O&M costs by facility.	High	12-Dec-19		2	Open	
118	MIRA	Water System	Please provide historical water consumer technical complaint data (water taste, odor, etc.).	High	12-Dec-19		2	Open	
119	MIRA	Water System	Please provide details of JEA's potential water Program Promoting Increased Conservation, including what measured planned, when, cost, what is the anticipated water conservation impact.	High	12-Dec-19		2	Open	
120	MIRA	Corporate Finance	Please provide detailed water and power Capital Improvement Plans (CIPs).	High	12-Dec-19	Please refer to the Water CAPEX plan document 11.1- Water- CAPEX FY19-FY30_AS OF 8-8-2019 and the Energy CAPEX plan document 7.1- Energy- CAPEX FY19-FY30_AS OF 8-8-2019. - Please see Corporate Finance folder 31.2 in the VDR.	23-Dec-19	2	Closed
121	MIRA	Corporate Finance	Please provide a breakdown of water and power capex into standard categories like regulatory, growth and maintenance	High	12-Dec-19	Please refer to the Water CAPEX plan document 11.1- Water- CAPEX FY19-FY30_AS OF 8-8-2019 modified 12.20.19 and the Energy CAPEX plan document 7.1- Energy- CAPEX FY19-FY30_AS OF 8-8-2019 modified 12.18.19 for the breakdown of projects that are growth or maintenance driven. We do not currently track which projects are regulatory driven at a corporate capital portfolio level. Please see Corporate Finance folder 31.2 in the VDR.	23-Dec-19	2	Closed
122	MIRA	General Operations	Please provide a list of and costs for City provided services that will need to be replicated, if any (e.g., legal, procurement, HR)	High	12-Dec-19		2	Open	
123	MIRA	General Operations	Please elaborate on the extent of any City-wide systems used by JEA	High	12-Dec-19		2	Open	
124	MIRA	General Operations	Please provide Monthly Consolidated and by Entity, Department, and Operating Unit (Electric, Water, District Energy) Trial Balances in Excel from Jan-17 to most recent period	High	12-Dec-19		2	Open	
125	MIRA	General Operations	FTI Regulatory Report to JEA Please provide support for the proposed balance sheet adjustments on the most granular level (i.e. trial balance account and cost center).	High	12-Dec-19		2	Open	
126	MIRA	Water System	CIM - page 62 Please provide detailed assumptions & analysis underlying management's estimated FY20 Water Rate per KGAL.	High	12-Dec-19		2	Open	
127	MIRA	Water System	Please provide a detailed composition of Water Rate Base and Mapping to Trial Balance	High	12-Dec-19		2	Open	
128	MIRA	Water System	Please provide a detailed composition of Water Cost of Service and Mapping to Trial Balance	High	12-Dec-19		2	Open	
129	MIRA	General Operations	Please provide a Return Profile and Monetization of Regulatory Assets and Liabilities (to the extent this is not included in file 12.3.3 Regulatory Asset & Liabilities Unwinding Financial Reporting)	Medium	12-Dec-19		2	Open	
130	MIRA	Accounting	Please provide cash flow worksheets.	Medium	12-Dec-19	Please see Accounting folder 31.1 in the VDR.	23-Dec-19	2	Closed
131	MIRA	Accounting	Please provide an itemization of disallowed and non-recoverable expenses.	High	12-Dec-19		2	Open	
132	MIRA	Accounting	Please provide stand-alone tax analysis.	High	12-Dec-19		2	Open	
133	MIRA	Accounting	Please provide estimated working capital as of the Close Date.	High	12-Dec-19		2	Open	
134	MIRA	Accounting	Please provide the methodology for corporate allocations across different functions to electric and water business units	High	12-Dec-19	Please see Accounting folder 31.1 in the VDR.	23-Dec-19	2	Closed
135	MIRA	General Operations	Please detail any in flight projects impacting SG&A of the Target organization, including for each initiative status, milestones, one-time expense, capital investment, duration, estimated savings.	High	12-Dec-19		2	Open	
136	MIRA	General Operations	Please provide a comprehensive list of significant intra-company transactions (between business divisions), including the details on nature of transfer, transfer price etc	High	12-Dec-19	See footnote 9 audited financial statements	23-Dec-19	2	Closed
137	MIRA	General Operations	Please provide a sub-function (e.g., accounting, tax, treasury, FP&A) level detail of activities performed in-house vs. outsourced to third party providers or contractors	High	12-Dec-19		2	Open	
138	MIRA	General Operations	Please provide details on split of Finance activities for any shared customers and / or vendors between business units (e.g., billing, collections, payment processing)	High	12-Dec-19	Please see Accounting folder 31.1 in the VDR.	23-Dec-19	2	Closed

139	MIRA	General Operations	Please list Finance IT systems by vendor (e.g., Coupa, Concur, Workday, Hyperion) including contract duration/expiration, finance sub-function(s) that uses system, estimated annual cost and confirmation whether these costs are accounted for in Finance or IT.	Medium	12-Dec-19			2	Open
140	MIRA	General Operations	Plase provide a complete view of IT organization chart including staff location, if full/part time position, if position is open, key outsourced vendor positions, Parent Company IT positions that support the business. Where applicable please identify positions specific to Water and Electric	High	12-Dec-19			2	Open
