



CAPITAL PROJECTS COMMITTEE

JEA Headquarters | 1st Floor | Room 120 A & B | 225 North Pearl Street, Jacksonville, FL 32202

May 06, 2026 | 9:00 a.m.

Members: General Joseph DiSalvo (Chair), Arthur Adams, and John Baker- All Board Members are Welcome

WELCOME

Meeting Called to Order

Adoption of Agenda (Action)

General Joseph DiSalvo, Chair

Approval of Minutes – February 11, 2026 (Action)

Safety Briefing

David DeGraw, Manager, Security Operations

COMMENTS / PRESENTATIONS

Comments from the Public

Public

FOR COMMITTEE CONSIDERATION

DELIVERING BUSINESS EXCELLENCE

[Northwest Jacksonville Electric Substation and Utility Corridor Acquisition](#) (Action)

Jordan Pope, Senior Vice President,
Administrative Services

[Northwest Water Reclamation Facility \(WRF\) Re-Evaluation](#)

Rob Zammataro, Chief Water Systems Officer

Design and Construction Update

- [Arlington East WRF High-Level Disinfection](#)
- [Blacks Ford WRF Expansion](#)

Sean Conner, Director, Water/Wastewater
Project Engineering & Construction

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

Garry Baker, Senior Vice President, Electric Delivery
Jason Rinehart, Electric Systems Engineer

[Combined Cycle Update](#)

Garry Baker, Senior Vice President, Electric Delivery
Jim Stancin, Director, Energy Production
Jamila Akrayi, Manager, Project Management
Jody Brooks, Chief Administrative Officer

OTHER BUSINESS & CLOSING CONSIDERATIONS

Old & Other New Business / Open Discussion

Announcements – Next Meeting September 15, 2026

General Joseph DiSalvo, Chair

Adjournment



CAPITAL PROJECTS COMMITTEE

SUPPLEMENTAL INFORMATION

Appendix A: [Capital Projects Committee Minutes – February 11, 2026](#)

Appendix B: [Northwest Jacksonville Electric Substation and Utility Corridor Acquisition](#)

Appendix C: [Northwest Water Reclamation Facility \(WRF\) Re-Evaluation](#)

Appendix D: [Arlington WRF High-Level Disinfection](#)

Appendix E: [Blacks Ford WRF Expansion](#)

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

Appendix G: [Combined Cycle Update](#)

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





Safety Briefing

David DeGraw, Manager, Security Operations

Southwest Water Reclamation Facility





Safety Briefing Headquarters

In the event of an emergency, JEA Security will call 911 and coordinate any required evacuation

Emergency Evacuation Route: Exit building via Pearl Street main entrance/exit or Monroe Street exit to the left of the American flag

Assembly Point: Front of Duval County Clerk of Courts (NW corner of Adams St. & Clay St.)

