

Respondent A 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	Status (Open / Closed)
1	Respondent A	General Operations	Are there any known plans for JEA's large commercial, industrial or military customers to build onsite generation? If so, what are the associated impacts on electric revenues?	High	25-Oct-19	Several large customers have corporate sustainability goals that may include the installation of onsite generation. JEA does not have an exhaustive list of these projects or the associated impacts on revenues.	15-Nov-19	Closed
2	Respondent A	General Operations	Please provide 10 years of SAIFI, CAIDI, SAIDI and associated reliability metrics.	High	25-Oct-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.	5-Nov-19	Closed
3	Respondent A	General Operations	What is annual IT budget (CapEx and O&M)?	High	25-Oct-19	FY 2020 - \$45.5M O&M, \$28M CapEx	29-Oct-19	Closed
4	Respondent A	Electric System	Please catalog any of the top 10 power loads that have expressed intent to relocate a substantial amount of their load to outside the JEA service territory, including amount and type of load leaving and planned date of transition	High	25-Oct-19	We are not aware of any of the top 10 power loads expressing intent to relocate a substantial amount of their load to outside the JEA service territory.	12-Nov-19	Closed
5	Respondent A	Electric System	Please describe in more detail the relationship between JEA and TEA, including how TEA identifies and procures for power and gas needs on behalf of JEA	High	25-Oct-19	JEA operations develops an operating plan to meet load and operating constraints. TEA identifies purchase and sale opportunities to economically optimize the commitment and dispatch of the operating plan. TEA also procures natural gas to support the operating plan ,as well as, any natural gas sales opportunities.	5-Nov-19	Closed
6	Respondent A	Electric System	What entity dispatches the generating assets and manages and balances the real time system load for JEA? If an entity other than JEA, please describe the executed agreement with JEA for these services	High	25-Oct-19	JEA's SOCC manages generation and controls the balancing area.	28-Oct-19	Closed
7	Respondent A	Corporate Finance	Footnote 2 to the 2018 audited financials indicates that the \$280.6M of debt associated with SJRPP is to be recovered from revenues associated with a contract with the JEA Electric System. Please confirm that the period of time these future revenues be collected and remitted to SJRPP is through 2039.	High	25-Oct-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	Closed
8	Respondent A	Water System	Please provide an update on your five year CapEx projection for water - specifically, how much is base line spend vs growth/new technologies and opportunities?	High	25-Oct-19	The requested information can be found in the CIP.	29-Oct-19	Closed
9	Respondent A	General Operations	Please provide any presentations/analyses completed by JEA in the past 2 years that discuss cost reduction initiatives	High	25-Oct-19	Certain of the information you have requested is contained in the CIP. As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	28-Oct-19	Closed
10	Respondent A	Accounting	How does the company establish the useful lives of power and water capitalized assets?	High	25-Oct-19	JEA establishes the useful lives of power and water capitalized assets through depreciation studies.	5-Nov-19	Closed
11	Respondent A	Accounting	Please provide capitalization accounting policy for both power and water assets.	High	25-Oct-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.	5-Nov-19	Closed
12	Respondent A	Accounting	How does the company capitalize internal labor on capital projects: direct cost, standard labor rates, allocations or some other systematic method?	High	25-Oct-19	Direct labor is capitalized as part of the asset. Indirect labor is allocated to the assets on the charged project.	12-Nov-19	Closed
13	Respondent A	Accounting	Please provide the capitalized labor accounting policy for power and water.	high	25-Oct-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.	5-Nov-19	Closed
14	Respondent A	Corporate Finance	Please provide details of the last 3 years of capital projects and LRP capital commitments and capital projects that have not been included in planning (e.g., any capital projects below the "cut line")	High	25-Oct-19	Capital Budget Planning does not utilize a cut line to control spend and instead works with the business units to adjust project timing based on the budget.	29-Oct-19	Closed

15	Respondent A	Process	In reference to FAQ #4, please advise as to whether JEA anticipates negotiating rates or rate structure during the Negotiations Phase.	High	25-Oct-19	Please see page 1 and iii e) on page 5 of the Process Letter. Also, as the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information	14-Nov-19	Closed																				
16	Respondent A	Process	In reference to FAQ #19, does JEA plan to increase electric or water rates in either of the following periods: (a) the next six months, (b) calendar year 2020?	High	25-Oct-19	Some rate adjustments will be considered in calendar year 2020	29-Oct-19	Closed																				
17	Respondent A	General Operations	Please provide workpapers on how most recent rates are designed for electric and water.	High	25-Oct-19	All of our designed rates can be found in the tariff schedules at https://www.jea.com/My_Account/Rates/ . As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	29-Oct-19	Closed																				
18	Respondent A	Corporate Finance	What is the value of JEA's transmission system? What is the basis for the valuation (original cost, book value, market, etc.)? Please provide any valuations performed on JEA's transmission system.	High	25-Oct-19	We have not independently assessed the value of the transmission system	29-Oct-19	Closed																				
19	Respondent A	Corporate Finance	If Nassau and/or St Johns Counties exercise their purchase rights, our understanding is that JEA is obligated to provide water and wastewater capacity equal to the capacity it previously used to supply these counties and is compensated for undepreciated fixed costs. How would ongoing O&M costs be recovered from such shared facilities?	Medium	25-Oct-19	St. Johns County receives bulk water from JEA pursuant to a commercial services agreement dated April 13, 1999. The rate is as established in JEA's tariff for commercial customers. Under that agreement, O&M for assets within St. Johns County is the responsibility of St. Johns County. Nassau County's water system is a standalone system. There is no bulk water or wastewater moving among JEA facilities in Duval County to JEA facilities in Nassau County.	14-Nov-19	Closed																				
20	Respondent A	Employees	Provide any labor agreements that will continue in place post transaction close	Medium	25-Oct-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.	29-Oct-19	Closed																				
21	Respondent A	General Operations	Provide metrics & statistics on call center(s) (# of employees, call volume, AHT, service level, etc.)	Medium	25-Oct-19	JEA has 3 call centers. Commercial (8-6 M-F, 80%/30 sec SL Goal) with 14 Agents, Outage (24/7, 80%/30 sec SL Goal) with 9 agents, Residential (7-7 M-F, 70%/45 sec SL Goal) with 82 -90 agents on phones and 13 backoffice agents. Data is summary of FY19 calls. <table border="1"> <thead> <tr> <th>Center</th> <th>SL %</th> <th>ASA(sec)</th> <th>AHT(sec)</th> <th>Call Volume</th> </tr> </thead> <tbody> <tr> <td>Commercial</td> <td>71.3</td> <td>55.8</td> <td>283</td> <td>123,214</td> </tr> <tr> <td>Outage</td> <td>86.4</td> <td>20.9</td> <td>217</td> <td>146,410</td> </tr> <tr> <td>Residential</td> <td>70.9</td> <td>92.9</td> <td>342</td> <td>1,050,342</td> </tr> </tbody> </table>	Center	SL %	ASA(sec)	AHT(sec)	Call Volume	Commercial	71.3	55.8	283	123,214	Outage	86.4	20.9	217	146,410	Residential	70.9	92.9	342	1,050,342	1-Nov-19	Closed
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22	Respondent A	General Operations	What maintenance (both preventative and corrective) backlog exist, if any? What is the strategy to reduce backlog? Is there a targeted "steady state" level?	Medium	25-Oct-19	Electric - Energy Distribution - Our current backlog from preventative maintenance programs is derived from the annual pole inspection program and consists of approximately 139 poles needing to be replaced. There are zero Priority 1 (requires immediate attention due to extreme rot) backlog poles. The length of the total underground distribution is 4,032 miles.	14-Nov-19	Closed																				
23	Respondent A	Electric System	Please provide information on the underground cable system, including age, miles of cable, type of cable and number of faults. And provide any related engineering assessments completed within last 2 years	Medium	25-Oct-19	Our underground cable replacement criteria is based on historical outage data and feedback from staff in our Operations department. The criteria we use for the DBCR (Direct Buried Cable Replacement) is the	13-Nov-19	Closed																				
24	Respondent A	Electric System	Please describe the planning criteria used on the distribution system (feeder loader limits, temperatures used in planning, customer counts/ feeder, etc.).	Medium	25-Oct-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.	4-Nov-19	Closed																				
25	Respondent A	Electric System	Please characterize the distribution dispatch and transmission dispatch centers. How many are there? Are T&D consolidated into a single location?	Medium	25-Oct-19	JEA's SOCC dispatches transmission and distribution out of one control center.	29-Oct-19	Closed																				
26	Respondent A	Electric System	What percent of transmission system is underground vs overhead?	Medium	25-Oct-19	For BES (100 kV and above), only 1.2% is underground vs. 98.8% overhead. With the inclusion of the 69 kV sub-transmission system, 7.1% is underground vs. 92.9% overhead in total. This information can be found on page 23 of the CIP	5-Nov-19	Closed																				
27	Respondent A	Electric System	Please provide information on transmission planning criteria.	Medium	25-Oct-19	JEA's Transmission Planning criteria is in par with the industry and is in compliance with NERC Reliability Standards for Transmission Planning.	29-Oct-19	Closed																				

28	Respondent A	General Operations	What are largest ten IT projects in the five year plan?	Medium	25-Oct-19	Enterprise Information Management, Upgrade CC&B to C2M, Enterprise Asset Management, Migrating CC4 Data Center to Cologix, GPS, Payroll, Fiber (to pump stations, refresh, replacement), Enterprise Content Management, Workforce Management Optimization, Command Center, Water connectivity model for meters, GIS Portal and GeoEvent, Capital Assets Management System	29-Oct-19	Closed
29	Respondent A	Electric System	Are there any targeted resiliency programs in place? If so, please describe	Medium	25-Oct-19	<p>reliability/Resiliency Programs include: vegetation management, Pole inspections, SAIDI Project, IR scans, CEMI-5, DBCR, OH to UG conversions</p> <p>- Performance can be noted in the 10 year reliability metrics summary (10 yr Reliability Metrics tab)</p> <p>1. Veg Mgmt - The JEA distribution system is on a 2.5 year trim cycle. The circuit is assigned to the contractor by the area forester, once the circuit is completed, the forester evaluates the contractor's performance based on specific criteria, develops a punch list and assigns the final rating to the contractor once the punch list is complete. In addition to the cycle trim, JEA has a "vine" program (herbicide), a palm program, and time and material tree crews to support capital projects, storm work, transmission, and customer assistance. Outages caused by Trees Growing Into the line decreased an average of 10% a year since 2012.</p> <p>Outages caused by Vines in 2018 is 30% lower than in 2012.</p> <p>Overall T&D O & M budget for Vegetation Management is ~\$7.6M</p> <p>2. Pole Inspections - Distribution Pole Inspection/Replacement: All wood and concrete distribution poles are visually inspected and also (wood poles)drilled with a micro-invasive needle that measures the internal rot and decay of wooden poles on an 8 year cycle. Those deemed necessary are replaced. Pole inspection work is O&M with an annual spend rate of about \$500,000.</p> <p>3. SAIDI Project - The SAIDI project is targeted at improving reliability and resiliency by improving Operational telemetry and control for feeder sectionalizing on the distribution system with the addition of Automatic Reclosers and SCADA controlled switches. The project also includes the addition of S&C trip savers on laterals as well as communicating Fault Circuit Indicators into the EMS. The total project is ~\$30M and the to date spend is \$12M.</p> <p>4. IR - JEA utilizes an InfraRed van to inspect the overhead distribution system, switch cabinets and substations. Since 2017, 483 circuits have been inspected and 130 items have been repaired and verified.</p> <p>5. CEMI-5 - The CEMI-5 project work is targeted at improving reliability by specifically targeting customers that have had more than 5 distribution outages in a rolling 12 month period. For this project various measures are taken such as pole hardware upgrades, fiberglass extensions for more separation of conductors from each other and ground, as well as animal guarding. Current annual budget is 3M with a current total project spend of ~\$33M.</p> <p>6. DBCR - This project is specifically targeted at improving reliability by replacing failing direct buried conductor and replacing with poly and conduit. Current Represents SJRPP billings to FPL related to the saleback agreement that represented 30% of the capacity and energy of SJRPP. Upon the shutdown of the plant those revenues ceased.</p>	29-Oct-19	Closed
30	Respondent A	Electric System	127-19 Exhibit C 2018 Annual Disclosure Report – Electric System references "FPL saleback" as part of the electric system revenues. Can you please explain what this represents?	Medium	25-Oct-19	Represents SJRPP billings to FPL related to the saleback agreement that represented 30% of the capacity and energy of SJRPP. Upon the shutdown of the plant those revenues ceased.	29-Oct-19	Closed