141	MIRA	General Operations	Provide details around any shared JEA staff (what functions they perform, hours/year spent supporting acquired company, salary). Where applicable please identify the staff specific to Water and Electric respectively	High	12-Dec-19			2	Open
142	MIRA	General Operations	Please provide a copy of all documented IT policies and processes in place within the organization including: regulatory (e.g. FERC), risk/control, security, system validation, data retention, performance monitoring, etc	Medium	12-Dec-19			2	Open
143	MIRA	General Operations	In addition to the Cybersecurity timeline provided in the Management Presentation, please provide results of any IT-related audits/assessments (security/vulnerability, compliance, software audit, SOC, PCI, etc.). Please also provide an inventory of security tools. Please identify any key findings specific to Water and Electric	Medium	12-Dec-19			2	Open
144	MIRA	General Operations	In addition to the "FY19 Budget Actuals by Cost Center" please provide summary IT operating (i.e. labor, applications, infrastructure, outsourcing/consulting, network/telecom, etc.) and capital budgets for the previous year, current year and next year (estimated if available). Provide a detailed understanding of the assumptions used in all cost allocations provided by the Parent Company (or other entities).Where applicable please categorize these costs as Water or Electric	High	12-Dec-19			2	Open
145	MIRA	General Operations	Please provide estimated incremental IT one time and recurring costs required to separate and maintain IT operations on a standalone basis for Water and Electric respectively. Please provide all cost and other underlying assumptions utilized in those incremental costs	High	12-Dec-19			2	Open
146	MIRA	General Operations	Please provide an inventory of any IT investments made in the last two years, in-flight and currently planned. Please include status, timeframes and estimated costs. Where applicable, please identify investments made specifically for Water and Electric separately	Medium	12-Dec-19			2	Open
147	MIRA	General Operations	Please provide an inventory of outsourcing and service contracts including one-time and recurring costs, timeframe and expiration terms, owner of contract, transferability constraints, etc. Where applicable, please provide contracts specific to Water and Electric respectively.	Medium	12-Dec-19	Please see General Operations folder 31.5 in the VDR.	23-Dec-19	2	Closed
148	MIRA	General Operations	Please provide an inventory of all key software applications including: primary business functionality, version, # licenses, ownership (Company or Parent), will transfer as part of transaction (y/n), maintenance costs per license, one-time costs to replace (licenses/implementation), transferability restrictions, level of customizations, hosting and support arrangements. Where applicable please identify applications specific to Water and Electric respectively.	Medium	12-Dec-19			2	Open
149	MIRA	General Operations	Please provide information on any key proprietary technology systems and whether all source code/Intellectual Property will accompany the transaction. Please identify technology specific to Water or Electric.	Medium	12-Dec-19			2	Open
150	MIRA	General Operations	Provide IT performance history for key applications including: number of incidents, SLA performance, downtime and any scalability issues	Medium	12-Dec-19			2	Open
151	MIRA	General Operations	In addition to the information provided in the Management Presentation, please provide a summary level inventory of infrastructure components (servers, workstations, telecom, networking, storage, etc.) showing: ownership, one-time costs to replace (if necessary), is within scope of transaction (y/n), location, age. Where applicable please classify the information as Water or Electric.	High	12-Dec-19			2	Open
152	MIRA	General Operations	Please provide an inventory of global data center environments including location, vendor, is within scope of transaction (y/n), and standards in place (security, HVAC, power backups, generators, standard server images, etc.).	Medium	12-Dec-19			2	Open
153	MIRA	General Operations	Please provide an enterprise network diagram showing current carriers, terms, etc. Where applicable, please provide information specific to Water and Electric.	High	12-Dec-19			2	Open
154	MIRA	General Operations	Please provide telecom and network bandwidth requirements at each location, is shared with Parent (y/n), one time (if necessary to re-install) and recurring costs for each location, etc	Medium	12-Dec-19			2	Open

155	MIRA	General Operations	For each corporate facilities, please provide detailed break-up of operating costs including maintenance, utilities, rent, rehab work etc...	High	12-Dec-19	Please see General Operations folder 31.5 in the VDR.	23-Dec-19	2	Closed
156	MIRA	General Operations	Please describe details of external counsel used by the Legal & Compliance function	Medium	12-Dec-19			2	Open