Evacuation or Medical Assist: Notify JEA Security Officer

Hazard & Situational Awareness

Cell Phone & Computer Etiquette



Pearl Street Exit



**Monroe Street Exit
Left of the American Flag**



County Courthouse Lawn



Comments From The Public

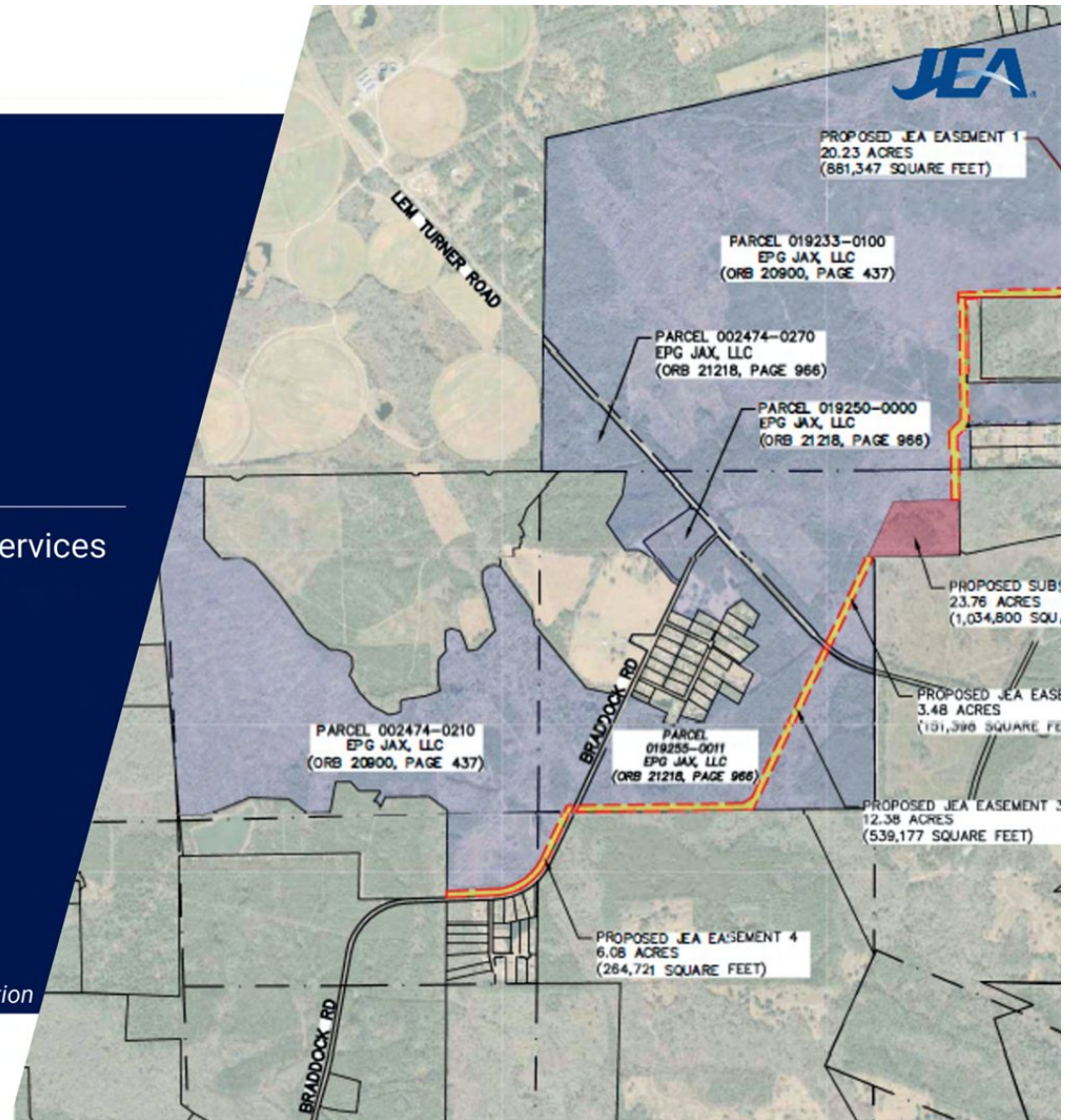
Public



Northwest Jacksonville Electric Substation and Utility Corridor Acquisition

Jordan Pope, Senior Vice President, Administrative Services

Map of Proposed NW Jacksonville Electric Substation





Northwest Jacksonville Electric Substation and Utility Corridor Acquisition

Background

- To support increased electric demand and future development in northwest Duval County

Scope

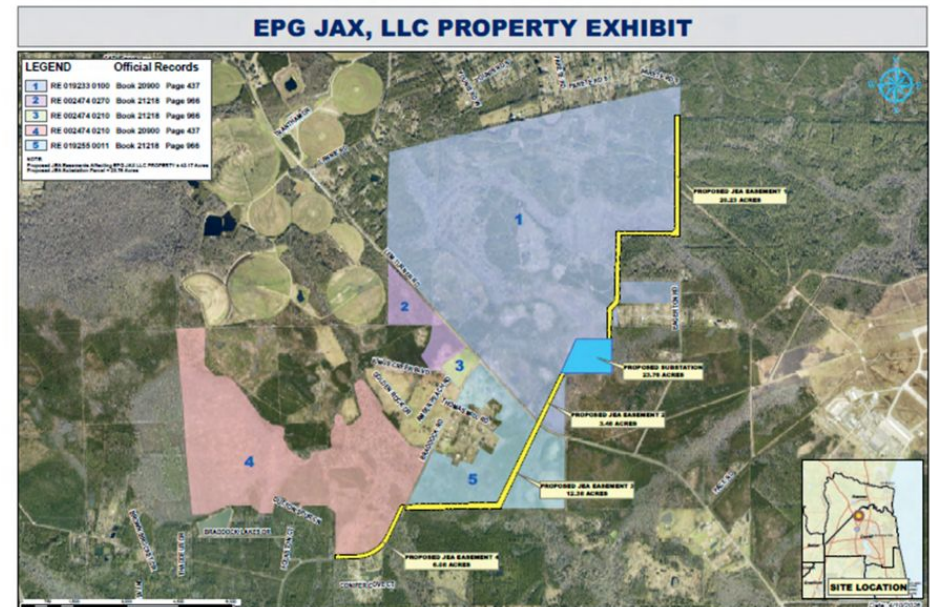
- Two planned electric substations
- Approximately 11-mile transmission and distribution corridor

Real Estate Needs

- 23.76± acres for a substation site
- 42.17± acres of easement interests for utility corridor
- Location: South of Gold Star Family Parkway (formerly Arnold Road) and west of Jacksonville International Airport

Financial Impact

- Negotiated acquisition terms with EPG Jax, LLC
- Appraised value of acquisitions: \$3,949,050