31	Respondent A	Electric System	On p.22 of 127-19 Exhibit C 2018 Annual Disclosure Report - Electric System, please explain why Economy Purchases From Other Sources have steadily increased over time. Do these numbers include the newly commissioned and/or soon to come on-line solar resources that JEA has contracts with or plans to contract with?	Medium	25-Oct-19	Over the years, JEA has utilized its diversity of generating resources to capitalize on market opportunities. Natural gas and wholesale purchase power prices declined relative to solid fuel in CY 2012 and then again in CY 2015 until recently. In response, JEA began shifting generation away from solid fuel units and replaced it with purchase power and natural gas generation. In January 2018, JEA began receiving a 200 MW capacity and energy purchase from Southern Power. This PPA covered JEA's capacity need from the retirement of SJRPP and provided economic power at combined cycle prices. The PPA term is for two years and JEA intended to extend the existing agreement or find a comparable replacement to bridge the time before the Vogtle nuclear units coming online. This plan was likewise forecasted in the 2018 Percent Fuel Mix table. However, since the 2018 forecast, the purchase power market has become less favorable and JEA decided to let the agreement expire without a replacement. The 2019 Percent Fuel Mix table will now show significantly less Economy purchases in the 2020-2022 time period. The large scale solar project is expected to represent approximately 4.7% of total MWH sales. The forecast for the 2018 Percent Fuel Mix table had an optimistic in service date of January 2020. The 250MW solar project is now expected to have a staggered start	29-Oct-19	Closed
32	Respondent A	Electric System	Under what circumstances would Duke be obligated to provide JEA with options for alternative resources (but not necessarily from nuclear resources) to replace JEA's optional portion of the projected Lee Project capacity? What could these alternative resources be, under the agreement?	Medium	25-Oct-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.	30-Oct-19	Closed
33	Respondent A	Employees	Why have the number of Ethics cases doubled from fiscal year 2015 to fiscal year 2019?	Medium	25-Oct-19	JEA is committed to ethical behavior and to reducing the risk of fraud. The Business Ethics Refresher Computer Based Training rolled out in 2016. All JEA employees were required to take this training starting in March 2016. This required training brought more awareness to employees on Business Ethics. With 100% completion rate each year, employees are provided a foundation upon which our organization can operate and thrive. Over the years, we provided real examples in the training, which included common workplace dilemmas such as conducting personal business on company time, stealing on the job and inappropriate and harassing behavior. In the past year, our Ethics Officer became a full time position to continue elevating Ethics at JEA. Having a full time resource has allowed employees to inquire more before acting which also reflects the increase in volume. Based on our audits and Ethics hotline investigations, the Senior Leadership Team has held employees accountable for official misconduct and policy violations to include time and attendance fraud, overtime fraud, and secondary employment. Additionally, many policies and procedures were either established or updated in the past 5 years. As JEA continues to educate and inform employees, we may continue to see an increase in inquiries.	4-Nov-19	Closed
34	Respondent A	Employees	Provide average age/years experience by employee class and by segment (electric, water, etc.)	Medium	25-Oct-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.	29-Oct-19	Closed
35	Respondent A	General Operations	Provide 5 years of safety statistics and any specific initiatives aimed at improving safety	Medium	25-Oct-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.	1-Nov-19	Closed
36	Respondent A	Corporate Finance	The February 14, 2018 PFM report titled JEA's Future Opportunities and Considerations has a (\$0.1)B adjustment for Interest Rate Hedge Termination. However, the fiscal year 2018 E&Y audit report dated 12/3/2018 indicates that there were no interest rate swaps outstanding at 9/30/2018. What interest rate hedges will be terminated?	Medium	25-Oct-19	According to page 57 of the 2018 E&Y Audit report, the fair value of the interest rate swaps was -86,356,000 for JEA Consolidated. Please refer to 127-19, Addendum 4, attachment 1, for the current interest rate swap terminations plans.	29-Oct-19	Closed
37	Respondent A	Accounting	Has the company assessed the impact that GASB No. 89 Accounting for Interest Cost Incurred before the End of a Construction Period would have on rates effective 9/30/2021?	Medium	25-Oct-19	The impact on JEA's financial reporting has not yet been determined and, as such, there has been no adjustment made to rates effective 9/30/2021.	29-Oct-19	Closed

38	Respondent A	Corporate Finance	Please list the top 20 largest (in terms of spend) projects and provide the current status of each project - e.g. amount spent to date on each project, progress versus schedule, etc.	Medium	25-Oct-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.	29-Oct-19	Closed
39	Respondent A	Corporate Finance	What is your % of unbilled customers? What is the aging schedule of past due receivables? What have the trends been for these ratios been over the past 5 years?	Medium	25-Oct-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.	29-Oct-19	Closed
40	Respondent A	Electric System	Is the JEA Board target of up to 30 percent of JEA's energy requirements being met with carbon-free, or carbon-neutral energy by 2030, still in effect? Would there be a desire by key external stakeholders to keep this in place or increase this commitment if JEA were acquired by another entity. If so, which key stakeholders would have an interest in this and what are their motivations for doing so?	Medium	25-Oct-19	This target is still in effect. 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	Closed
41	Respondent A	Electric System	Please catalog any substantial new power load (businesses, manufacturing facilities, military facilities) planning to join the JEA service territory, including the amount and type of load joining and planned date of transition	Medium	25-Oct-19	A new LNG facility is proposed on the Northside that could be up to 70 MW of high load factor demand. Details and schedule are being developed.	30-Oct-19	Closed
42	Respondent A	General Operations	Provide information (age, vendor, technology, etc.) of all real-time operational systems (e.g. SCADA, OMS, etc.). Please provide details on any planned upgrades/enhancements, including timing and dollars needed and in current budget	Medium	25-Oct-19	Electric SCADA Radio Communications (GE9710/9810) Waste Water SCADA Communications (GE SD9 / GE9810 /9710/9790) Water SCADA Communications (GE Orbit Radios / Sinaut) – Upgrade planned for FY 21 /22 as part of Field Area Network Strategy. We are looking for an opportunity to consolidate networks and segment traffic – improve reliability, resiliency, performance, monitoring/management. SCADA software is OSI for Electric and Siemens WINCC – Water/Waste Water. These upgrades are part of our Capital plan. System--Description--Vendor--Last Upgrade--Capital Budget--Plans CC&B --Customer Care and Billing--Oracle--2014--Yes--Upgrade in progress - Mid 2020 (C2M) MDM--Meter Data Management--Simmens--2011--Yes--Replace in progress - Mid 2020 (C2M) WEB (Jea.com)--Web Content Management--Ektron--2015--No--Rebrand / Improve Navigation IVR/Contact Center--Interactive Voice Response/Contact Center--Cisco--2018--No Phone System OMS--Outage Management System--CGI--2012--Yes--Fy 21 Plans (no budget yet) FMS (CAD)--Field Management System (Computer Aid Dispatch)--CGI--2016--No FCS--Field Collection System (Meter Read)--Itron--2017--No--Residenatial Meter Read (handheald) MV90--Multi-Vendor Translation (Metering Software)--Itron--2018--No--Commercial & Industrial Meter Read CC--Command Center (AMI)--L+G--2018--No--Upgrade to 7.5 mid 2020	29-Oct-19	Closed
43	Respondent A	General Operations	Status of ADMS and other large IT system implementations - timing of start and go live, confirmation that funding is included in current capital budget, etc.	Medium	25-Oct-19	All projects listed are in current capital spend plan and are tracking on target: Enterprise Information Management, Upgrade CC&B to C2M, Enterprise Asset Management, Migrating CC4 Data Center to Cologix, GPS, Payroll, Fiber (to pump stations, refresh, replacement), Enterprise Content Management, Workforce Management Optimization, Command Center, Water connectivity model for meters, GIS Portal and GeoEvent, Capital Assets Management System	29-Oct-19	Closed
44	Respondent A	General Operations	Which IT systems are common to billing systems/services?	Medium	25-Oct-19	The major systems are shared with Energy and Water are: ERP, HRMS, CC&B, OMS, FMS, GIS, Fiber Communications, JEA.com, MDM and IVR, Start/Stop/Transfers Service, Outage Reporting, Payments	29-Oct-19	Closed

45	Respondent A	Accounting	What is the status of AMI conversion? Is this currently included in current capex estimates?	Medium	25-Oct-19	<p>JEA is migrating its AMI for Electric service from 1-Way to 2-Way for all the Electric meters. Currently, 89% on 2-Way and 11% on 1-Way - target goal of completion is FY20 – Q3 with \$25M included in the current FY Budget. The Water meter will remain on 1-Way in the network and JEA will need to convert the Radio Frequency modules of the Water meter to a 2-Way in the future. There is no current planned CapEx set aside for that purpose.</p> <p>2-Way meters (85% of Electric) Population Sep 19 Total Meters 438,821</p> <p>1-Way Meters (15% Electric and 100% Water) Population Sep 19 Total Modules 397,257 Electric Modules 49,327 Water Modules 347,930</p> <p>JEA owns the networks and partners with L+G to administer and operate it; JEA uses L+G's command Center 7.1 for Head end system on the AMI Network; it was upgraded in August 2018. We have plans to Upgrade to Command Center 7.5 April 2020 included in the contract with L+G. That version opens the door for WiSun compatibility and interoperability. JEA also has Itron's MV90 (~800 meters only) and FCS for manual reads (~37k Meters) for JEA service territory where there is no network coverage available, especially on Water ONLY</p>	29-Oct-19	Closed
46	Respondent A	General Operations	If AMI is used or planned to be installed, what communication network is/will be used for meters? Is this converged with water meters?	Medium	25-Oct-19	<p>JEA Utilizes L+G network for AMI; the Network has 35 collectors and 3,500 concentrators/routers to process daily meter read, Interval reads (15 min) for 2-Way meters and Meter Events real-time from the network such as Power Outage, Meter Restore, low voltage, ping meters, on-demand reads, etc. The network is dual (Collectors and Routers).</p> <p>The plan for the communications network is to leverage AMI as the "anchor" customer and provide additional services on top of this network for things like IoT, Distribution Automation, etc.</p>	29-Oct-19	Closed
47	Respondent A	General Operations	Please provide information on meter read rates.	Medium	25-Oct-19	<p>Electric Meters: • 440,094 AMI 2 way meters—hourly reads</p>	14-Nov-19	Closed
48	Respondent A	Water System	Do you offer a water meter installation program? Do you require that every customer have a meter?	Medium	25-Oct-19	<p>All water meters are installed by JEA personnel in Meter Services or by JEA contractors under the direct supervision of JEA Meter Services personnel. All services require a meter except for dedicated fire line services. Proper engineering design and documentation of the dedicated fire protection system is required in order to allow the unmetered fire line service.</p>	1-Nov-19	Closed

49	Respondent A	Electric System	From an asset management perspective, how are substation assets prioritized and maintained?	Medium	25-Oct-19	Assets are categorized by criticality, cost, maintenance requirements, and government regulations. Each asset's components are broken down into child assets based on maintenance and replacement ability. Most substation assets fall into multiple categories and are further defined by production/customer impact and outage availability. Maintenance is determined by manufacture requirements and JEA standards. Preventive maintenance schedules are created in JEA's asset management system for each critical asset and/or its components and generates a work order based on the required maintenance frequency. These PM work orders generate 60 days in advance which allows time to schedule outages, crews assignments, and materials ordered if needed. Corrective/reactive maintenance work orders are created based on equipment failure or from site inspections performed by crews monthly. These CM work orders are also scheduled based on outages, crew assignments, and material availability. When possible, corrective and preventive maintenance work orders are scheduled together to maximize productivity. Weather and production impacts are factored into daily schedules. Priority is generally given to equipment related to generation, bulk electric system reliability, public safety, and customer criticality.	29-Oct-19	Closed
50	Respondent A	Electric System	What percentage of protective relays are electromechanical vs. microprocessor?	Medium	25-Oct-19	Appx 42% electromechanical vs 58% microprocessor/solid state.	29-Oct-19	Closed
51	Respondent A	Electric System	Provide information on spare transformer strategy and inventory available	Medium	25-Oct-19	Due to long lead times on transformers, JEA's strategy is to maintain two (2) 50 MVA power transformers (dual wound high voltage side at 138KV or 69KV and low voltage winding at 27KV) as well as a 35 MVA mobile transformer (dual wound high voltage side at 138KV or 69KV and dual wound low voltage side at 27KV or 13KV) to support most of the JEA load serving substations. JEA also maintains one (1) spare 50 MVA power transformer (high voltage winding at 230KV and low voltage winding at 27KV) since the current mobile transformer high voltage winding is not capable of connecting to 230KV. JEA also has one (1) 230KV/138KV 200 MVA Autotransformer to support the bulk transmission system.	29-Oct-19	Closed
52	Respondent A	Water System	How many miles of water mains are within the water system? Sewer line? How many catch-basins are within the system?	Medium	25-Oct-19	Please see page 27 of the CIP.	29-Oct-19	Closed
53	Respondent A	Water System	What is the average frequency of water main breaks? What is the average time taken to respond and repair such breaks?	Medium	25-Oct-19	JEA's current average frequency of water main breaks is 308 per year. The average response time is 46.5 minutes and the average repair time is 288.5 minutes (4.8 hours).	30-Oct-19	Closed
54	Respondent A	Water System	Under existing capital infrastructure plans, how many miles of water mains are replaced on average each year? Sewer?	Medium	25-Oct-19	Please see IE Report, which will be made available upon execution of the Use Agreement.	29-Oct-19	Closed
55	Respondent A	Water System	For sewer mains, have capital investments focused on replacing sewer mains or relining sewer mains?	Medium	25-Oct-19	JEA performs both, however the emphasis has been on relining.	29-Oct-19	Closed
56	Respondent A	Water System	Do crews ever complete partial lead service line replacement, in which a service line is replaced or repaired on public property and reconnected to the existing LSL on private property?	Medium	25-Oct-19	JEA utilized GIS data to remove all lead piping, services and associated fittings identified in the system. Current protocol is to remove all lead material in JEA's infrastructure up to the point of connection at the consumer side meter coupling. JEA does not record or maintain records on private property.	5-Nov-19	Closed
57	Respondent A	Water System	What is the source of power for pumping stations?	Medium	25-Oct-19	Wastewater pump stations: JEA 1300 ea (88%), FPL 147 ea (10%), Clay Electric 12 ea (1%), Beaches Electric 16 ea (1%)	29-Oct-19	Closed
58	Respondent A	Water System	Please explain protocol for monitoring and testing water quality, including frequency of testing. If any tests are evaluated/processed off-site, please explain what those are and where they are evaluated.	Medium	25-Oct-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.	29-Oct-19	Closed