157	MIRA	General Operations	Does JEA's Legal & Compliance function employ specific tools to automate legal tasks?	Medium	12-Dec-19			2	Open
158	MIRA	General Operations	Please provide list of external vendors engaged for Marketing services including vendor spend and nature of service provided for the past 3 years	Medium	12-Dec-19			2	Open
159	MIRA	General Operations	Please provide a list of one-time costs associated with planned retirement of 2 facilities	High	12-Dec-19	See footnote 3 audited financial statements, SJRPP section	23-Dec-19	2	Closed
160	MIRA	General Operations	Please provide cost break-up of the \$18.8M procurement spend under the JSEB program, including details on spend category, spend value, vendor	High	12-Dec-19	Please see General Operations folder 31.5 in the VDR.	20-Dec-19	2	Closed
161	MIRA	General Operations	Please provide the cost allocation methodology for shared services received by each business unit	High	12-Dec-19	Please see General Operations folder 31.5 in the VDR.	23-Dec-19	2	Closed
162	MIRA	Employees	For all shared personnel across the business units, please provide time allocation % towards each business unit for each FTE	High	12-Dec-19	Please see General Operations folder 31.5 in the VDR.	23-Dec-19	2	Closed
163	MIRA	General Operations	Please explain any operational issues that have posed the greatest challenge for management in the past 3 to 5 years and those that are expected to pose the greatest challenges in the coming 3 to 5 years	High	17-Dec-19			2	Open
164	MIRA	General Operations	Please explain the procurement process for major repairs and materials	High	17-Dec-19			2	Open
165	MIRA	General Operations	Please describe the IT applications which support the following functions (capital program, capital project deliver, fixed asset record, facility maintenance, workforce scheduling, billing, financial reporting, HR, business planning, etc.)	High	17-Dec-19			2	Open
166	MIRA	Electric System	Please provide the Northside retirement timeline, regulatory strategy and LCOE of replacement generation.	High	17-Dec-19			2	Open
167	MIRA	Electric System	Please discuss JEA's approach to electric resource planning, its approach to system reliability and resource adequacy. What would be the analytical and regulatory process for replacing Northside with new solar over next 5-10 years? Please discuss prospects of building solar in rate base vs. signing PPAs	High	17-Dec-19			2	Open
168	MIRA	Electric System	Please provide JEA's fuel strategy and any information on available gas capacity, cost and access	High	17-Dec-19			2	Open
169	MIRA	Electric System	Please provide management's view on load erosion and the threat of distributed generation, including any previous and existing dialogue with C&I customers	High	17-Dec-19			2	Open
170	MIRA	Water System	Please describe JEA's program for renewal and replacement of buried infrastructure and JEA's planned replacement program	Medium	17-Dec-19			2	Open
171	MIRA	General Operations	Do you have AVT (Automated Vehicle Tracking) so you know where your service vehicles are and what they are doing at all times? Does your AVT system inform your crew dispatch decisions?	Medium	17-Dec-19			2	Open
172	MIRA	Electric System	Management Presentation - page 17 Can you please elaborate on how electric earnings under current government ownership are calculated for the year 2030? What is the main driver of the erosion of earnings?	High	17-Dec-19			2	Open
173	MIRA	General Operations	Management Presentation - page 17 Why is the electric earnings trajectory more negative than the water earnings trajectory, particularly given water earnings are significantly lower than electric earnings today?	Medium	17-Dec-19			2	Open
174	MIRA	General Operations	Management Presentation - page 23, footnote 5 Has any analysis related to the benefits of the additional growth opportunities been conducted? If so, can you please provide us with dollar (\$) amounts associated with each of the Additional Growth Opportunities?	High	17-Dec-19			2	Open
175	MIRA	General Operations	Management Presentation - page 23 Can you provide a detailed breakdown of the components of the \$37mm contribution of Management Initiatives to 2030 earnings? How does \$37mm translate into 2020 O&M savings? How is it being treated from regulatory rate making perspective (if O&M is pass through why is there any impact on 2030 earnings)?	High	17-Dec-19			2	Open
176	MIRA	General Operations	Management Presentation - page 26 In addition to strategic capital initiatives mentioned in pg. 26, what other initiatives have been considered under strategic capital investments (the bridge on pg. 23 only accounts for some initiatives)?	High	17-Dec-19			2	Open
177	MIRA	Water System	Management Presentation - page 26 Please discuss anticipated FPSC regulatory treatment and associated rate design of septic tank phase-out capex	High	17-Dec-19			2	Open