Negotiated purchase price from EPG Jax, LLC: \$3,900,000



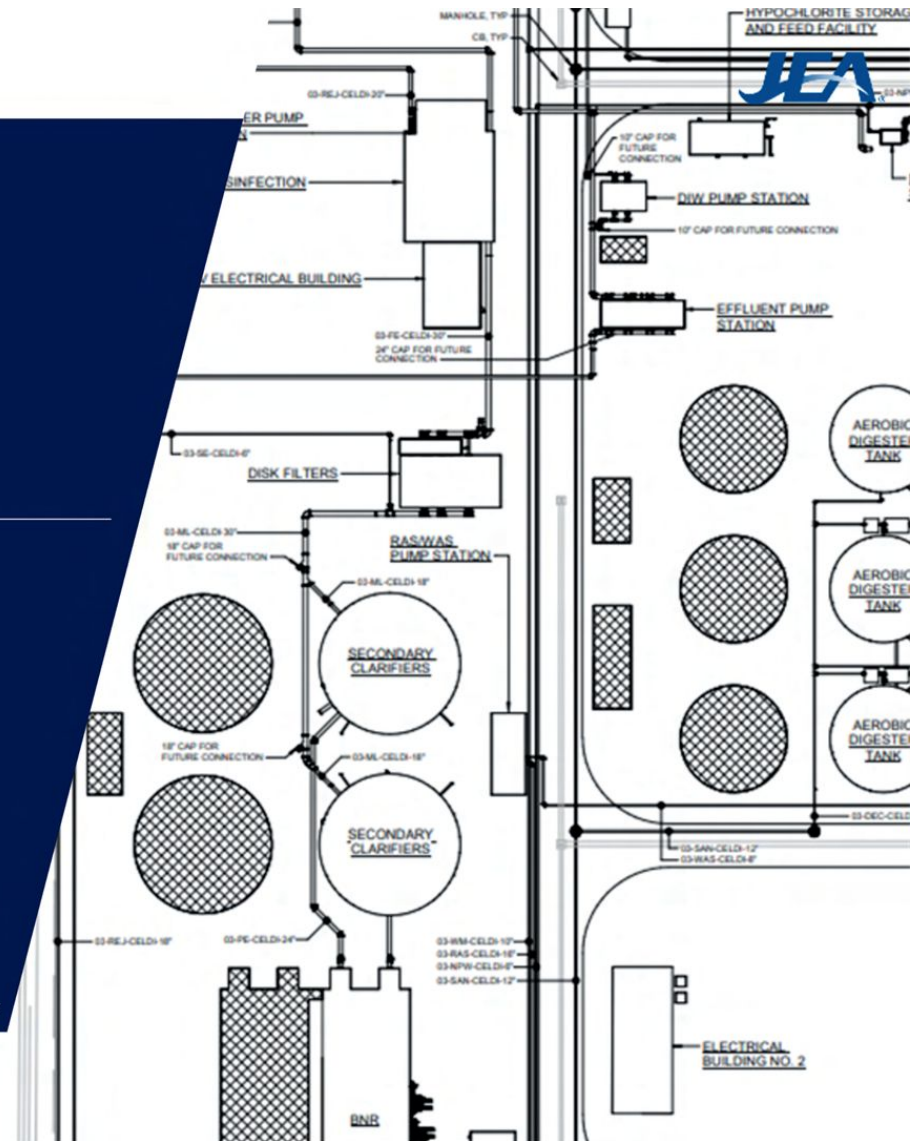
Requested Action

Staff requests the committee recommend the Board approve Resolution 2026-16 to acquire the necessary property rights from EPG Jax, LLC to support planned electric system improvements in Northwest Jacksonville.

Northwest Water Reclamation Facility (WRF) Re-Evaluation

Rob Zammataro, Chief Water Systems Officer

30% Design Documents - Northwest WRF





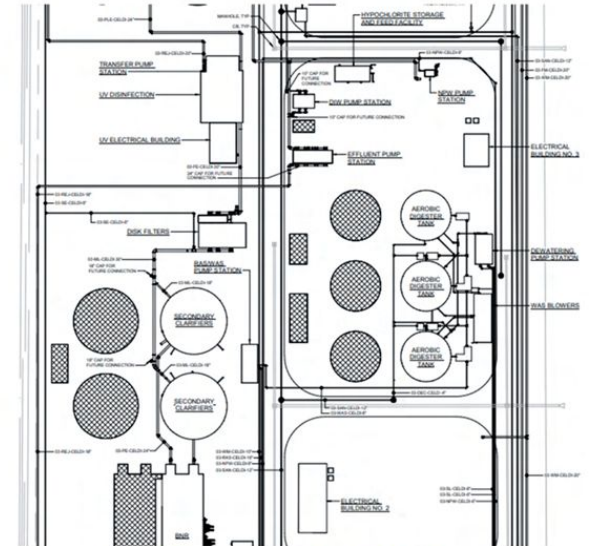
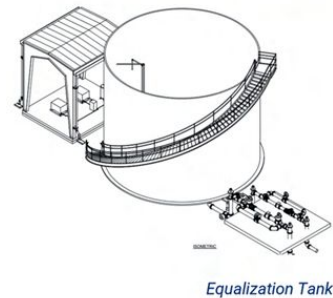
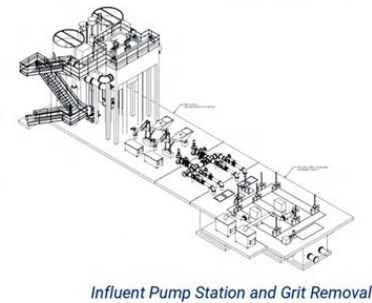
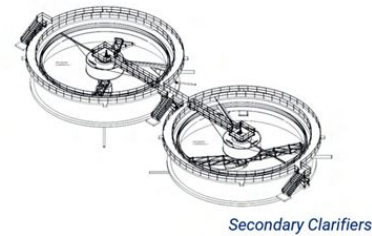
Northwest WRF Re-Evaluation 2.0 MGD Wastewater Reclamation Facility