59	Respondent A	Water System	Are water quality results available online? If so, how quickly are they posted and which results are posted?	Medium	25-Oct-19	Detected results of FDEP water testing, other than secondary contaminants, are posted in JEA's Annual Water Quality Report every June. All results submitted to FDEP are available through their website, which is updated in March every year.	5-Nov-19	Closed
60	Respondent A	Water System	Have capital projects to date included green stormwater infrastructure?	Medium	25-Oct-19	No	29-Oct-19	Closed
61	Respondent A	Water System	How does a residential or business customer qualify to become a reclaimed water customer?	Medium	25-Oct-19	Connection is based on proximity of the reclaimed Water System	29-Oct-19	Closed
62	Respondent A	Water System	Do water rates differ depending on if a customer receives reclaimed water as opposed to treated water from the aquifer?	Medium	25-Oct-19	Yes, potable water rates are different from Irrigation water rates. Reclaimed water is sold at the same rates as Irrigation water. Currently JEA does not offer potable reclaimed water but we have piloted some tests to begin water purification in the future.	29-Oct-19	Closed
63	Respondent A	Water System	Please share the most recent water quality tests and reports for reclaimed water	Medium	25-Oct-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.	29-Oct-19	Closed
64	Respondent A	Water System	Do you provide water only to individual homes and businesses, or do you also provide water to towns and municipalities who then sell and distribute water to their residents? If you sell to towns/municipalities, are any delinquent on their	Medium	25-Oct-19	St. Johns County and no they are not delinquent	29-Oct-19	Closed
65	Respondent A	General Operations	What is the status of the lease contract for the new headquarters executed in July (had a 3 month ability to cancel the contract)?	Medium	25-Oct-19	The updated cancellation date of October 23 expired. The lease contract is in full effect and the project is proceeding.	28-Oct-19	Closed
66	Respondent A	Accounting	How often does the company engage an outside party to perform a depreciation study?	Medium	25-Oct-19	Typically every 5 years. The most recent study was completed in 2019.	14-Nov-19	Closed
67	Respondent A	Accounting	Has the company benchmarked its useful lives of power and water capital asset with other utilities?	Medium	25-Oct-19	Please see IE Report, which will be made available upon execution of the Use Agreement	30-Oct-19	Closed
68	Respondent A	Accounting	If it has benchmarked its useful lives of power and water assets, please provide this analysis.	Medium	25-Oct-19	Please see IE Report, which will be made available upon execution of the Use Agreement	30-Oct-19	Closed
69	Respondent A	Accounting	Does the company capitalize interest for capital projects?	Medium	25-Oct-19	Yes.	5-Nov-19	Closed
70	Respondent A	Accounting	Please provide the company's repairs and maintenance accounting policy for both water and power assets.	Medium	25-Oct-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	Closed
71	Respondent A	Accounting	Has the PSC ever asked JEA to change its water or power rates? If so, what was the outcome of this negotiation?	Medium	25-Oct-19	JEA, not PSC, initiates any rate changes. As a municipal, the PSC has no jurisdiction over JEA total revenue requirements, but oversees that its collected fairly from all customer classes.	29-Oct-19	Closed
72	Respondent A	Electric System	Does the company insource or outsource the leasing of space on its transmission towers or monopole structures?	Medium	25-Oct-19	The leasing of space on our structures is insourced and handled by the telecommunications team within the IT structure.	29-Oct-19	Closed
73	Respondent A	General Operations	Are there any active or pending environmental enforcement actions? Specifically, are there any existing or proposed environmental regulatory actions, regulations, or community commitments (e.g., air quality, water intake, water discharge, etc.) that may require the generating units to: 1) install additional backend control technology, 2) change fuels, or 3) curtail future operations?	Medium	25-Oct-19	Please see IE Report, which will be made available upon execution of the Use Agreement	29-Oct-19	Closed
74	Respondent A	General Operations	Is there known soil, groundwater, or water contamination at any of the generating facilities (e.g., at Northside or Sherer)? What is the current budget to address these issues?	Medium	25-Oct-19	Please see IE Report, which will be made available upon execution of the Use Agreement	29-Oct-19	Closed
75	Respondent A	General Operations	What are the costs and scopes of any required capital improvement and/or remediation of any impoundment or landfill associated with coal combustion residual management?	Medium	25-Oct-19	Please see IE Report, which will be made available upon execution of the Use Agreement	29-Oct-19	Closed

76	Respondent A	General Operations	What actions are required and/or being taken to address any potential groundwater contamination at Northside or Sherer, and what is the current budget to address any issues?	Medium	24-Oct-19	Please see IE Report, which will be made available upon execution of the Use Agreement	29-Oct-19	Closed
77	Respondent A	General Operations	Is JEA or any of the facilities a superfund (CERCLA) Potentially Responsible Party?	Medium	25-Oct-19	Please see IE Report, which will be made available upon execution of the Use Agreement	29-Oct-19	Closed
78	Respondent A	General Operations	Have any of facilities used PFOS-based (perfluorooctanesulphonate) fluorosurfactants which may also contain PFOA (perfluorooctanoic acid) onsite (e.g., fire-fighting foam)?	Medium	25-Oct-19	Northside and Brandy Branch Generating Stations both use in their fire suppression systems. They have not been discharged.	29-Oct-19	Closed
79	Respondent A	General Operations	Have there been any NGO or third-party actions or complaints against any of the generating facilities?	Medium	25-Oct-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.	30-Oct-19	Closed
80	Respondent A	General Operations	Have any of the generating units had to curtail operations due to environmental permit limitations or water supply or discharge limitations?	Medium	25-Oct-19	We are uncertain what is being asked. JEA's generating units operate within applicable operating permit limits. If this information is not responsive, please restate your question.	13-Nov-19	Closed
81	Respondent A	Process	In reference to Addendum-4 #89, would a special election be called for approval of the referendum, or will the referendum be at the next scheduled election? If the latter, when would the next scheduled election occur?	Medium	25-Oct-19	Unknown at this time.	1-Nov-19	Closed
82	Respondent A	Process	In reference to Addendum-4 #90, would the Contract be subject to referendum, or only the issue of selling JEA on the terms offered, and if so, what terms would be included in the referendum?	Medium	25-Oct-19	It is envisioned that a summary of the substantial terms would be included in the referendum.	1-Nov-19	Closed
83	Respondent A	Process	When will JEA decide and inform the companies when it will name the Negotiation Team members to those companies chosen for negotiations?	Medium	25-Oct-19	As provided in response to Q. 99 of Addendum #4, JEA may identify the members of the Negotiation Team to vendors selected for negotiations in advance of the first negotiation session.	13-Nov-19	Closed
84	Respondent A	Water System	Provide the water system's unaccounted-for water by volume and as a percentage of total send-out by year for the last five years.	Medium	25-Oct-19	JEA tracks unbilled water on an annual/ monthly basis and only performs a full water audit every five years. The unbilled water % for the last five years is as follows 2015 10.5% 2016 10.4% 2017 10.4% 2018 11.6% 2019 11.8% The last water audit was performed in 2017 and the unaccounted for water was 5.09%	30-Oct-19	Closed
85	Respondent A	Water System	Confirm that internal water use for JEA's water system, such as filter backwash usage, is not included in unaccounted-for water. Also, please provide the amount of system use of water by major categories.	Medium	25-Oct-19	All internal usage of water at water reclamation facilities is metered and recycled so it is not potable. All JEA water use is metered so it shows up as unbilled but accounted for.	30-Oct-19	Closed
86	Respondent A	Water System	Provide the lengths of mains in service that are less than 6-inches in diameter but greater than 4-inches in diameter and mains less than 4-inches.	Medium	25-Oct-19	Based on Oct 2019 GIS data query <=4 1,077 Miles >=6 3,647 Miles Unk 81 Miles Total 4,806 Miles	29-Oct-19	Closed

87	Respondent A	Water System	Provide the lengths of mains in service by the following material types: 1) ductile iron cement-lined, 2) unlined ductile or cast iron, 3) PVC, and 4) asbestos-cement.	Medium	25-Oct-19	<table border="0"> <tr> <td>Pipe Material</td> <td>Miles of Pipe</td> <td></td> </tr> <tr> <td>Asbestos Cement</td> <td>432.3</td> <td></td> </tr> <tr> <td>Cast Iron</td> <td>258.3</td> <td></td> </tr> <tr> <td>Ductile Iron</td> <td>187.5</td> <td></td> </tr> <tr> <td>Galvanized</td> <td>232.5</td> <td></td> </tr> <tr> <td>Polyethylene</td> <td>49.5</td> <td></td> </tr> <tr> <td>Null</td> <td>27.7</td> <td>29-Oct-19</td> </tr> <tr> <td>Polyethylene</td> <td>15.6</td> <td></td> </tr> <tr> <td>PVC</td> <td>3,520.0</td> <td></td> </tr> <tr> <td>Steel</td> <td>0.7</td> <td></td> </tr> <tr> <td>Unk</td> <td>81.6</td> <td></td> </tr> <tr> <td>Total</td> <td>4,806</td> <td></td> </tr> <tr> <td colspan="3">Based on GIS Data query Oct 2019</td> </tr> </table>	Pipe Material	Miles of Pipe		Asbestos Cement	432.3		Cast Iron	258.3		Ductile Iron	187.5		Galvanized	232.5		Polyethylene	49.5		Null	27.7	29-Oct-19	Polyethylene	15.6		PVC	3,520.0		Steel	0.7		Unk	81.6		Total	4,806		Based on GIS Data query Oct 2019			Closed
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88	Respondent A	Water System	Does JEA's water system have a critical valve exercise program in place? If so, please provide the frequency with which each critical valve is exercised.	Medium	25-Oct-19	Yes, JEA has critical valves identified and the valves are exercised annually.	30-Oct-19	Closed																																						
89	Respondent A	Water System	Please provide the JEA water system's Consumer Confidence Reports for each of the last five years.	Medium	25-Oct-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.	5-Nov-19	Closed																																						
90	Respondent A	Water System	Please provide the JEA wastewater system's infiltration and inflow as both the volume of water sent to the treatment facilities and as a percentage of the water sent its treatment facilities.	Medium	25-Oct-19	JEA has I&I studies for selected basins, however the total I&I total at each regional facility is not tracked.	30-Oct-19	Closed																																						
91	Respondent A	Water System	Is any portion of JEA's wastewater system a combined sewer? If so, please provide the length of collection mains that are within the combined sewer portion of the system.	Medium	25-Oct-19	JEA's system does not include combined sewers.	28-Oct-19	Closed																																						
92	Respondent A	Water System	Please identify whether JEA or its wastewater customers own the lateral from the customer's premises to the clean-out (if any) and from the clean-out (if any) to JEA's collection main.	Medium	25-Oct-19	JEA's customers own the lateral from the premise to the right of way (property line); JEA owns from the right of way to the sewer main. Customers are responsible for "free flow" of sewage from the premise to the sewer main.	28-Oct-19	Closed																																						
93	Respondent A	Water System	Is all of the JEA wastewater collection system a gravity system? If not, provide the portion (in length of mains) that is not a gravity system and identify where the non-gravity portions of the system are located.	Medium	25-Oct-19	No, Gravity 2,821 Miles and pressure pipe 1,292 Miles Based on GIS Data query Oct 2019	29-Oct-19	Closed																																						
94	Respondent A	Water System	Is JEA's wastewater system subject to any connection management plan requirements? If so, provide copies of all connection management plans.	Medium	25-Oct-19	Need additional clarification, JEA does not have any documents titled Connection Management Plan. Please provide description of a connection management plan.	29-Oct-19	Closed																																						
95	Respondent A	General Operations	Please provide a summary of all litigation and note which matters a buyer is expected to assume.	Medium	25-Oct-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.	29-Oct-19	Closed																																						
96	Respondent A	Electric System	Please provide a copy of the major contractor agreement associated with dismantling and remediating the SJRPP site.	Low	25-Oct-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.	29-Oct-19	Closed																																						
97	Respondent A	Electric System	Please provide a copy of the agreement with FPL regarding the retirement and decommissioning of the SJRPP site.	Low	25-Oct-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.	30-Oct-19	Closed																																						
98	Respondent A	General Operations	Are the two naval stations existing electric and/or water and sewer customers? Please provide a description of onsite generation and/or water systems that exist at the two stations.	Low	25-Oct-19	Both stations are existing electric customers. Both stations supply their own water/wastewater services.	30-Oct-19	Closed																																						