178	MIRA	Electric System	Management Presentation - page 32 Can you please explain why the percentage of coal increases from 26% in 2019 to 32% in 2023?	High	17-Dec-19	Petroleum coke prices are currently falling sharply, and projected to drop even lower. This is fueling a move to operate the NGS CFBs at 90% Petcoke, rather than the current 60% petcoke. The NGS 1&2 dispatch price is projected to fall to be near the Schere dispatch price. This explains the petcoke increase. When projecting future fuel mixes, we only look at native units - we do not assume any market purchase power (primarily natural gas) is available. Typically, as long-term projections are replaced with actual market data, less expensive market power will be available and solid fuel units can be decommitted, resulting in a lower solid fuel mix than projections predict.	23-Dec-19	2	Closed
179	MIRA	Electric System	Management Presentation - page 37 Can you please elaborate on what led to the significant outperformance of the 0.8% target for CEMI5 in 2019?	Medium	17-Dec-19	We have targeted reliability projects over the last 5 years which have successfully reduced repeat customer outages. In addition, FYY19 was a moderate weather year.	20-Dec-19	2	Closed
180	MIRA	Electric System	Management Presentation - page 39 Please elaborate on why only \$470m of the estimated \$6.6bn is included in the 10-year capex budget	High	17-Dec-19	JEA does not currently have a commitment to a full undergrounding program. Undergrounding is performed for new subdivisions and for targeted reliability improvements.	20-Dec-19	2	Closed
181	MIRA	Electric System	Management Presentation - page 39 How much capex spend on undergrounding is considered realistic within this period? How long do you expect the total undergrounding program will take to implement?	High	17-Dec-19	JEA does not currently have a commitment to a full undergrounding program. Undergrounding is performed for new subdivisions and for targeted reliability improvements.	20-Dec-19	2	Closed
182	MIRA	Electric System	Management Presentation - page 40 Can you please elaborate on how you expect the trend for generation fleet reliability to evolve over the next 10 years, considering the underperformance in 2019	High	17-Dec-19			2	Open
183	MIRA	Electric System	Management Presentation - page 41 Can you please provide time period over which the NPV of ~\$460m will be realized? Does JEA expect to recover the cost related to the decommissioning of SJRPP?	Medium	17-Dec-19			2	Open
184	MIRA	Electric System	Management Presentation - page 46 Can you please discuss the rationale for deploying battery storage prior to cost parity?	High	17-Dec-19	Pre-parity deployment would serve to provide construction management, integration and operating experience prior to full deployment	23-Dec-19	2	Closed
185	MIRA	Electric System	Management Presentation - page 47 Are there examples of the Virtual Power Plant being utilized in Florida by other utilities? If yes, have they been able to rate base the capital costs?	Medium	17-Dec-19	No. VPP are a new concept, and have not been widely deployed.	23-Dec-19	2	Closed
186	MIRA	Electric System	Management Presentation - page 53 Are there examples of Florida utilities (or utilities in general) that have successfully rate based distributed generation investments?	Medium	17-Dec-19			2	Open
187	MIRA	Water System	Management Presentation - page 68 Please discuss in more detail the differences between iWater, the IWRP Study and the Implementation Plan	High	17-Dec-19			2	Open
188	MIRA	Water System	Management Presentation - page 73 What was the cause for the main break in 2019? And what caused the longer customer response time?	High	17-Dec-19			2	Open
189	MIRA	Water System	Management Presentation - page 73 What were the drivers of the relatively higher number of customers affected by unplanned outages in FY2016 and 2018	High	17-Dec-19			2	Open
190	MIRA	Water System	Management Presentation - page 75 Does capex associated with undergrounding line power to pump stations as well as backup power fall under electric capex?	High	17-Dec-19			2	Open
191	MIRA	Water System	Management Presentation - page 77 Please describe the rationale for only including \$440m of septic tank replacement despite total program spend being estimated at \$1.3bn, with \$708m recognized as priority	High	17-Dec-19			2	Open
192	MIRA	Water System	Management Presentation - page 78 Can you please provide rationale for including \$180m out of estimated \$290-\$325m for the Northwest WRF?	High	17-Dec-19			2	Open
193	MIRA	Water System	Management Presentation - page 80 Why did JEA's acquisition strategy stop after 2004?	High	17-Dec-19			2	Open
194	MIRA	Water System	Management Presentation - page 196 Page 196 of Management Presentation says "CUP provisions may require a significant increase in reclaimed water usage and/or place new, more stringent limits on JEA's aquifer withdrawals". Please clarify what types of new provisions could be imposed and what is the process by which the CUP is updated to limit JEA's withdrawals?	High	17-Dec-19			2	Open

195	MIRA	Electric System	Management Presentation - page 88 Why is the electric utility rate base forecasted to decline from 2029 to 2030? Is this trend expected to continue beyond 2030?	High	17-Dec-19	2	Open