Project Background

- The project was presented to the Capital Projects Committee on August 12, 2024 to review project scope
- Project Team Selected:
 - Design Engineer – Hazen & Sawyer
 - CMAR Contractor – Sundt
- 30% design milestone achieved in February 2026

Project Risks

- Opinion of Construction Cost at 30% design exceeded \$100/gal
- Effluent disposal – experience at Arlington East pilot injection well yielded lower than expected capacity; NW is expected to have similar results, which would require additional disposal wells



Northwest WRF Re-Evaluation

Alternative Solution

- An alternative solution was identified by the JEA Engineering team in coordination with CDM Smith

Alternatives Include Conveying Wastewater to the District II Cedar Bay WRF

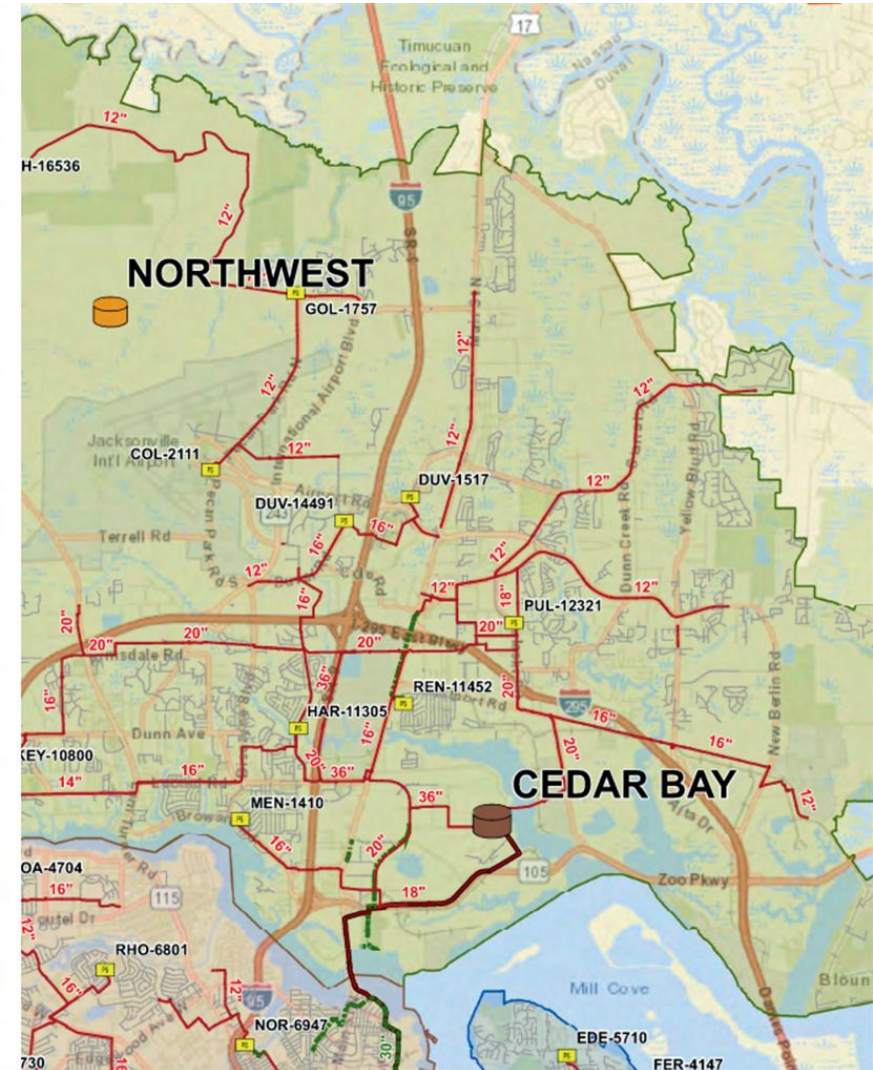
- ~9-mile force-main
- Master pump station
- Booster pump stations
- Eventual expansion of Cedar Bay (needed anyway, circa 2041)
- Resize or expansion of the future Water Purification Facility