99	Respondent A	General Operations	How often do customers get billed?	Low	25-Oct-19	Bills are provided Monthly	1-Nov-19	Closed
100	Respondent A	General Operations	Do customers receive one bill for all services provided by JEA?	Low	25-Oct-19	Yes, one bill is provided.	1-Nov-19	Closed
101	Respondent A	General Operations	What type of payment plans are available to customers having trouble paying their bills?	Low	25-Oct-19	JEA offers a Payment Arrangement option to assist customers who need more than just a few more days to pay their utility bill. This option allows qualifying customers to pay their balance over a series of monthly installments. The installment amount and ongoing usage are combined into each monthly bill. Customers requiring just a little more time to pay their bill can apply for a Payment Extension via the IVR, website or discussion with a Customer Service Representative. Our self-service system (IVR and web) notifies the customer if they meet qualifying criteria and will also provide the revised due date. The CSRs use the same tool to determine account eligibility.	5-Nov-19	Closed
102	Respondent A	General Operations	Do you shut off services for lack of payment? If so, how many annual shut offs have you had over the past 5 years? Are there any conditions/regulations that prevent shut offs during certain times of years/for certain customers?	Low	25-Oct-19	JEA reserves the right to disconnect services for non-payment. However, disconnections are suspended during periods of extreme weather. A total of 855,624 disconnections were completed during the most recent five years. The following totals are provided by fiscal year. FY15: Standard Service 97,406, Prepaid Service 38,769 - TOTAL 136,175 FY16: Standard Service 102,786, Prepaid Service 61,808 - TOTAL 164,594 FY17: Standard Service 87,768, Prepaid Service 88,136 - TOTAL 175,904 FY18: Standard Service 83,060, Prepaid Service 113,439 - TOTAL 196,499 FY19: Standard Service 65,590, Prepaid Service 116,862 - TOTAL 182,452	1-Nov-19	Closed
103	Respondent A	General Operations	What CIS system is in use and what is the age of the system?	Low	25-Oct-19	Our current CIS system is Oracle's Customer Care and Billing (CC&B v.2.4) upgraded on 2014; We are in the process of upgrading the system to Oracle Customer To Meter (C2M v2.7) and will have that done mid-2020. Our Meter Data management System MDM was upgraded in 2011, the C2M will have CIS and MDM into a single instance and consolidate those two systems.	29-Oct-19	Closed
104	Respondent A	General Operations	What percentage of transactions are completed through web and digital tools?	Low	25-Oct-19	IVR - in FY19, 69% of calls made to JEA used the IVR (report outage, make payment, request payment extension, get balance, etc). jea.com - In FY19, 64% of customers had a jea.com account. On average in FY19, 75% of customers with a jea.com account logged in at least once within the last 90 days (measured monthly). In FY19, 54.9% of all payments were made through JEA's IVR or Web. 74.8% of all payments were e-payments (Web, IVR, Autopay, 3rd party epayment).	1-Nov-19	Closed
105	Respondent A	General Operations	Provide 5 years of customer satisfaction survey information	Low	25-Oct-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.	1-Nov-19	Closed
106	Respondent A	Accounting	Provide 5 years statistics on bad debt	Low	25-Oct-19	Average write-offs for Electric FY15: 0.16%, FY16: 0.15%, FY17: 0.14%, FY18: 0.14%, FY19: 0.13%. Average write-offs for Water were FY2015: 0.17%, FY16: 0.14%, FY17: 0.14%, FY18: 0.12%, FY19: 0.12%.	29-Oct-19	Closed

107	Respondent A	General Operations	Characterize the development of digital tools for customers (mobile bill payment, outage, add/move service, etc.)	Low	25-Oct-19	<p>JEA's website uses Ektron as the web content management tool, it's designed to be Responsive. JEA has implemented Self-Service capabilities during the last few years, with full automation in most services. The customer-facing systems for Self-Service rely on a variety of other commercial off-the-shelf (COTS) Applications from vendors, such as CIS Oracle's CC&B, Simens eMeter, CGI – Field Management System FMS, L+G Command Center, Etc. The most critical self-Service Service offering via Web and IVR are:</p> <ul style="list-style-type: none"> - Account Status (Glance view) with Customer Information updates (Phone, email, Preference, etc) - Bill Payment (ACH and Credit card, Schedule or immediate option) - Bill and Letter view (Summary, HTML and PDF Version) - with History Option - Payment Extension - Alert preference enrollment - Outage Reporting / Tracking - Start / Transfer / Stop Service - Payment Location information (JEA office, Western Union, Fidelity, Etc.) - Home Energy Usage portal - Program enrollment (eBill, Budget, Charity, Solar, Etc) <p>JEA also offers a "Prepay" option, there is an App available to get Alerts, Daily balance, Low threshold, Average Consumption and Payments among other functions.</p> <p>There are additional Services such as Adjustment Request (pool fill affidavit, High Bill complaints, Energy Audits, Etc.) which are done in the back end by different systems and the development tools vary by System.</p>	29-Oct-19	Closed
108	Respondent A	General Operations	Describe Energy Efficiency programs and results	Low	25-Oct-19	<p>JEA pursues the implementation of demand-side management programs that are economically beneficial in accordance with utility and state guidelines. JEA's demand-side management programs focus on improving the efficiency of customer end uses as well as improving the system load factor. JEA DSM offerings include: energy audits, solar water heating, solar net metering with battery incentive, low income program, efficient products mark/buy-down program, energy efficient HVAC & water heating upgrades, commercial prescriptive program, small business direct install program and commercial custom program. Last year's impacts were 6.0 MW of winter peak reduction, 8.6 MW of summer peak reduction and 47.4 GWh of energy savings. JEA has also implemented a Demand Rate Pilot program with the intent of reducing peaks for residential customers.</p>	1-Nov-19	Closed

109	Respondent A	General Operations	Please provide an overview of the reliability-enhancing programs - such as vegetation management and preventative and corrective maintenance programs. Specifically, provide approach, budget and performance.	Low	25-Oct-19	<p>Reliability/Resiliency Programs include: vegetation management, Pole inspections, SAIDI Project, IR scans, CEMI-5, DBCR, OH to UG conversions - Performance can be noted in the 10 year reliability metrics summary (10 yr Reliability Metrics tab)</p> <p>1. Veg Mgmt - The JEA distribution system is on a 2.5 year trim cycle. The circuit is assigned to the contractor by the area forester, once the circuit is completed, the forester evaluates the contractor's performance based on specific criteria, develops a punch list and assigns the final rating to the contractor once the punch list is complete. In addition to the cycle trim, JEA has a "vine" program (herbicide), a palm program, and time and material tree crews to support capital projects, storm work, transmission, and customer assistance. Outages caused by Trees Growing Into the line decreased an average of 10% a year since 2012.</p> <p>Outages caused by Vines in 2018 is 30% lower than in 2012.</p> <p>Overall T&D O & M budget for Vegetation Management is ~\$7.6M</p> <p>2. Pole Inspections - Distribution Pole Inspection/Replacement: All wood and concrete distribution poles are visually inspected and also (wood poles) drilled with a micro-invasive needle that measures the internal rot and decay of wooden poles on an 8 year cycle. Those deemed necessary are replaced. Pole inspection work is O&M with an annual spend rate of about \$500,000.</p> <p>3. SAIDI Project - The SAIDI project is targeted at improving reliability and resiliency by improving Operational telemetry and control for feeder sectionalizing on the distribution system with the addition of Automatic Reclosers and SCADA controlled switches. The project also includes the addition of S&C trip savers on laterals as well as communicating Fault Circuit Indicators into the EMS. The total project is ~\$30M and the to date spend is \$12M.</p> <p>4. IR - JEA utilizes an InfraRed van to inspect the overhead distribution system, switch cabinets and substations. Since 2017, 483 circuits have been inspected and 130 items have been repaired and verified.</p> <p>5. CEMI-5 - The CEMI-5 project work is targeted at improving reliability by specifically targeting customers that have had more than 5 distribution outages in a rolling 12 month period. For this project various measures are taken such as pole hardware upgrades, fiberglass extensions for more separation of conductors from each other and ground, as well as animal guarding. Current annual budget is 3M with a current total project spend of ~\$33M.</p> <p>6. DBCR - This project is specifically targeted at improving reliability by replacing failing direct buried conductor and replacing with poly and conduit. Current</p>	29-Oct-19	Closed
110	Respondent A	Electric System	How much distribution automation is installed and what are the long-term plans?	Low	25-Oct-19	JEA currently has 300 Automatic Reclosers and 127 SCADA controlled switches. The long term plan is for the electric system to have feeder sectionalizing capability per every 500 customers.	29-Oct-19	Closed
111	Respondent A	Electric System	Please provide information on PV penetration, including the number and size of installations.	Low	25-Oct-19	JEA currently has the following Solar PV penetration (Distribution System): 1) 1,780 private solar installations (Commercial and Residential) at a capacity of 19.5 MW(DC). 2) Utility Scale interconnections (Distribution PPA's) - 8 facilities at a capacity of 39 MW(AC).	29-Oct-19	Closed
112	Respondent A	General Operations	Is JEA aware of any plans for the Navy to review the status of its activities in Jacksonville, with the aim of possibly relocating or closing any of its facilities within the JEA service territory?	Low	25-Oct-19	No. There are no known plans for relocating or closing any facilities within our territory	28-Oct-19	Closed

113	Respondent A	Electric System	Please explain in more detail the Fuel supply agreement with Shell	Low	25-Oct-19	The Shell fuel supply agreement is a firm natural gas supply agreement for 61,000 MMBtu of gas delivered to delivery points in Jacksonville on either FGT or SNG-Cypress interstate gas pipelines on a firm basis.	5-Nov-19	Closed
114	Respondent A	Electric System	On p. 46 of 127-19 Exhibit C 2018 Annual Disclosure Report, "Firm Power Purchases" are referenced. Please describe in detail the summer and winter seasonal purchases, as well as the "Annual Firm Purchased Power Agreement for Natural Gas Combined Cycle capacity and energy January 2018-2019" that are referenced in the footnote to "Firm Power Purchases"	Low	25-Oct-19	JEA contracts with The Energy Authority (TEA) for any short terms seasonal or annual purchases necessary to maintain reserves. The "Annual Firm Purchased Power Agreement for Natural Gas Combined Cycle capacity and energy January 2018-2019" is a purchase acquired by TEA from Southern Company's Wansley plant. The purchase expires 12/31/2019. All later purchases are not yet acquired.	29-Oct-19	Closed
115	Respondent A	Electric System	Are there plans to retire or divest JEA's interest in Scherer Unit 4, given JEA's renewable goals and Scherer being a coal unit?	Low	25-Oct-19	JEA currently has no plans to retire or divest of Scherer Unit 4.	14-Nov-19	Closed
116	Respondent A	Employees	How is workforce productivity measured, tracked and managed? Provide 5 years of trend analysis on available metrics.	Low	25-Oct-19	Electric - Energy Distribution - Due to system constraints over the past few years, we do not have a comprehensive Work Management system to effectively measure, monitor, track, and manage workforce productivity. Management and Union supervisors use a combination of methods to monitor productivity to include the following: 1. meeting service level agreements in reference to work associated with new services, road widening projects, reactive/outage calls, and collective bargaining agreements; 2. monthly budget variance reporting; 3. bi-weekly OT reports; 4. spreadsheets. As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include additional information addressing this question.	5-Nov-19	Closed
117	Respondent A	Employees	Describe the work management program and system used.	Low	25-Oct-19	JEA uses CGI as its work management program for linear asset type work and asset management, but uses Oracle eAM for vertical type work and asset management.	12-Nov-19	Closed
118	Respondent A	Employees	Provide supervisor to line ratio by department and by segment (electric, water, etc.)	Low	25-Oct-19	Energy Transmission and Distribution: 1 Senior Director, 1 Director, 1 Senior Manager, 11 Managers, 1 Associate Manager, 1 Appointed Specialist, 50 Supervisors Union. 184 Other Union	15-Nov-19	Closed
119	Respondent A	General Operations	Please describe the Emergency Preparedness approach and systems currently in place.	Low	25-Oct-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.	30-Oct-19	Closed
120	Respondent A	Corporate Finance	What have water, sewer, irrigation and reclaimed rates and electric distribution customers rates been the past five years? What are they assumed to be assuming the current capital forecast?	Low	25-Oct-19	Water & Sewer Rates have remained the same since 2012. In 2016, a 4.4% increase in JEA electric base rates were offset by a decrease in the fuel rate. As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include additional information addressing this question.	29-Oct-19	Closed