196	MIRA	General Operations	Management Presentation - pages 91 / 93 The references to the model do not match the Financial Model in the data room – can you please clarify what document is referenced?	High	17-Dec-19	2	Open
197	MIRA	General Operations	Management Presentation - pages 101 Can you please describe how bad debt expense has been trending over the last 5 years? Given 40% of customers are low-income, what low-income tariffs have been offered?	Medium	17-Dec-19	2	Open
198	MIRA	General Operations	What customer segment has historically been most vocal / active with respect to rate changes proposed by JEA?	High	17-Dec-19	2	Open
199	MIRA	General Operations	Management Presentation - pages 118 Please explain where communications infrastructure is reflected in the financial model. Is this included in Electric Other Revenue? Please explain strategy on separation of the communications infrastructure assets from the rate base to fully monetize outside of regulated earnings	Medium	17-Dec-19	2	Open
200	MIRA	General Operations	Management Presentation - pages 119 Can you please provide examples of the types of issues that JEA labeled as critical and the action plan taken to address those situations?	High	17-Dec-19	2	Open
201	MIRA	General Operations	Management Presentation - pages 125 Can you please provide more detail on the 3 open action plans that have been identified as "Major"?	Medium	17-Dec-19	2	Open
202	MIRA	Employees	Management Presentation - pages 148 Can you please discuss expected attrition rate, especially as it relates to highly skilled jobs, and how expected vacancies are expected to be filled?	High	17-Dec-19	2	Open
203	MIRA	Employees	Management Presentation - pages 149 Can you please describe how the relationship with unions has evolved over the last 10 years? What is the relationship like today (rate on a scale of 1-5 for each of the unions)	High	17-Dec-19	2	Open
204	MIRA	Employees	Management Presentation - pages 149 Please provide the breakdown of what % of the 79% of JEA's employee population is represented by each of the five bargaining units	High	17-Dec-19	2	Open
205	MIRA	Employees	Management Presentation - pages 153 Please explain pro forma expected annual contributions to GEPP. "JEA expects that its annual contributions to GEPP will be at lower levels in the near term than it had been for Fiscal Year Ended September 30, 2017 primarily due to recognition of a pension liability surtax beginning with Fiscal Year Ended September 30, 2018 and then it expects its annual contribution to GEPP to increase over the longer term as a result of the expected increase in the GEPP's unfunded actuarial accrued liability and a delay in receipt of the revenues from the pension liability surtax." How does this statement reconcile with the minimum conditions and legislation that was passed requiring \$132mm of proceeds be used to fund the GEPP to cover the cost of providing the enhanced pension benefits? Should we assume that \$132mm just covers enhanced benefits and doesn't do anything to true up unfunded pension obligations?	High	17-Dec-19	2	Open
206	MIRA	Employees	Management Presentation - pages 153 Are the medical benefits for retirees part of the \$153 million one-time pension liability payment to the COJ (as per addendum 4)?	High	17-Dec-19	2	Open
207	MIRA	Employees	Please confirm that updated labor contracts (x5) pay increases are included in the O&M forecast (2-3.5% range for 3 years)?	High	17-Dec-19	2	Open
208	MIRA	General Operations	Management Presentation - pages 160 Can you please provide the estimated expected revenue from the Lot J development and associated capex?	High	17-Dec-19	2	Open
209	MIRA	Electric System	Management Presentation - pages 163 Is the \$50 million a year in opex savings related to SJRPP captured in the financial model forecast?	High	17-Dec-19	2	Open
210	MIRA	Electric System	Management Presentation - pages 164 Can you please discuss how the Future Homes will impact load? Has this been incorporated in the load forecast that is used in the IRP?	Medium	17-Dec-19	2	Open
211	MIRA	General Operations	Can you please provide the methodologies for allocation of costs and shared assets and services between electric and water	High	17-Dec-19	2	Open

212	MIRA	General Operations	Please provide LTIFR and DART data for the last 5 years and please provide targets	High	17-Dec-19			2	Open
213	MIRA	General Operations	Please provide historical capitalization / expense policy for JEA	High	17-Dec-19	Please see General Operations folder 31.5 in the VDR.	20-Dec-19	2	Closed
214	MIRA	General Operations	ES Rate Base Model (Rows 134-139; Rows 150-155) and Water Rate Base Model (Rows 124- 128; Rows 138-142) We note that the rates assumed across the different types of customers is the same. Is this in line with how JEA assumes rates for budgeting purposes?	High	16-Dec-19	[Addressed during model call] This is attributed to modelling mechanics. In reality, the rates would be different	18-Dec-19	2	Closed