Pros:

- Available Effluent Disposal Options

Cons:

- Requires a future expansion of Cedar Bay WRF and Purified Water Facility



Evaluating every alternative to deliver the best path forward

Arlington East WRF High-Level Disinfection

Sean Conner, Director, Water/Wastewater
Project Engineering & Construction

Arlington East WRF





Arlington East WRF Design and Construction Update

High-Level Disinfection and Reclaim Water System Expansion

Design

- Hazen & Sawyer
- Engineering Design: \$7M
- 100% Design Complete – February 2026

Construction

- Wharton-Smith
- Estimated Total Construction: \$170M
- Engineering Construction Services by Hazen & Sawyer: \$7M
- JEA Indirects & Project Management: \$3M



Rendering of UV Disinfection System Provided by Hazen & Sawyer

Total Project Cost \$187M



Arlington East WRF Early Work Package

High-Level Disinfection and Reclaim Water System Expansion

Construction Early Work Package

- Awarded April 2026
- \$26,457,694 – Construction Package Including:
 - Long-lead procurement of electrical and disk filter equipment
 - Site work
 - Shoring of the effluent pump station and UV facility
 - Effluent transfer pump station foundation
- \$1,115,004 below the original estimate
- Early work construction starts May 2026



Rendering of new Reclaim Storage and Pump Facility Provided by Hazen & Sawyer

Final Work Package Construction: December 2026 to October 2029

CMAR Final Work Package is scheduled to be awarded September 2026 - Current estimate: \$143.5M

Blacks Ford WRF Expansion

Sean Conner, Director, Water/Wastewater
Project Engineering & Construction

Blacks Ford WRF





Blacks Ford WRF Design and Construction Update

Expansion from 6 to 12 MGD

Design

- Ardurra Group, Inc
- Engineering Design: \$18M
- 100% Design complete – February 2026

Construction

- PC Construction
- Estimated Total Construction \$195M
- Engineering Construction Services by Ardurra Group, Inc: \$10M
- JEA Indirects & Project Management: \$3M



Blacks Ford Expansion 3D Model - Provided by PC Construction

Total Project Cost \$226M

Blacks Ford WRF

Expansion from 6 to 12 MGD

Construction Early Work Package

- Awarded April 2026
- \$16,650,716 – Construction package including:
 - Long-lead procurement of headworks screens and odor control equipment
 - Soil pre-loading site work
- \$2,693,336 below the original estimate
- Early work construction starts in May 2026

Final Work Package Construction: December 2026 to September 2030



CMAR Final Work Package is scheduled to be awarded September 2026 - Current estimate: \$178M



138kV / 230kV Fulton Cut Replacement Update

Garry Baker, Senior Vice President, Electric Delivery
Jason Rinehart, Electric Systems Engineer



138kV / 230kV Fulton Cut Replacement Update

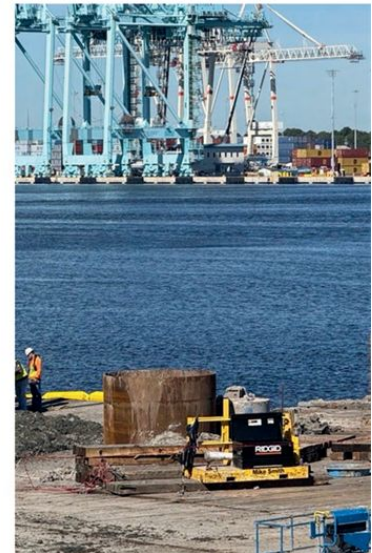
Project Phase	What's Happening	When
Tower Replacement	Building/installing the new poles/structures	Summer 2026
Power Line Installation	Install new power lines on the newly built structures	Winter 2026
Project Completion	Remove the old towers, restore the site, and complete construction	Summer 2027

Materials

- Bulk Material (WESCO) and Optical-Ground-Wire (GRESKO) delivered on February 9, 2026
- Anchor Bolt Cage for North bank structure 71B (Valmont) delivered on February 10, 2026

Construction Activity

- Completed all North bank structure foundations on March 13, 2026
- Currently receiving Pyramax towers from Valmont via barging on the St. Johns River
- Deliveries for the remaining towers and monopole structures from Valmont are expected in June 2026
- Helicopter construction support starting in June 2026
- Circuit Outages October - December in cooperation with JAXPORT



Combined Cycle Update

Garry Baker, Senior Vice President, Electric Delivery
Jim Stancin, Director, Energy Production
Jamila Akrayi, Manager, Project Management
Jody Brooks, Chief Administrative Officer

St. Johns River Power Park

This photograph simulation is intended as a visual representation and should not be used for construction purposes. Scale, materials, and placement are subject to change.