121	Respondent A	Electric System	Please describe the substation preventative maintenance programs.	Low	25-Oct-19	The Substation Maintenance department maintains a variety of transformers, circuit breakers, switches, and ancillary equipment located within our electric substations. Equipment voltage rating ranges from 230kV to 4.16kV. All substations are inspected a minimum of once per month to check for equipment operability, damage, unusual noise, leaks, etc. Substation technicians perform in-depth equipment inspections based on a check list created for each location. Discrepancies are noted and work orders are created for abnormalities. Minor repairs or corrections are made as abnormalities are identified. Electrical testing (Doble tests) is performed on transformers and circuit breakers on scheduled intervals based on manufacturers' recommendation, industry standards, and equipment history. Test results are reviewed and work orders are created or maintenance intervals are adjusted as necessary. General preventative maintenance activities are performed on scheduled intervals and are based on manufacturers' recommendation, industry standards, and equipment history. Tasks performed are equipment type and manufacturer specific. These tests include items such as contact resistance, timing, ratio, resistance, megger, DGA, moisture in oil, SF6 purity, etc.	29-Oct-19	Closed
122	Respondent A	Water System	After routine or emergency construction work on water infrastructure, do you recommend affected customers flush their water lines? How is this communication delivered?	Low	25-Oct-19	JEA follows FDEP's guidelines for precautionary boil water advisories (BWAs). The hydraulic model is used to identify potential customers impacted, and JEA has over 350 pressure monitoring sensors throughout its distribution system. Customers are identified in GIS and then contacted via text or phone call based upon contact information available in our billing system. Appropriate media channels are also utilized.	29-Oct-19	Closed
123	Respondent A	Water System	Do you offer water testing for customers concerned about other particulates in their water?	Low	25-Oct-19	Yes. JEA offers free water testing to any customer that has concerns with their water quality including particulates.	5-Nov-19	Closed
124	Respondent A	Water System	A requirement of the reclaimed water program is that the customer must have their backflow prevention device tested by a professional every two years. Does JEA provide this service, and if so, is the cost borne by JEA or by the customer?	Low	25-Oct-19	Yes, JEA provides for the testing of the Backflow Prevention Device (on the potable water) for each residence that has reclaimed water service. The test is required every two years. JEA collects a \$6/month fee from each residence through their water bill.	30-Oct-19	Closed
125	Respondent A	Process	In reference to Addendum-4 #96, does JEA have a schedule of which documents or categories of documents in the data room are public documents and which ones are exempt from the public records act?	Low	25-Oct-19	As the negotiation phase continues, JEA will continue to observe all relevant procurement and public records laws, including those pertaining to trade secret and confidential information, in determining data room access and records disclosure.	15-Nov-19	Closed
126	Respondent A	Process	Will any supplemental information provided to the Board for contract award be provided to all participants in the negotiation process?	Low	25-Oct-19	We are uncertain what is being asked. Documents provided to the JEA Board as part of any Board package, including those that would be provided as part of a Negotiation Team recommendation for contract award, are public records. If this information is not responsive, please restate your question.	7-Nov-19	Closed
127	Respondent A	Water System	Please provide a copy of the JEA water system's backflow prevention program.	Low	25-Oct-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.	30-Oct-19	Closed
128	Respondent A	Water System	What authority does JEA have to require a customer to repair or replace a damaged or debilitated lateral that is owned by the customer?	Low	25-Oct-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.	30-Oct-19	Closed
129	Respondent A	Accounting	Footnote 1 to the audited financials notes that there is a capitalized cost associated with an allocation of overhead from certain JEA departments. What departments are being included in this capitalized amount and at what percentage of total department costs is being capitalized?	High	1-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	Closed
130	Respondent A	Accounting	How are contributed assets accounted for: i.e. a reduction of PPE or treated as a liability or are these run through the statement of revenues, expenses and net position?	High	1-Nov-19	Contributed assets are recorded in Contribution (to) from – Developers and Others section of the Statement of Revenues, Expense, and Changes in Net Position.	12-Nov-19	Closed

131	Respondent A	Corporate Finance	What assumptions were made regarding used and useful plant? Specifically, was any percentage of existing plant deemed to not be used and useful in the provided financial model?	High	1-Nov-19	At this point in time JEA has no reason to believe any of its water, wastewater or storage assets are not used and useful.	12-Nov-19	Closed
132	Respondent A	Accounting	Please describe the process for establishing the Base Water Rate Tariff, the Base Electric Rate Tariff and All-in Rate Tariffs under the Management Case	High	1-Nov-19	The tariff rates of each system is determine by management for the financial integrity of the utility, including recovery of operations and maintenance, investment over the assets useful life for future (depreciation), interest expense, additional funds to maintain key financial metrics. Then, JEA evaluates the price structure that is based on cost of service and allocates costs to appropriate customer classes based on the cost to serve each class. Pricing is adjusted to be sufficient, predictable, consistent, understandable, fair, equitable, non-discriminatory and relatively easy to administer.	5-Nov-19	Closed
133	Respondent A	Accounting	Please describe key factors driving the difference between the Base Water Rate Tariff (shown on the WS Scenario model tab, Rows 125 and 126), the Base Electric Rate Tariff (shown on the ES Scenario model tab, Rows 134 and 135), and All-in Rate Tariffs (shown on the ES Scenario model tab, Rows 142 and 143) under the Management Case and the Regulatory Build Case	High	1-Nov-19	The difference is attributable to Fuel expenditures are accounted for in the All-in Rate Tariffs.	5-Nov-19	Closed
134	Respondent A	Accounting	In the Financial Model, are JEA assets that were funded originally by CIAC and that are purchased by Respondent recoverable in rates like any other assets on a prospective basis?	High	1-Nov-19	No.	14-Nov-19	Closed
135	Respondent A	Process	The Process Letter provides (at page 5) that Respondents should assume that the Transaction shall not be contingent on approval of tariffs, rate proceedings or similar regulatory administration "other than those required to establish the Committed Rates under Florida law." Is it anticipated that the determination of the Respondents' rate base, capital structure, ROE and similar key regulatory components for FPSC purposes will be established subsequent to the closing of the Transaction?	High	1-Nov-19	As part of the initial filing to establish the Committed Rates and Committed Rate Stability Period under Florida law there is likely to be requirements to file financial information which establishes Respondents' rate base, capital structure, ROE and similar key regulatory components as well as other information customarily required by the FPSC. The respondent should not assume the providing of this information will impact its commitment to the Committed Rates and Committed Rate Stability Period as described in page 1 and iii e) on page 5 of the Process Letter.	12-Nov-19	Closed
136	Respondent A	Corporate Finance	Is the "Base Rate Revenues" figure of \$791M, shown in JEA's Energy System Operating Budget for FY2020, net of discounts, estimated allowances for bad debts, and amounts transferred to stabilization funds? Similar to how JEA reports Operating Income in its Annual Report (See Page 21 of the 2018 Annual Report). If so, please provide the amounts of discounts, allowances for bad debts, and amounts transferred to and from stabilization funds.	High	1-Nov-19	For the Budget report, the budgeted Base Rate Revenue encompasses discounts, but excludes the allowance for bad debts and stabilization transfers. For the Annual Report, the actual Electric revenues include stabilization transfers and the allowance for doubtful accounts.	12-Nov-19	Closed
137	Respondent A	Process	Will all bidder questions and answers be socialized amongst the other bidders?	High	1-Nov-19	No. However, as provided in Section 3.3.5 of the ITN, "All data responses made available will be subject to posting in the JEA Virtual Data Room for access to all Respondents participating in negotiations. Responses to questions may also be posted for access to all Respondents participating in negotiations in the event that JEA determines that doing so is in the best interest of JEA."	13-Nov-19	Closed
138	Respondent A	Accounting	Does the company use the modified accrual method of accounting for revenue? If so, what types of revenue are not measurable and available?	Medium	1-Nov-19	No, full accrual	5-Nov-19	Closed
139	Respondent A	Accounting	When does the company expect the unused CIAC to become useable?	Medium	1-Nov-19	JEA does not have any unused CIAC.	7-Nov-19	Closed
140	Respondent A	Accounting	Confirm that the company uses the full accrual method of accounting for expenses.	Medium	1-Nov-19	Yes, full accrual	5-Nov-19	Closed
141	Respondent A	Accounting	Does the company record or accrue revenue for expected future budgeted funds or expected revenues?	Medium	1-Nov-19	Accrual accounting	5-Nov-19	Closed
142	Respondent A	Accounting	Are there other asset retirement obligations that have not been recorded other than Saint John's?	Medium	1-Nov-19	\$32M for Scherer in FY2019. Other than SJRPP and Scherer, there are no other asset retirement obligations that I am aware of.	5-Nov-19	Closed
143	Respondent A	Accounting	What is included in the construction contracts payable line item on the balance sheet?	Medium	1-Nov-19	The balance is made up of payables for projects that will be capitalized.	5-Nov-19	Closed

144	Respondent A	Accounting	Please provide a detailed explanation of every balance sheet account line item.	Medium	1-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	Closed
145	Respondent A	Employees	Please provide plan documents describing the employee benefits plans and current rates (total and employee share) for healthcare plans.	Medium	1-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	Closed
146	Respondent A	Employees	Please provide plan documents describing the short-term and long-term incentive compensation plans including cost estimates for 2019 and 2020.	Medium	1-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	Closed
147	Respondent A	Employees	Please provide an employee census for each segment (electric, water, district) that would show age, service, base compensation and union status.	Medium	1-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	Closed
148	Respondent A	General Operations	Describe the PILOT agreements that JEA currently has with the city of Jacksonville. Would those agreements stay in place after the transaction (in lieu of property, sales and other state and local taxes) or would the buyer be subject to property tax, sales tax, etc. as any taxable utility in the state of Florida?	Medium	1-Nov-19	It will be subject to property tax.	1-Nov-19	Closed
149	Respondent A	Accounting	Does JEA currently pay any excise or fuel taxes (both federal and state and local)? Is JEA currently paying any state and local taxes other than through the PILOT agreements.	Medium	1-Nov-19	We do pay excise and fuel taxes that are billed by our fuel suppliers. We pay Florida Sales Tax and Florida Gross Receipts Tax that we bill to our customers. We pay Florida Use/Sales Tax which is determined by the amount of new transmission, distribution, and substation infrastructure that we install. We pay COJ Public Service Tax and Franchise Fee that we bill to our customers. We pay the Florida Public Service Commission Fee = \$200,000 a year. We pay the City Contribution Fee. We pay Florida re-employment tax based on individual claims. Less than \$20,000 a year.	5-Nov-19	Closed
150	Respondent A	Corporate Finance	Does JEA own an interest in any refined coal facilities that are eligible for the credit under IRC 45?	Medium	1-Nov-19	Not to JEA staff's knowledge	5-Nov-19	Closed
151	Respondent A	Process	Can we assume that a potential buyer would not receive any economic benefit from the federal PTCs associated with the Vogtle PPA under the Adjusted Scenarios A, B, and C?	Medium	1-Nov-19	Yes – as long as Legacy JEA remains as the MEAG PPA offtaker for Project J's 206 MWs for the first 20 years of production of Units 3 and 4, it would receive 50% of the Project J PTCs. Further, JEA's obligations under the MEAG PPA in the financial model net out its 50% of the PTCs for the first 8 ½ years.	5-Nov-19	Closed
152	Respondent A	General Operations	What revenues are received annually under the OATT and for the network transmission service specifically? Are any other revenues for transmission services received annually by JEA? Please break out by service and customer.	Medium	1-Nov-19	UNBUNDLED TRANS. SALES-POINT TO POINT NON-FIRM SALES - \$1,243,059 Various (Acct 456120) UNBUNDLED TRANS. SALES-POINT TO POINT FIRM SALES - \$4,337,377 FPL (via Cedar Bay legacy Contract) - \$350k a month - continues through 2024 (Acct 456121) ANCILLARY SERVICES 1 & 2 - \$616,202 Various (Acct 456125)	5-Nov-19	Closed
153	Respondent A	Corporate Finance	What entities or customers pay the network transmission service rate in the JEA Open Access Transmission Tariff (OATT, Attachment H)?	Medium	1-Nov-19	We have 0 NETWORK transmission customer – in the past we had one FPU, but they are no longer our NETWORK transmission customer.	14-Nov-19	Closed
154	Respondent A	Corporate Finance	Does JEA pay for transmission service from another entity, either another muni/coop or an IOU?	Medium	1-Nov-19	Yes - We pay for transmission from Vogtle and Scherer.	12-Nov-19	Closed
155	Respondent A	General Operations	What customers are served by the high voltage transmission lines?	Medium	1-Nov-19	Here is the list of Transmission-Level (69 kV and above) customers: • Anheuser Busch Brewery • Westrock Paper Mill • CMC Steel Mill • Commercial Metals – Shredder • Insteel – Ivy Steel substation	13-Nov-19	Closed