215	MIRA	General Operations	ES Rate Base Model (Row 30) and Water Rates Base Model (Row 25) We've noted the response that was provided to us in the Q&A Log in relation to the Other Revenue (Q.49). In relation to historical financials as well as the 2020 Budget, has the model assumed line items such environmental/conservation revenue/costs? Are these also included as Other Revenue?	High	16-Dec-19	[Addressed during model call] Base rates include environmental and conservation charges.	18-Dec-19	2	Closed
216	MIRA	General Operations	Non-Income Taxes (ES Rate Base Model – Rows 210-212 and WS Rate Base Model – Rows 188-189) Can you please provide the reason for not including sales tax in the Fees and Taxes calculation?	High	16-Dec-19	[Addressed during model call] All non-income tax items are a pass-through. They are considered to be base rates given not fuel. Public Service Tax does not hit JEA's books since it's collected and paid to COJ immediately	18-Dec-19	2	Closed
217	MIRA	General Operations	ES Rate Base and WS Rate Base Depreciation Assumptions We note that CWIP is being depreciated at the same rate as existing assets. Could you please provide the reason for depreciating CWIP at the same rate as existing assets rather than at the new assets? Additionally, we note that land has been included in the PP&E that is being depreciated. Can you please let us know if this is in line with how FPSC views land and any associated depreciation?	High	16-Dec-19	[Addressed during model call] Upon converting from a muni to an IOU regulatory reporting entity, all balance sheet accounts are "reset". As a result of which, existing CWIP has been assumed to be converted into PPE and therefore, is being depreciated as an existing asset. However, this assumption will not be applied to any CWIP going forward. This is in line with the vendor's regulatory consultant.	18-Dec-19	2	Closed
218	MIRA	General Operations	Please provide the source of the Regulatory Cost of Debt (i.e. 4%) and how the sell-side determined 4.0% to be the appropriate cost of debt?	High	16-Dec-19	[Addressed during model call] BBB over a 30 UST as of August 2019. Does not include amortization or any premiums.	18-Dec-19	2	Closed
219	MIRA	General Operations	Please provided a breakdown of O&M savings based on initiatives.	High	16-Dec-19			2	Open
220	MIRA	General Operations	(1) Can you please confirm the depreciable life mentioned in pg. 22 of the annual financial statements is based on Gross PP&E and not Net PP&E? (2) Can you please provide a detailed breakdown of the depreciation of assets by class?	High	16-Dec-19			2	Open
221	MIRA	General Operations	Please provide a build-up of the O&M based on budget categories as well as by cost-centers	High	16-Dec-19	Please see Accounting folder 31.1 in the VDR.	23-Dec-19	2	Closed
222	MIRA	General Operations	Can you please provide a breakdown of non-income taxes and fees that have been included in the base rate? Additionally, can you please provide further clarification on why Sales Tax has not been including in the model?	High	16-Dec-19			2	Open
223	MIRA	General Operations	Could you please provide the breakdown for the Revenue Requirement for Electric and Water? Could you please provide the breakdown for Other Revenue?	High	16-Dec-19			2	Open
224	MIRA	General Operations	Model Assumptions – Rows 436 to 466 Please provide back-up assumptions (accounts receivables days, payable days, etc.) or working capital schedules to the hardcoded figures in Rows 436 – 466	High	16-Dec-19			2	Open
225	MIRA	General Operations	Model Assumptions Rows 274-392 and Rows 600-628; Row 199 (ES Rate Base Model) and in Row 177 (Water Rate Base Model) In relation to the O&M savings, we've noted the response provided in the Q&A log (Q. 10). Can you please provide us with additional details on how these numbers were estimated. Is it management's assumption that these savings will be realized beyond the 2030 as well? Can you also please confirm that values indicated in Row 199 (ES Rate Base Model) and in Row 177 (Water Rate Base Model) are indeed savings and not increases.	High	16-Dec-19	[Addressed during model call] Electric and Water O&M has been estimated further based on current JEA forecasts. Additionally, adjustments were included to reflect the initiatives indicated in the CIP/MP/Model. Other adjustments include those needed for an entity moving from a muni to an IOU (such as moving to a social security) and one-time adjustments in 2020 (such as litigation costs).	18-Dec-19	2	Closed
226	MIRA	General Operations	DES Summary – Row 20 and 202 Can you please explain why the rate for this customer is different from other Springfield customers? Additionally, can you please confirm that the formula should refer to 'DES Summary'!N58 rather than 'DES Summary'!N55 (but we note that this won't impact value, given the contracted demand does not meet the threshold).	High	16-Dec-19			2	Open

Control – Rows 57 and 196									
227	MIRA	General Operations	Can you please explain why the default case assumes 100% of excess returns passed through to the ratepayers compared to 0% in the Management cases?	High	16-Dec-19			2	Open
Model Assumptions – Rows 200 to 240									