Combined Cycle Update

Owner's Engineering Services

- Black and Veatch – JEA executed contract on August 8, 2025

Power Island Solicitation:

- GE Vernova, 7HA.03, Dual Fuel, 1x1 Combined Cycle
- JEA executed the agreement with GE Vernova on December 19, 2025
- Expected equipment delivery date in 2029

Engineering, Procurement and Construction (EPC)

- JEA issued EPC RFP on April 7, 2026, with the expected qualification responses due in June 2026
- Target Public Evaluation Results Meeting in July 2026
- Target Priced Proposals by November 2026
- Target Contract Execution date by February 2027

Long Lead Procurements

- Generator Step-Up Transformer (GSU)
- Unit Auxiliary Transformer (UAT)
- High Voltage Switches and Breakers



Status of Regulatory Approvals

Zoning Exception

- Received from City of Jacksonville, October 21, 2025

Public Service Commission Need Determination

- Pre-application meeting March 30, 2026
- Anticipate filing petition for Determination of Need on June 4, 2026

Florida Power Plant Siting Act (PPSA) Site Certification

- Pre-application meeting April 21, 2026
- Anticipate filing Site Certification Application (SCA) on June 4, 2026

U.S. Clean Air Act - Air Quality Permit

- Anticipate filing June 4, 2026; a copy will be included as an appendix to SCA

National Pollutant Discharge Elimination System Permit Modification (Water)



Old and Other New Business / Open Discussion

General Joseph DiSalvo, Chair

*Doug Baye, Linemaintainer
Adam Holland, Linemaintainer
Justin Slay, Linemaintainer*





Announcements

Next Board Meeting - May 19, 2026

Next Capital Projects Meeting - September 15, 2026



JEA CAPITAL PROJECTS COMMITTEE MINUTES
February 11, 2026

The Capital Projects Committee of the JEA Board met at 9:30 am on Wednesday, February 11, 2026, on the 1st Floor, Room 120 A & B, 225 N. Pearl Street, Jacksonville, Florida. The public was invited to attend this meeting in person at the physical location.

WELCOME

Meeting Called to Order – Committee Chair Rick Morales called the meeting to order at 9:30 am. Attending in person were Committee members John Baker and Arthur Adams. General Joseph DiSalvo, Board Chair; MG Orender, Board Secretary; and Worth McArthur, Board member, also attended in person.

Others in attendance in-person were Vickie Cavey, Managing Director/CEO; Rob Zammataro, Chief Water Systems Officer; Jody Brooks, Chief Administrative Officer; Ted Phillips, Chief Financial Officer, Kurt Wilson, Chief of Staff; Dr. Charles Moreland, Chief Customer Experience Officer; Jordan Pope, Senior Vice President, Administrative Services; Garry Baker, Senior Vice President, Electric Delivery; Juli Crawford, Senior Vice President, Finance; Kristy Gavin, Chief Legal Officer, Office of General Counsel; Melissa Dalton, Director, Board and Administrative Services; and Sheree Brown, Manager, Board Services.

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

Approval of the Minutes – On *motion* by Mr. Baker and seconded by Mr. Adams, the October 31, 2025, Capital Projects Committee meeting minutes were approved.

Safety Briefing – David DeGraw, Manager, Security Operations, provided a safety briefing.

Comments from the Public – No public comments were given.

FOR COMMITTEE CONSIDERATION

H2.0 Purification Center Update – Rob Zammataro, Chief Water Systems Officer, provided an update on the H2.0 Purification Center, which included an overview of the 1 Million Gallon Per Day (MGD) Demonstration-Scale, recognition of being the first facility in Florida working to permit through the new Florida Department of Environmental Protection (FDEP) Rule 62-565. Mr. Zammataro provided an update on the project's progress, including the January 2026 completion of the 48-hour functional test, microfiltration membrane loading, and the access driveway. Mr. Zammataro noted future projects include a 30-day operational test, starting in March 2026, anticipated completion of the permit package in April 2026, and the facilities' expected in-service date of May 14, 2026.

Mr. Zammataro addressed Board member inquiries regarding the final cost of the access road pavement project, the meaning of Certificate of Completion, whether the facility's water would be purified or injected, the facility's potable wells, the project's timeline, and its connection to the road shown in the presentation. Pictures of the ½-mile road and a flyover video of the facility's exterior were shown.

Committee Chair Morales spoke on his recent tour of the facility, recommended tours for all Board members, and suggested a future Board meeting be held at the H2.0 facility. Mr. Baker agreed with the suggestion.

JEA Capital Projects Committee
Meeting Minutes

February 11, 2026

Buckman Water Reclamation Facility (WRF) Biosolids Projects Update – Rob Zammataro, Chief Water Systems Officer, introduced Sean Conner, Director, Water/Wastewater Project Engineering & Construction. Mr. Conner provided an update on the biosolids conversion and the existing facility rehabilitation. Mr. Conner provided an update on two projects, including the RAW sludge holding tank and the replacement of the aeration header and diffuser. Both projects are expected to be completed in the summer of 2028.