156	Respondent A	General Operations	Are JEA's franchise agreements transferable through assignment or will new franchise agreements be required? Will any transfers of franchise agreements require regulatory approval? If so, please identify the required approvals.	Medium	1-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	Closed
157	Respondent A	General Operations	Does JEA make any sales for resale under its electric tariff? If so, please identify the annual volume by customer.	Medium	1-Nov-19	December of 2017 was that the last time JEA had sales for resale.	5-Nov-19	Closed
158	Respondent A	General Operations	Does JEA maintain a reserve to recover storm-related costs? Are the amounts that fund that reserve collected as part of base rates, and if so, how much of the JEA's current base rates are attributable to funding the storm reserve? What is the current balance of JEA's storm reserve?	Medium	1-Nov-19	Our storm related costs are typically covered by insurance or FEMA. Please also see FTI report.	14-Nov-19	Closed
159	Respondent A	General Operations	If the transaction were to result in JEA becoming an IOU, would the storm hardening programs required of IOUs by SB 796, and the accompanying charge that would be separate from base rates, be exempt from, or included in, the requirement for base rate stability?	Medium	1-Nov-19	Please see page 1 and iii e) on page 5 of the Process Letter. Also, as the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	15-Nov-19	Closed
160	Respondent A	General Operations	For energy efficiency programs, is the cost-effectiveness test applied to each measure or to the portfolio of programs?	Medium	1-Nov-19	In Florida, each measure is tested individually.	4-Nov-19	Closed
161	Respondent A	General Operations	In the underground conversion projects, do customers directly pay any portion of the costs or are the costs borne by JEA and recovered through customer rates?	Medium	1-Nov-19	Generally, customers pay for the conversion. For those neighborhoods interested, JEA offers an overhead to underground electric conversion program. In accordance with the City of Jacksonville's Neighborhood Assessment Program Ordinance #2019-321-E, the program provides a means for neighborhoods to finance the conversion of overhead utility lines to underground systems through a special assessment process.	5-Nov-19	Closed
162	Respondent A	General Operations	In reference to Addendum-4 #20, is the base rate stability required to be provided on a per customer or a per customer class basis, i.e. can there be tariff/rate changes on a per customer class basis as long as they provide the base rate revenues in JEA's operating budget? If neither, please clarify how it will be determined.	Medium	1-Nov-19	Please see page 1 and iii e) on page 5 of the Process Letter. Also, as the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	15-Nov-19	Closed
163	Respondent A	Electric System	For electric rates, does the required base rate stability apply to only electric base distribution and transmission rates? Or does it also apply to generation rates including any Fuel Adjustment Clause, Capacity Cost Recovery Clause, or Solar Base Rate Adjustment clause?	Medium	1-Nov-19	Please see page 1 and iii e) on page 5 of the Process Letter. Also, as the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	15-Nov-19	Closed
164	Respondent A	Process	In response to the Confidential Information Presentation ("CIP"), please provide all recent presentations/analyses regarding investments that would fall into the "Additional Growth Opportunities" bucket on Slide 16. Have any material discussions/agreements been had with key stakeholders? If so, please provide summary of those discussions.	Medium	1-Nov-19	Summary information on the additional growth opportunities has been included in the CIP. Some preliminary analysis has been conducted on a subset of the opportunities; however, no material agreements or discussions have occurred with key stakeholders. The additional growth opportunities are not reflected in the financial projections and would be available to prospective partners seeking to leverage JEA as a growth platform beyond the existing core utility businesses.	5-Nov-19	Closed

165	Respondent A	General Operations	Please provide 5 year trend of unplanned outages for water and waste water customers and for electric customer. Please provide list and cost of investments that have or are planned to reduce outages going forward. Are these currently funded in stated capex plans?	Medium	1-Nov-19	<p>The 5 year trend of unplanned outages for water customers: FY15: 114; FY16: 153; FY17: 97; FY18: 106; FY19: 110. The average percentage of customers impacted per fiscal year over the 5 year trend is 2.79%. Not all water outages result in a BWA. We do not experience waste water outages. Interruptions to our collection system are mitigated with vactor trucks and tanker trucks to prevent end customer impact.</p> <p>The 3 year trend for waste water collection system breaks, leaks and backups: FY17: 470; FY18: 526; FY19: 505 (5 years will take extensive time to research). Not all breaks/leaks result in an SSO and we are in the top quartile for the AWWA Benchmark for SSOs at 0.7 per 100 miles of pipe. This number of reactive work tickets equates to 6% of work performed on the waste water collection system over the 3 year trend. Current capital investment plans take account of systems issues. As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.</p> <p>The 5 year trend of unplanned outages for energy customers - FY14: 551, FY15: 537, FY16: 532, FY17: 556, FY18: 474.</p> <p>Projects that have been implemented to improve (reduce) customer outages are CEMI-5 and SAIDI. These projects are currently funded in JEA's cap-ex plans. Our CEMI-5 initiative has been modified to target CEMI-4, but still funded by the same cap-ex plans.</p> <p>For CEMI-5 - cap-ex invested to date = ~\$32.9M. Budgeting 3M/yr. planned for the next 10 years.</p> <p>For SAIDI project - cap-ex invested to date = ~\$12.5M with a total expected investment of ~\$30M</p>	12-Nov-19	Closed
166	Respondent A	General Operations	Please provide credit assessment/analyses of largest C&I customers. Is JEA aware of any large C&I customers ceasing operations in Jacksonville?	Medium	1-Nov-19	JEA credit policy involves a deposit assessment based on the size of the service, the estimated hours of operation, and/or proposed equipment to be used with no monetary cap; and it is for this reason that JEA has developed other methods for commercial account holders to fulfill their deposit requirement. JEA is made aware that operations is ceasing when the C&I contacts JEA to close the account.	5-Nov-19	Closed
167	Respondent A	General Operations	Please provide details regarding JEA's partnership with Peoples Gas. Who is responsible for liabilities and for investing/maintaining pipeline? If JEA is, what is the estimated amount currently budgeted in the financial plan?	Medium	1-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	Closed
168	Respondent A	General Operations	Please confirm about 50 miles of transmission lines currently underground. Does JEA have plans to underground additional transmission lines? If so, how many miles and how much cost is currently included in the financial plan provided?	Medium	1-Nov-19	Confirmed about 50 miles of transmission lines. No plans to underground additional transmission lines.	5-Nov-19	Closed
169	Respondent A	General Operations	Please provide any analyses completed related to the undergrounding of transmission lines.	Medium	1-Nov-19	Also attached is the O&M agreement relating to the Greenland lateral, which is 100% owned by JEA.	5-Nov-19	Closed
170	Respondent A	General Operations	Please provide details regarding District Energy System contracts, specifically key terms, change in control provisions (if any) and length of contracts.	Medium	1-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.	5-Nov-19	Closed
171	Respondent A	General Operations	In response to the CIP, what types of investments are included as "other" on Slides 64 and 65?	Medium	1-Nov-19	JEA periodically meets with PGS to review operation and maintenance records and safety procedures to confirm they are following PHMSA and good utility industry practice.	5-Nov-19	Closed

172	Respondent A	Corporate Finance	In response to the CIP, please provide additional details of the cost reduction initiatives included in the financial plan. Specifically, what assumptions were made, how much is each driving in savings per year, have management/training plans been developed to ensure success?	Medium	1-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.	5-Nov-19	Closed
173	Respondent A	Corporate Finance	In response to the CIP, for the new projects currently identified in the financial plan, given the significant ramp up in the number of projects versus historical trend, have resources been identified/are adequate resources currently available to complete these projects?	Medium	1-Nov-19	JEA share of liabilities, if any, would depend on specific causes and circumstances of an event.	5-Nov-19	Closed
174	Respondent A	General Operations	Have expansion opportunities received all the necessary approvals/permits required? If not, what is still outstanding and what has been any recent progress towards closing those out?	Medium	1-Nov-19	Expansion opportunities have not been fully permitted. The current focus is on the 5x50 MW solar expansion.	14-Nov-19	Closed
175	Respondent A	Accounting	The October 29, 2019 letter (the "Process Letter") advises Respondents to assume a tax basis step up in the acquired assets. In terms of the allocation of the purchase price among the acquired assets, is JEA anticipating that any formal appraisal will be used to make such allocation or is the allocation something to be agreed upon by JEA and the Respondent in the negotiation phase?	Medium	1-Nov-19	No formal appraisal is anticipated; it is anticipated that the allocation would be agreed upon in the negotiation phase.	13-Nov-19	Closed
176	Respondent A	Accounting	In terms of the financial model prepared by JEA with the support of FTI and other advisors (the "Financial Model"), is it assumed that any amount of the purchase price in excess of JEA's net book value for such assets (that is, the acquisition premium) will be recoverable in customer rates for FPSC or FERC purposes?	Medium	1-Nov-19	The financial model does not assume that any acquisition premium is recoverable in customer rates for FPSC or FERC purposes.	4-Nov-19	Closed
177	Respondent A	Accounting	In the Financial Model, are any deferred income taxes associated with the acquisition premium paid by a Respondent applied as a reduction to/offset from regulated rate base, or are any such deferred income taxes related to the acquisition premium excluded from factoring into rate base?	Medium	1-Nov-19	Any deferred income taxes associated with the acquisition premium paid by Respondent are excluded from factoring into rate base.	4-Nov-19	Closed
178	Respondent A	Process	On page 108 of the CIP it says that customary HSR approval may be required. Isn't HSR not required for a sale of JEA's assets due to JEA's status as a governmental entity, regardless of the identity of the selected Respondent?	Medium	1-Nov-19	The exemption in 15 U.S.C. 18a(c)(4) is anticipated to apply to the sale of JEA's assets.	15-Nov-19	Closed
179	Respondent A	Electric System	Please list all of JEA's wholesale power purchasers (including all customers with a wholesale service agreement, whether or not actually taking wholesale service).	Medium	1-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	Closed
180	Respondent A	Process	When will the Leidos Engineering report be uploaded to the data room?	Medium	1-Nov-19	Please see IE Report, which will be made available upon execution of the Use Agreement.	4-Nov-19	Closed
181	Respondent A	Process	Please provide details on the work/analysis undertaken by Leidos	Medium	1-Nov-19	Please see IE Report, which will be made available upon execution of the Use Agreement.	4-Nov-19	Closed
182	Respondent A	Accounting	Why does the company label asset retirement obligations as unrealized on its balance sheet?	Low	1-Nov-19	The unrealized asset portion is the offset to the current and noncurrent portions recognized in the liability section of the balance sheet.	5-Nov-19	Closed
183	Respondent A	Accounting	Has JEA ever incurred a federal or state income tax liability on CIAC receipts/funds?	Low	1-Nov-19	JEA does not bill any taxes for CIAC. It is our understanding that if a customer turns over/donates CIAC infrastructure to JEA there is no Federal or State tax liability	5-Nov-19	Closed
184	Respondent A	Accounting	What is included in the unamortized deferred losses on refundings on the balance sheet?	Low	1-Nov-19	Non cash expenses of straight line loss on refunding's, recognized over a period of time. 021-189175 - \$77,246,481.36 091- 189502 - \$181,531.12 071-189301 \$50,641,235 005 - 189203 \$3,973,222.53	5-Nov-19	Closed
185	Respondent A	General Operations	Does JEA currently have any FCC licenses that would need to be transferred to the buyer?	Low	1-Nov-19	No	14-Nov-19	Closed

186	Respondent A	Electric System	With respect to the solar PPAs listed on page 22 of the CIP, the gas supply and transportation contracts set forth on page 23 of the CIP, as well as other JEA contracts, is it contemplated that such contracts can be freely assigned to the Respondent without the counterparty's consent or the imposition of costs on the Respondent and are there any collateral, credit support or other similar requirements that the Respondent must satisfy and which would factor into its purchase price for the assets?	Low	1-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, including material contracts, some of which may include information addressing this question.	14-Nov-19	Closed
187	Respondent A	Accounting	What assumptions are made in the Financial Model for the calculation of property taxes?	Low	1-Nov-19	The estimates provided were based on the utility's plant, property, and equipment forecast against a calculated percentage to approximate the millage rate that will be assessed in service territory.	5-Nov-19	Closed
188	Respondent A	Electric System	Please list all of JEA's transmission customers (including all customers with an agreement for transmission service, whether or not actually taking transmission service).	Low	1-Nov-19	<ul style="list-style-type: none"> • WRGenerationServices • Macquarie Energy LLC • Brookfield Energy Marketing LP • Florida Energy Marketing • City of Lakeland • J.P. Morgan Ventures Energy Corporation • Calpine Energy Services • Florida Public Utilities Company • Southern Company Services Inc • Constellation Energy Commodities Group, • Tampa Electric Company - WM& • Reedy Creek Improvement District • City of Tallahassee • Santee Cooper • Georgia Transmission Corporation • Seminole Electric Cooperative, Inc. • Utilities Commission of New Smyrna Beach • Exelon Generation Company, LLC • Orlando Utilities Commission • City of Homestead Marketing Division • City of Homestead • JEA • Carolina Power & Light Co • Rainbow Energy Marketing Corp • Florida Municipal Power Agency • Florida Power and Light Company • The Energy Authority • Seminole Electric Cooperative, Inc. • Florida Power Corporation • BNP Paribas Energy Trading GP • Cargill Power Markets, LLC 	13-Nov-19	Closed
189	Respondent A	Process	What criteria will JEA use to down select between respondents in the next phase?	High	11-Nov-19	See sections 3.3.3 and 3.3.4 of the ITN.	13-Nov-19	Closed
190	Respondent A	Process	In the last paragraph of section (iii) of the process letter mentions that "the Transaction will not include any purchase price adjustments or similar mechanism other than those that are related to the Committed Rates, Committed Rate Stability Period and/or those that would be considered normal and customary." What is meant by "normal and customary"? Is this limited to adjustments related to rates or does it more broadly include all customary transaction adjustments (e.g. working capital, 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.	15-Nov-19	Closed
191	Respondent A	Accounting	In the Financial Model, why is there a ~\$100mm decrease in Fuel cost for 2020 versus the 2020 budget from board materials?	High	11-Nov-19	Financial Model reflects \$407M and the presented Budget was \$410M. Budget presentation is slightly higher but not 100M.	13-Nov-19	Closed
192	Respondent A	Process	When will the "Request for Revised Replies" be shared?	High	11-Nov-19	As stated in Section 3.3.3 of the ITN, the Negotiation Team will determine when to circulate a Request for Revised Replies.	14-Nov-19	Closed