228	MIRA	General Operations	Please provide additional details on how management forecasts were developed (Model Assumptions – Rows 200 to 240). Additionally, we note the data room reference (i.e. 8.3) provided to Q58 in our Q&A Log - can you please walk us through the reconciliation of these documents with the revenue numbers that have been assumed under the Management Case?	High	16-Dec-19	[Addressed during model call] Management case reflects rates based on JEA's status quo and if JEA continues to be government owned utility. The Stantec report and the financial model are not linked in methodology.	18-Dec-19	2	Closed
229	MIRA	General Operations	It is our understanding that the corporate tax rate of 5.5% will only be implemented 2022 onwards? However, the model assumes 5.5% from 2019 onwards – can you please explain why this approach has been taken?	High	16-Dec-19			2	Open
230	MIRA	General Operations	Please provide support for using 10.55% (Electric) and 10.00% (Water) as Allowed ROE assumptions	High	16-Dec-19	[Addressed during model call] Please refer to FTI regulatory report.	18-Dec-19	2	Closed
231	MIRA	General Operations	Please provide support for using 52.5% as equity layer for Electric and Water	High	16-Dec-19	[Addressed during model call] Please refer to FTI regulatory report.	18-Dec-19	2	Closed
232	MIRA	General Operations	Can you please expand on what line items have been used to estimate the Electric and Water O&M projections provides in the Model Assumptions tab?	High	16-Dec-19	[Addressed during model call] Please refer to question above	18-Dec-19	2	Closed
233	MIRA	General Operations	What initiatives have been include in the Capex assumption for DES?	High	16-Dec-19			2	Open
234	MIRA	General Operations	In relation to expenses under the DES Summary, can you please provide detail on how the Non-Utility O&M was determined and what line items are included?	High	16-Dec-19			2	Open
235	MIRA	General Operations	Please provide support for the assumption of 12 years and 16 years for depreciating existing assets, respectively, for Electric and Water. We note that per the 2018 Annual Financial Statements (pg.22) the average depreciable life in years of Electric and Water assets are ~24 years and ~28 years, respectively.	High	16-Dec-19			2	Open
236	MIRA	General Operations	Please provide support for hard-coded depreciation assumption for Regulatory Assets Depreciation (row 131 – ES Rate Base) and (row 91 – Water Rate Base). What is the assumed rate/depreciable years?	High	16-Dec-19			2	Open
237	MIRA	General Operations	Please provide more detail on what the Other Revenues (HoldCo) – Real Estate Sales actually entails.	High	16-Dec-19			2	Open
238	MIRA	General Operations	Is the Operating Expenditure (HoldCo) – Business Development Team Implementation purely related to wages? If not, what are the other line items that have been included?	High	16-Dec-19			2	Open
239	MIRA	General Operations	How should we think about rate stability? Should we be thinking about stability in base rates or the all-in rates?	High	16-Dec-19	[Addressed during model call] Please refer to Negotiation Team and the ITN.	18-Dec-19	2	Closed
240	MIRA	General Operations	The model seems to be assuming no regulatory lag – please confirm if our understanding is correct and what management's views are on this	High	16-Dec-19			2	Open
241	MIRA	General Operations	Is the dividend paid calculation the right way for us to be thinking about the opco dividend policy?	High	16-Dec-19			2	Open
ES Rate Base Model and WS Rate Base Model									
242	MIRA	General Operations	What are the key revenue streams in 'Other Revenue' and how should we think about forecasting beyond 2023? What are management's views about the inherent nature of these revenue streams as it relates to FPSC ratemaking?	High	16-Dec-19			2	Open
ES Rate Base Model and WS Rate Base Model									
243	MIRA	Electric System	For electric, why is property tax, franchise fee and utility tax included in the base rate calculation? For water, why is franchise fee included in the base rate calculation? Is this in line with how customer bills are charged in the State of Florida?	High	16-Dec-19	Please refer to question above	18-Dec-19	2	Closed
ES Rate Base Model									
244	MIRA	Electric System	Utility plant balance in Sep. 30, 2019 includes CWIP. Is this right given that CWIP should be excluded from rate base calculation?	High	16-Dec-19	Please refer to question above	18-Dec-19	2	Closed
ES Rate Base Model									
245	MIRA	Electric System	How is the capex investment driving opex reduction? How did management quantify the savings?	High	16-Dec-19	[Addressed during model call] Methodology of estimating O&M costs were O&M Costs per JEA's status quo + adjustments for McKinsey's O&M Improvements + \$12m expense adjustment / OPEB adjustment + capitalization adjustment.	18-Dec-19	2	Closed