Mr. Conner addressed Board members' inquiries about whether the rehabilitation portion of the project would remain open after completion, the replacement of old structures, and the timing and planning of multiple active construction projects at Buckman WRF, including whether construction activity is expected to quiet down soon. A video flyover of the Buckman WRF project was shown.

Combined Cycle Update – Garry Baker, Senior Vice President, Electric Delivery, introduced Jim Stancin, Director, Energy Production, and Jamila Akrayi, Manager, Project Management. Ms. Akrayi provided an update and next steps, including a rendering of the Combined Cycle location, review of the Power Island and Market Test solicitations. Ms. Akrayi provided key updates that included the August 8, 2025 execution of the Black and Veatch Owner's Engineering Services contract, August 26, 2025 Board approval of a self-build option, September 26, 2025 execution of the Reservation Agreement with GE Vernova, and on December 19, 2025 finalized all contractual terms and executed the agreement with GE Vernova. Ms. Akrayi reviewed next steps which include regulatory approvals, project procurement, and continued Board engagement.

Committee Chair Morales commented on the presentation renderings.

138kV / 230kV Fulton Cut Replacement Update – Garry Baker, Senior Vice President, Electric Delivery, introduced Darrell Hamilton, Manager, Transmission & Substation Projects. Mr. Hamilton provided an update on the Fulton Cut Replacement, which included updates on the tower replacement phase, power line installation, completion of Pyramax structure foundations, and current construction foundations on the Northbank (Blount Island) and Southbank (Reed Island).

Mr. Hamilton responded to Board members' inquiries regarding coordination of the project with JAXPORT, the width of the St. Johns River at the project location, and anticipated activity when the conductors are stretched across the river. Mr. Hamilton also acknowledged the photos taken by Committee Chair Morales that were shared in the presentation

CLOSING CONSIDERATIONS

Old and Other New Business/Open Discussion – Committee Chair Morales called for Ms. Cavey, Managing Director/CEO, to provide an update on Ricky Erixton, Chief Electric Systems Officer. Committee Chair Morales expressed wishes for Mr. Erixton's full recovery and return.

Announcements – Next meeting – May 6, 2026

Adjournment – With no further business coming before the Committee, Committee Chair Morales declared the meeting adjourned at 9:59 am.

APPROVED BY:

Joseph DiSalvo, Committee Chair

JEA Capital Projects Committee
Meeting Minutes

February 11, 2026

Date: _____

Submitted by:

Sheree Brown

Sheree Brown
Manager, Board Services

JEA Board Agenda

MEMORANDUM



Northwest Jacksonville Electric Substation and Utility Corridor Acquisition

Board Meeting Date: May 19, 2026

Outcome: INFORMATION ONLY ACTION FUTURE BOARD CONSIDERATION

If Action, Provide a Recommended Motion:

Staff requests the committee recommend the Board approve Resolution 2026-16 to acquire the necessary property rights from EPG Jax, LLC to support planned electric system improvements in Northwest Jacksonville.

Consent Agenda Item: Yes No

Presenter: Jordan Pope, Senior Vice President, Administrative Services

Chief: Jody Brooks, Chief Administrative Officer

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

Background Information & Analysis: JEA's Electric Transmission and Distribution planning department has identified a route to provide electric service for increased demand and future development in the northwest area of Duval County. The overall project consists of two future electric substations and an approximate 11-mile corridor for electric transmission and distribution infrastructure. To support the planned infrastructure improvements, JEA Real Estate Services has negotiated the purchase of 23.76 ± acres of real property for an electric substation and 42.17± acres of easement interests for a utility corridor from EPG Jax, LLC. The easements and substation parcel are south of Gold Star Family Parkway formerly known as Arnold Road, and west of the Jacksonville International Airport in northwest Jacksonville.

Financial Impact: JEA's current appraisals value the subject acquisitions at \$3,949,050. EPG Jax, LLC has agreed to sell the subject property and easements for \$3,900,000.

Committee/Board Meeting/Workshop & Date Presented: N/A

- Appendix:
- Resolution 2026-16
 - Purchase and Sale Agreements
 - Location Map



BOARD RESOLUTION: 2026-16

May 19, 2026

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

WHEREAS, the purchase of real property and easement interests in real property for a new electric substation and a supporting utility corridor will provide for JEA's continued system growth and reliability;

WHEREAS, the JEA Charter, Section 21.10, provides that the JEA Board may delegate the authority to an officer, agent or employee of JEA by resolution to execute purchase and sale agreements;

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

WHEREAS, JEA staff has negotiated, and Office of General Counsel has approved, acceptable terms and conditions for the purchase of 23.76 acres of real property for an electric substation and 42.17 acres of easement interests for a utility corridor being those portions of real property more particularly described in the purchase agreement and those property descriptions attached hereto as **Exhibit A** (the "Subject Property");

WHEREAS, JEA's current appraisal of the Subject Property has estimated the property value to be \$3,949,050.00; and

WHEREAS, JEA Real Estate Services has requested and the Seller has agreed to a purchase price of \$3,900,000.00.