193	Respondent A	Process	Please provide further details on the process between Revised Replies and Deal Announcement (with granularity on timing)	High	11-Nov-19	See section 3.3 of the ITN. During the Negotiation Phase, the procurement will proceed in the method determined by the Negotiation Team to be in the best interests of JEA. While JEA currently anticipates that negotiation sessions will be held with Respondents with whom the Negotiation Team wishes to negotiate further, and that at least one round of Best and Final Offers will be requested, the negotiation process and timing are in the discretion of the Negotiation Team and have not been fixed at this time.	13-Nov-19	Closed
194	Respondent A	Process	What level of PSC engagement is expected between Revised Replies and Deal Announcement?	High	11-Nov-19	As the negotiation process continues, JEA will provide further information on this topic.	14-Nov-19	Closed
195	Respondent A	Process	Will JEA provide a full data room in the next stage of the process?	High	11-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents.	14-Nov-19	Closed
196	Respondent A	Process	Does JEA anticipate site visits in the next stage of the process?	High	11-Nov-19	Requests by Respondents to view JEA assets will be considered by the Negotiation Team as part of its discussions with Respondents during the negotiation phase.	14-Nov-19	Closed
197	Respondent A	Process	What is the proposed agenda for the Management Presentations?	High	11-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents.	14-Nov-19	Closed
198	Respondent A	Process	Following Revised Replies, when will Respondents be informed that they are into the next stage?	High	11-Nov-19	See section 3.3 of the ITN. During the Negotiation Phase, the procurement will proceed in the method determined by the Negotiation Team to be in the best interests of JEA. The negotiation process and timing are in the discretion of the Negotiation Team and have not been fixed at this time.	13-Nov-19	Closed
199	Respondent A	Corporate Finance	In reference to the provided JEA Financial Model, please provide detailed breakdown of New Generation capital expenditure and Generation Fleet of the Future capital expenditure. Does the New Generation capital expenditure include Combined Cycle Gas Turbines (CCGT) spend for the replacement of Northside 3 expected in 2025? Does the Generation Fleet of the Future capital represent the solar and storage to replace the Northside 1 and 2 coal units?	Medium	11-Nov-19	New generation capital includes the CCGT and solar + storage replacements. 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	Closed
200	Respondent A	Corporate Finance	In reference to the provided JEA Financial Model, please provide customer count projections and usage / customer for each customer class associated with the load forecast.	Medium	11-Nov-19	We do not forecast load by customer class. However, as the negotiation process continues, JEA anticipates providing Respondents access to additional historical information and documents, some of which may include information addressing this question.	14-Nov-19	Closed
201	Respondent A	Corporate Finance	Please provide customer by class and load forecast through 2030, consistent with the presentations to JEA's board and the model.	Medium	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	Closed
202	Respondent A	Corporate Finance	In the provided JEA Financial Model, what is the basis for ongoing CIAC adjustments in capital expenditure?	Medium	11-Nov-19	Reflects the net cash benefit received through collecting on residential and commercial development projects already reflected equity	13-Nov-19	Closed
203	Respondent A	Corporate Finance	In reference to FTI document on page 14, is it possible to continue JEA's participation in TEA? The balance sheet adjustment illustrates the investment going away.	Medium	11-Nov-19	Any future participation in TEA would be by Legacy JEA.	14-Nov-19	Closed
204	Respondent A	Corporate Finance	In reference to FTI document on page 14, how should we think about the "base rate" component that is frozen? Is the "freeze" on a customer tariff basis, or is it targeting the revenue/rates in the model for the first three years for each of those years?	Medium	11-Nov-19	Please see page 1 and iii e) on page 5 of the Process Letter. Also, as the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	15-Nov-19	Closed
205	Respondent A	Corporate Finance	How should Vogtle costs be contemplated in the rate freeze? Currently part of Vogtle is partially expected to be in base rates, but the model contemplates that being excluded in the future. For purposes of base rates, should an adjustment be made?	Medium	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	Closed
206	Respondent A	Corporate Finance	Please provide a detailed schedule of the Vogtle cash flows broken out by component.	Medium	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	Closed
207	Respondent A	Process	When will a draft contract be provided? If a contract will not be available in this round, can we obtain more color on the assets and liabilities to be retained rather than transferred to a buyer?	Medium	11-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to draft documents.	14-Nov-19	Closed
208	Respondent A	Electric System	Please provide a schedule for third party pole attachments fees including 5G antennas.	Medium	11-Nov-19	This is provided under question 13/14 in Addendum 4.	14-Nov-19	Closed

209	Respondent A	General Operations	Are the SAIFI/CAIDI numbers provided in the Leidos report "IEEE Beta" or "all-in?"	Medium	11-Nov-19	The distribution reliability metrics are neither IEEE standard nor all in. Per the Florida PSC, a sustained outage is considered 60 seconds or longer which is the duration window the metrics are based on.	12-Nov-19	Closed
210	Respondent A	Accounting	What is the source of reserved/restricted cash shown on the balance sheet?	Medium	11-Nov-19	Restricted cash is offset by regulatory liability. Please see FTI report.	14-Nov-19	Closed
211	Respondent A	Electric System	In reference to the IE report, please provide the percentage of power transformers that have oil containment structures around them.	Medium	11-Nov-19	Approximately 15%- 20%	14-Nov-19	Closed
212	Respondent A	Electric System	In reference to the IE report, please provide the number of concrete poles in the inspection program due to the suspected batch of poor poles mentioned on page 86 of the Technical report, as well as the results of the last inspection.	Medium	11-Nov-19	Number of concrete poles mentioned on page 86 of the Technical report – 40 concrete poles (4 replaced in FY19, 36 being monitored) Latest results of the last inspection – 36 poles being monitored, 16 with no cracks, 11 with small cracks with low concern, 9 with cracks with moderate concern.	13-Nov-19	Closed
213	Respondent A	General Operations	In reference to the IE report, please provide the expected completion date for the AMI meter installation.	Medium	11-Nov-19	To be completed by end of FY20	13-Nov-19	Closed
214	Respondent A	Electric System	In reference to the IE report, provide details regarding any agreement driving the relocation of aerial facilities to underground. Is it purely opportunistic, or is there some mileage or other criteria?	Medium	11-Nov-19	There is no JEA initiated undergrounding program. In accordance with a City Ordinance, all new developments required to install underground electric distribution system. The developers bear the differential cost between overhead and underground system. There also are customer initiated undergrounding projects where the customer portion of the cost calculated in accordance with the CIAC policy.	14-Nov-19	Closed
215	Respondent A	General Operations	In reference to the IE report, please provide current versions in production of Maximo and Oracle platform for Work Management activities (EAM).	Medium	11-Nov-19	Maximo is not our current work management system. Oracle eAM runs on the Oracle platform and it is in version 12.2. There is a feasibility project going on to move away from eAM but a new system has yet to be determined. Also the CU Estimating functionality of eAM is moving into DDS by GeoSpatial.	13-Nov-19	Closed
216	Respondent A	General Operations	In reference to the IE report, please provide current version and upgrade strategy for Esri GIS platform.	Medium	11-Nov-19	ArcMap production is v10.2.1 but currently on a project to move to v10.6.1, just waiting on servers to be added.	13-Nov-19	Closed
217	Respondent A	General Operations	In reference to the IE report, please provide details regarding the vendor and version of the new EMS system that is being installed.	Medium	11-Nov-19	Open System International (OSI) Version: "Platform Server 12"	14-Nov-19	Closed
218	Respondent A	Accounting	Does "Other noncurrent liabilities" for electric and water include any OPEB in the opening balance sheet?	Medium	11-Nov-19	Yes.	14-Nov-19	Closed
219	Respondent A	Accounting	Why were the water utility plant assets reduced by \$272M in the opening balance sheet in the model?	Medium	11-Nov-19	Through FY2015, Contributions in Aid of Construction (CIAC) amounts were reported in JEA's plant assets. Beginning in FY2015 JEA adopted regulatory/utility accounting. Following utility accounting guidelines, CIAC assets are valued at \$0 and are excluded from the fixed asset sub-ledger. Therefore, CIAC for fiscal years 2016 through 2018 are not included in JEA's plant assets. The amount of CIAC included in JEA's plant assets is \$360M and the amount of contra depreciation expense as of 09/30/2019 is \$88M which implies CIAC of \$272M.	13-Nov-19	Closed
220	Respondent A	Accounting	Does the electric and water utility opening balance sheets reflect the adoption of asset retirement obligation accounting at 9/30/19?	Medium	11-Nov-19	See the FTI regulatory and the Respondent Financial model.	14-Nov-19	Closed
221	Respondent A	Accounting	Does the electric and water utility opening balance sheets reflect the reduction of all tax free debt on the close date, including ancillary balances?	Medium	11-Nov-19	See the FTI regulatory report. All existing JEA debt will be extinguished at closing.	14-Nov-19	Closed
222	Respondent A	Accounting	How has the electric and water opening balance sheets been adjusted for unused and useful and CIAC amounts?	Medium	11-Nov-19	See the FTI regulatory report.	14-Nov-19	Closed
223	Respondent A	Accounting	Has JEA estimated the fair value of contracts, historically accounted for using the accrual method of accounting, in the opening balance sheets for electric and water?	Medium	11-Nov-19	No, JEA has not estimated the fair value of contracts.	14-Nov-19	Closed

224	Respondent A	Accounting	Does JEA record CIAC as a negative asset against its utility plant balances?	Medium	11-Nov-19	Through FY2015, Contributions in Aid of Construction (CIAC) amounts were reported in JEA's plant assets. Beginning in FY2015 JEA adopted regulatory/utility accounting. Following utility accounting guidelines, CIAC assets are valued at \$0 and are excluded from the fixed asset sub-ledger. Therefore, CIAC for fiscal years 2016 through 2018 are not included in JEA's plant assets. The amount of CIAC included in JEA's plant assets is \$360M and the amount of contra depreciation expense as of 09/30/2019 is \$88M which implies CIAC of \$272M.	14-Nov-19	Closed
225	Respondent A	Accounting	Has the Vogtle PPA been marked to market in the electric utility opening balance sheet?	Medium	11-Nov-19	No.	14-Nov-19	Closed
226	Respondent A	Water System	Please explain why the "Intermediate Aquifer South Grid" and "Brackish Water Treatment Projects" were not pursued as Alternative Water Supply options?	Medium	11-Nov-19	When evaluating a possible alternative water source, the most cost effective solution was to select the cleanest source water. The reclaimed water was not only the most cost effective it was also the most consistent water stream. Since the river is tidal the varying water quality makes it expensive to treat.	13-Nov-19	Closed
227	Respondent A	Water System	If CCUA is supplied with reclaimed water, would that decrease the 40MGD alternative water supply requirement by 2035?	Medium	11-Nov-19	No, The 40 MGD goal was set to make the JEA water supply more diverse and robust.	13-Nov-19	Closed
228	Respondent A	Water System	Please describe the rationale for not expanding the system to eliminate private wells and septic tanks outside of the prioritized areas.	Medium	11-Nov-19	JEA supports the expansion of its water and wastewater system to eliminate wells and septic tanks. Investments in system expansion are guided in part by our rate structure, which requires costs for new connections to be funded by connecting customers. There are two mechanisms available to fund these connection costs on customers' behalf: the first is a city and JEA created pool dedicated to funding septic tank phase-out in priority areas. These funds will be expended in the first two priority neighborhoods. The second is a City ordinance which creates a loan vehicle attached to property taxes to fund upfront capacity and connection costs and allows neighborhoods – even those not in a designated priority area – to opt into central water and sewer service.	13-Nov-19	Closed
229	Respondent A	Water System	Why did JEA's system demand increase at a significantly higher percentage than customer growth from 2013 to 2017 (see Independent Engineer's Report)?	Medium	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.	15-Nov-19	Closed
230	Respondent A	Water System	How high are system TTHM levels and why is flushing required to maintain TTHM compliance (p.96 Independent Engineers Report)?	Medium	11-Nov-19	Certain areas of the water system have high THM's due to low demand and distance from the WTP's. Flushing is a recognized industry practice to ensure compliance. Compliance is based on an annual running average. Long term solutions including additional aeration or removal of organic precursors have been identified, funded, and are currently in the process of design or installation. Once completed and optimized, these projects will reduce THM formation and the need for flushing	13-Nov-19	Closed
231	Respondent A	Water System	Does JEA anticipate the need for hardness reduction at its well station? At what hardness level would treatment be necessary?	Medium	11-Nov-19	No. Hardness is an aesthetic parameter	13-Nov-19	Closed
232	Respondent A	Water System	What are JEA's non-revenue water (NRW) levels?	Medium	11-Nov-19	The unbilled water (NRW) % for the last five years is as follows 2015 10.5% 2016 10.4% 2017 10.4% 2018 11.6% 2019 11.8%	12-Nov-19	Closed
233	Respondent A	Water System	Does JEA have a functioning/calibrated hydraulic model for their systems?	Medium	11-Nov-19	Yes, all systems are modeled.	12-Nov-19	Closed
234	Respondent A	Water System	Please explain why the water/wastewater/reclaimed capital budget presented in financial model is significantly less the capex plan presented in the Independent Engineers Report.	Medium	11-Nov-19	The CAPEX plan in the IE report is reflective of JEA's total project list, and assumes no constraints to staff or monetary resources in execution. The CAPEX plan in the model is an execution plan that takes business factors into account.	14-Nov-19	Closed
235	Respondent A	Water System	Does the Standard Agreement with Developers address how CIAC is handled/booked? Please provide a sample standard Developer Agreement.	Medium	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	Closed