246	MIRA	Electric System	ES Rate Base Model Please walk us through the Vogtle-related calculations in the model and why the different cases treat Vogtle-related load & costs differently. For example, it is included in the base rate revenue calculation for rate stability rates while it is a pass through in the rate base model. How is Vogtle-specific load carved out and calculated?	High	16-Dec-19	[Addressed during model call] In relation to load forecast, the model assumes 90% capacity factor and 206MW of capacity. In relation to revenue, under current forecasts, vogtle is included in the base rates. Additional revenue in 2021 reflects the collection of cash required for de-levering. In relation to expenses, vogtle is assumed to be non-fuel purchased power. As an IOU, vogtle expenses are expected to be recovered through a regulatory mechanism.	18-Dec-19	2	Closed
247	MIRA	Electric System	ES Scenario Model and WS Scenario Model Are the dividends paid in this scenario representative of JEA's annual cash contribution to the COJ?	Medium	16-Dec-19			2	Open
248	MIRA	Water System	WS Rate Base Model Why are water and wastewater rates assumed to be the same? Based on historical data, wastewater rates should be higher	High	16-Dec-19	[Addressed during model call] This is attributed to modelling mechanics. In reality, the rates would be different	18-Dec-19	2	Closed
249	MIRA	Water System	WS Rate Base Model and ES Rate Base Model Why doesn't the debt capitalization number (row 153) match the opco balance sheet debt (row 97)? Row 105 and 166 ES Rate Base Model	High	16-Dec-19			2	Open
250	MIRA	Water System	WS Scenario Model Is the management team forecasting an equity injection need in 2023?	High	16-Dec-19			2	Open
251	MIRA	General Operations	DES_Summary Is the revenue from the District Energy business expected to remain flat with no impact from inflation?	High	16-Dec-19			2	Open
252	MIRA	General Operations	DES_Summary Is the positive impact from the Lot J development reflected in the financial model?	High	16-Dec-19			2	Open
253	MIRA	General Operations	DES_Summary What is the rationale behind the lumpy capex forecast? Could management provide additional details on the capex forecast?	High	16-Dec-19			2	Open
254	MIRA	General Operations	DES_Summary What is the rationale for using a 15 year MACRS instead of 20 years to depreciate the new capex for tax purposes?	High	16-Dec-19			2	Open
255	MIRA	General Operations	DES_Summary Could you please provide the build up for the Revenue Requirement for Electric and Water as reflected in the Financial Model?	High	18-Dec-19			2	Open
256	MIRA	General Operations	DES_Summary Please provide the breakdown for Other Revenue in the financial model and please specific what amount of Other Revenue is expected to be part of the Revenue Requirement. To the extent any of Other Revenue is part of the Revenue Requirement please explain why it isn't being double counted?	High	18-Dec-19			2	Open
257	MIRA	General Operations	DES_Summary Can you please provide a breakdown of non-income taxes and fees that have been included in the base rate? Additionally, can you please provide further clarification on why Sales Tax has not been including in the model?	High	18-Dec-19			2	Open
258	MIRA	General Operations	DES_Summary Please provide a build-up of the O&M based on budget categories as well as by cost-centers	High	18-Dec-19	Please see Accounting folder 31.1 in the VDR.	23-Dec-19	2	Closed
259	MIRA	General Operations	DES_Summary Can you please confirm the depreciable life mentioned in pg. 22 of the annual financial statements is based on Gross PP&E and not Net PP&E? Can you please provide a detailed breakdown of the depreciation of assets by class?	High	18-Dec-19			2	Open
260	MIRA	General Operations	DES_Summary Please provide a breakdown of savings based on initiatives. Can you please provide the number of customers in the following categories:	High	18-Dec-19	Refer to the McKinsey report in the VDR	23-Dec-19	2	Closed
261	MIRA	General Operations	(1) Electric Only (2) Water Only (3) Sewer Only (4) Irrigation Only (5) Customers that have accounts in all of the above (or any other combination)	High	18-Dec-19			2	Open
262	MIRA	General Operations	DES_Summary Could you please provide the estimated RAB for the Nassau and St. John's County water and wastewater systems as of September 30, 2019?	High	18-Dec-19			2	Open

263	MIRA	General Operations	<p>Could you please describe the degree to which the Nassau and St. John's County water and wastewater systems are integrated with JEA's grid and process required to separate to the extent the ROFRs are executed? Would these counties continue to rely on JEA for any services (e.g. water supply or WW treatment) going forward if the assets were separated?</p>	High	18-Dec-19	<p>The Nassau water/wastewater grid is distinct from the Duval grid, and would be easily separated. The St Johns Grid is fully integrated with Duval. At this time, Duval sends to SJC - 2/3 of potable water demand (10 of 15 mgd); and 1/2 of reclaimed water demand (5 of 10 mgd). SJC has adequate capacity on wastewater, but the Greenland WRF is designed to serve growing SJC communities, and is located in Duval. • JEA 2011 CUP permit has 38 individual wellfield allocations. 8 of the wellfields are in SJC. Those 8 SJC wellfields have an allocation of about 5 mgd – the other –10 mgd comes from Duval</p>	23-Dec-19	2	Closed
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