236	Respondent A	Water System	Have Cost of Service/Rate Design studies been performed to establish water, wastewater and reclaimed water tariffs by customer classification and use? Are these studies available?	Medium	11-Nov-19	These studies have been performed. Most recently in 2019. 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	Closed
237	Respondent A	Water System	How was the need to “develop and provide 40MGD of alternate water supply capacity by 2035” derived? Is this capacity included in, or incremental to, the reclaimed water production capacity currently available at 10 of the WWTPs?	Medium	11-Nov-19	The 40 MGD AWS is a JEA goal to provide sustainable regional supply and not a regulatory requirement. While JEA is striving to meet this goal, we anticipate changes to specific projects over time moving toward meeting the goal. The 40 mgd AWS goal is incremental to current reclaimed service.	13-Nov-19	Closed
238	Respondent A	Water System	Please provide planning or business case documents to support the processing and marketing of biosolids from the WWTPs.	Medium	11-Nov-19	JEA has sold its pellets for approximately 20 years to a contractor that markets the pellets as its own product. As the drum dryer is reaching end of life, JEA and its consulting engineer reviewed the biosolids market and settled on cake-only production, followed by outsourcing to a contractor for ultimate utilization and marketing responsibility. Digester gas produced at Buckman currently used in pellet production will then be available for higher order use and natural gas purchases will be avoided.	12-Nov-19	Closed
239	Respondent A	Water System	What is the current reclaimed water demand from JEA water customers and other bulk retail customers? Is this demand limited by available customers and/or the ability to transport/distribute the processed reclaimed water to customers currently requesting reclaimed water service?	Medium	11-Nov-19	FY19 Reclaimed Water Production Summary: 8.7 - Retail (Commercial & Residential) 2.6 - Bulk 6.7 - On-site use at WWTFs 18 - TOTAL	12-Nov-19	Closed
240	Respondent A	Water System	Please provide the 2019 Annual Water Resource Master Plan	Medium	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	Closed
241	Respondent A	Water System	Please provide the baseline conditions upon which the 40 MGD alternative water supply is based. Is this 40 MGD total? 40 MGD above a given year? If so, then what year and what were the conditions in that year.	Medium	11-Nov-19	The 40 MGD AWS is a JEA goal to provide sustainable regional supply and not a regulatory requirement. It contemplates using available reclaimed water for potable supply as the region grows. While JEA is striving to meet this goal, we anticipate changes to specific projects over time moving toward meeting the goal. The goals are stated as annual average flows.	13-Nov-19	Closed
242	Respondent A	Water System	Please provide supporting documentation for the estimated \$815M to implement 40 MGD of alternative water supply presented on page 34 of the Confidential Information Presentation.	Medium	11-Nov-19	The cost was taken from a CDM memo "Preliminary Screening of 2035 Alternative Water Supplies" Dated: August 26,2019. 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	Closed
243	Respondent A	Water System	Please provide a copy of JEA Excel Workbook “11.1-Water-CAPEX FY19-FY30_AS OF 8-8-2019”	Medium	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	Closed
244	Respondent A	Water System	Please confirm the anticipated timeline for implementation of Phase III of the Water Purification Technology Program. The graphic on page 34 of the Confidential Information Presentation indicates this is to start in FY 21/22. However it does not appear in the Capital Improvements Projects Lists 2018-2028 in the Independent Engineer’s Report.	Medium	11-Nov-19	The CIP, Financial Model and Independent Engineer Reports were prepared on parallel tracks. The CapEx reflected in the Independent Engineer Report may not reflect the latest strategic changes to the CapEx plan, as developed in the CIP and Financial Model. The provided Financial Model should be used for any CapEx projections, not the Independent Engineer Report. The Financial Model shows Phase 2 of AWS from 2020-2022, and construction of Phase 3 starting in 2025. The project could be accelerated based on public response and acceptance.	14-Nov-19	Closed
245	Respondent A	Electric System	Are there ongoing investments needed to maintain the performance of the INTREX system – what is targeted EFOR’d for this unit and history from 2011 to 2019. Are there any critical spare parts that are not readily available due to discontinuance of this technology?	Medium	11-Nov-19	The ongoing investments are related to normal maintenance repairs associated with nozzle wear, refractory, expansion joints and structural components due to erosion/corrosion. The targeted EFOR for both NGS U1 & U2 is <2.0%. All parts are available.	13-Nov-19	Closed
246	Respondent A	Electric System	Does JEA have an operations agreement with Georgia Power for Scherer #4? How are capital and O&M decisions made between co-owners?	Medium	11-Nov-19	There is an operating agreement with Georgia Power. The Unit #4 Capital and O&M budget is approved by FPL 76.36% ownership and JEA 23.6% ownership. For the plant common budgets, the managing board votes on budgets. The managing board has a representative from each of the six owners.	13-Nov-19	Closed

247	Respondent A	Electric System	In reference to Table 29 of the IE report, what is driving the large increase in salaries, OT and benefits from 2016 to projected 2020?	Medium	11-Nov-19	The increase in salaries, OT and benefits from 2016 to projected 2020 is due to the following factors: <ul style="list-style-type: none"> • Higher wage increases negotiated in labor contracts for 2017-2019 due to pension reform. • Higher than expected benefits costs, particularly in JEA's self-insured medical plan, including two unplanned contributions of approximately \$1.1 million in 2017 and 2018. • Of a lesser impact, appointed and professional bargaining unit wages for new positions have increased due to market conditions. 	13-Nov-19	Closed
248	Respondent A	Electric System	In reference to Table 85 of the IE report, the table indicates that 3MGD of reclaimed water is used by Northside Generating Station. Are there plans to increase the use of reclaimed water for cooling at Northside Generating Station?	Medium	11-Nov-19	Any new facility at NGS/SJRPP would be designed for reclaimed. No current plans to increase reclaim use at NGS.	13-Nov-19	Closed
249	Respondent A	Electric System	Why did JEA stop marketing EZBase?	Medium	11-Nov-19	The cost for landfill disposal was very close to the cost to truck and place EZ Base.	12-Nov-19	Closed
250	Respondent A	Electric System	The IE report states that EZBase has not been marketed since 2014. How has Northside's byproduct management and disposal/beneficial use changed since EZBase is no longer being marketed? Does the financial model assume that Northside's combustion byproducts will continue to be a salable product (e.g., EZBase and EZSorb)?	Medium	11-Nov-19	Correct.	12-Nov-19	Closed
251	Respondent A	Electric System	The IE report states that estimated cost for CCR and ELG compliance for Scherer is \$600M. What is the cost impact to JEA and have the costs been accounted for in the financial model?	Medium	11-Nov-19	JEAs cost is approximately \$75M.	13-Nov-19	Closed
252	Respondent A	Electric System	In reference to the CIP page 6, it references status quo as leading to termination of 600 employees. Please provide details of the plan by business unit and function and business case if available?	Medium	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	Closed
253	Respondent A	Electric System	What is JEA Management case cost of new gas unit for Northside Unit 3?	Medium	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	Closed
254	Respondent A	Electric System	What is JEA Management case cost to replace 586MW of coal with solar and storage in 2025+?	Medium	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	Closed
255	Respondent A	Electric System	Are any of the generating units under an LTSA agreement?	Medium	11-Nov-19	Brandy Branch Units 1, 2, 3, Greenland Units 1 & 2 and Kennedy units 7 & 8 are under LTSA	13-Nov-19	Closed
256	Respondent A	Electric System	The 2018 Audited Financial Statements indicate that the costs of compliance for 316b are not included in JEA's capital program for the Electric System. The IE Report states that the estimated cost for compliance with 316b at Northside Generating Station is between \$20 million and \$75 million. Are the costs for compliance with 316b included in financial model, and if so: 1) What costs are include, 2) What line item are the costs covered under, and 3) What years are the costs included?	Medium	11-Nov-19	The intention is to retire them, and the replacements are included in the capital forecasts.	14-Nov-19	Closed
257	Respondent A	Electric System	As referenced in the IE report, when was the last time any of the units where chemically cleaned and/or evaluated for deposit weight density? What deposit weight density information is available for the units?	Medium	11-Nov-19	Chemical clean: NGS U1 Jan-2007, U2 Feb-2002, U3 Dec-2010, Brandy Branch U2 & U3 HRSGs 2006 during replacement of the HP harps and in 2019, the LP evaporator section on both units were replaced and as part of the replacement were chemically cleaned at the factory.	14-Nov-19	Closed

258	Respondent A	Electric System	Referenced in the IE report, NS-2, what caused the EFOR to increase this year?	Medium	11-Nov-19	On November 29th at 10:20 am, NS2 experienced a full load rejection due to an over amp event on the 6.9Kv BIEB buss which was a direct result of the startup of boiler fans for NS1 while the T42 dual voltage transformer was unavailable. All electrical load was being fed via T41 at the time. NX1 breaker tripped opened resulting in a boiler trip and more importantly loss of all boiler fans on NS2. Power was restored and NS2 boiler placed back online. Within 24 hours of being back online NS2 tripped due to bed material "backing up" in the 'B' cyclone. The 'B' Cyclone was cleaned out and engineering department verified air curves and the unit was placed back online on December 14th. Between December 14th and January 19th, N02 tripped two additional times and ultimately was load limited at 215-210 MWs due to bed material backing up in the 'B' cyclone. On January 6th after N02 tripped offline, NS2 'B' cyclone and furnace was cleaned out completely. Instrument & Controls department recalibrated all critical air flow transmitters and air damper positioners. Maintenance and operations visually inspected the entire furnace loop for any physical abnormalities in an attempt to find the root cause of the 'B' cyclone backing up. While inspecting the 'B' cyclone seal pot, a significant majority of the directional nozzles were found to be plugged. The seal pot chamber is the vessel which is immediately below the INTREX at the cyclone return to the furnace. These nozzles were all cleared and the ones that could not be cleared were replaced. Unit was later placed back online and 'B' cyclone performed as designed.	13-Nov-19	Closed
259	Respondent A	Electric System	On Page 47 of the IE report, the maintenance agreements/repair services more than doubles between 2019 and 2020, why?	Medium	11-Nov-19	The question and IE report is comparing actuals to budget. The years 2016 thru 2019 are actual spend amounts, whereas 2020 is budget. A 2019 to 2020 budget to budget comparison shows: 2019 budget amount of \$804k verse a 2020 budget amount of \$737k (as shown in the IE report) or a budget reduction of \$67k year over year. The difference between actual and budget is related to how the charge was booked and /or an actual reduction in planned spend.	13-Nov-19	Closed
260	Respondent A	Electric System	Referenced in the IE report, NS -3, what caused the economizer to need to be replaced in 2021-2022?	Medium	11-Nov-19	The NGS U3 Economizer was originally planned to be replaced in 2019 as part of a life extension project. However, after further review it was determined that the condition of the economizer and the effects on unit EFOR did not warrant a replacement at this time. The Project was deferred in the CAPX Budget until 2021 – 2022 as a "place holder" pending further review.	13-Nov-19	Closed
261	Respondent A	Electric System	As referenced in the IE report, ELGs at Northside – has any regulatory feedback or approvals been received on the assumed approach discussed in this section?	Medium	11-Nov-19	No.	13-Nov-19	Closed
262	Respondent A	Electric System	Please clarify what is meant under "ii. Current Pro Forma Scenario": NewCo assumes the benefits and obligation of the Vogtle PPA, including 206 megawatts of power and all customers associated therewith."	Medium	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	Closed
263	Respondent A	Accounting	Why is there an increase in Inventory in the electric opening balance sheet?	Low	11-Nov-19	Currently, all of JEA's material and supplies inventory for electric, water and sewer is held on the balance sheet of the water system. See the FTI report. The \$52MM adjustment reflects the amount of electric inventory included in the electric rate base	14-Nov-19	Closed
264	Respondent A	Accounting	What are the Other assets and liabilities (extinguished) in the opening balance sheets for electric and water?	Low	11-Nov-19	See the FTI regulatory report	14-Nov-19	Closed
265	Respondent A	Accounting	Why is there a decrease in accounts & interest receivable in the water opening balance sheet?	Low	11-Nov-19	This adjustment reflects the transfer of electric materials and supply inventory, historically carried on the water balance sheet to the electric balance sheet.	14-Nov-19	Closed
266	Respondent A	Process	Is JEA continuing to evaluate a concession type arrangement? Under a concession arrangement, how would the private investor achieve return of capital on investment made towards the end of the Concession (without materially impacting customer rates)?	Low	11-Nov-19	JEA is open to considering all structures that meet the minimum requirements set forth in the ITN.	14-Nov-19	Closed

Respondent A

Water System

Please provide JEA's water and waste water connection management plans or protocols to address new interconnection requests that exceed the capacity of JEA's water and wastewater distribution systems or water and wastewater treatment facilities. Please include an explanation of how costs are allocated between existing customers and customers requesting new service.

Medium

11-Nov-19

Assuming the question is with respect to a single family home, a subdivision, strip mall, etc. and not an "interconnect" with another utility. If that is the case, our permits would not allow us to over commit capacity of our plants and pipes. Our Planning and Development group runs hydraulic models and determines points of connection for new developments and works with developers' engineers to ensure the system is built according to our standards.

15-Nov-19

Closed

New customers pay a fee for the capacity they will utilize and then of course the monthly bill according to our rate tariffs.