BE IT RESOLVED by the JEA Board of Directors that:

1. The Board hereby approves the Purchase Agreement between the EPG Jax, LLC, a Florida limited liability company, and JEA in substantially the form attached hereto as **Exhibit A**.
2. The Board hereby delegates to the Chief Executive Officer and Managing Director or her designee, or the Real Property Procurement Officer the authority to execute the Purchase Agreement in its substantial form, any and all documents in connection with the Purchase Agreement and all other documentation as may be reasonably required to complete the real estate transaction.
3. The purchase price for the Subject Property shall not exceed \$3,900,000.00 without additional approval by the JEA Board of Directors.

Dated this _____ day of May 2026.

JEA Board Chair

JEA Board Secretary

Form Approved by

Office of General Counsel

VOTE	
In Favor	
Opposed	
Abstained	

Exhibit A

Project: NW Transmission
JEA Project #: 8007625
RE Parcel #s: Portions of 019233-0100, 002474-0210, 019255-0011

PURCHASE AGREEMENT
(Fee Simple and Easements)

THIS PURCHASE AGREEMENT ("Agreement") is made and entered as of the date on which the latter of the parties hereto executes this Agreement (the "Effective Date") by and between **JEA**, a body politic and corporate ("Buyer"), and **EPG JAX, LLC**, a Florida limited liability company ("Seller").

WITNESSETH:

In consideration of the mutual undertakings of the parties set forth in this Agreement and of other valuable considerations, the receipt and sufficiency of which the parties hereby acknowledge the parties hereby agree as follows:

1. The Property. Subject to the terms and provisions of this Agreement, Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, all of the following described property and/or property rights in Duval County, Florida (collectively, the "Property"):

a. the tract(s) of land containing approximately 23.7 acres as described on Exhibit A-1 (the "Land"), together with all improvements and structures, if any, located on the Land, all tenements, hereditaments and appurtenances relating to the Land; all mineral rights owned and held by Seller relating to the Land, whether surface or subsurface, or otherwise; and all vegetation, timber and timber rights related to the Land; and

b. an exclusive easement for ingress, egress, and utilities on, upon, under, and above the land described in Exhibit A-2 (the "Easement Area").

2. Purchase Price and Earnest Money.

a. Purchase Price. The purchase price ("Purchase Price") to be paid by Buyer to Seller at Closing for the Property shall be Three Million Nine Hundred Thousand Dollars (\$3,900,000.00).

b. Deposit. Within ten (10) business days after Buyer and Seller have executed this Agreement, Buyer shall deliver to Edwards Cohen, as escrow agent ("Escrow Agent"), by cashier's check or wired funds, a deposit in an amount equal to One Hundred Thousand Dollars (\$100,000.00) (the "Initial Deposit"), to be deposited by the Escrow Agent in a non-interest bearing account. The Initial Deposit and the Additional Deposit (as hereinafter defined) shall be collectively referred to herein as the "Deposit" or the "Earnest Money." If the sale of the Property is consummated pursuant to the terms of this Agreement, the Deposit shall be paid to Seller and applied to the payment of the Purchase Price.

3. Survey, Title, Buyer's Review, Environmental Reports and Inspection.

a. Survey. Buyer shall, within thirty (30) days after the Effective Date, at Buyer's cost and expense, obtain a boundary survey of the Property (the "Survey"), prepared by a licensed Florida land surveyor.

b. Title. Buyer shall, within thirty (30) days after the Effective Date, at Buyer's cost and expense, obtain an owner's title insurance commitment issued by Fidelity National Title Insurance Company ("Title Company"), committing to insure Buyer's fee simple title to the Property in the total amount of the Purchase Price ("Commitment"). The Commitment shall show Seller to have good and insurable title to the Property, in fee simple, and free and clear of all liens and encumbrances except taxes for the year of conveyance and subsequent years. The policy, when issued, shall insure in Buyer good and insurable title to the Property, in fee simple, free and clear of all liens and encumbrances, subject to such other matters appearing in the Commitment which Buyer has approved or accepted as title exceptions under Section 3.c hereof (the "Permitted Exceptions").

c. Buyer's Review. Buyer shall have thirty (30) days after receipt of the Commitment and Survey, whichever is received last, but in no event more than sixty (60) days from the Effective Date, in which to examine the Survey and Commitment and to determine the nature of any defects in title to the Property and in those matters or facts disclosed by the Survey. If either the Commitment or Survey reveals any encroachments, overlaps, easements, restrictions, covenants, conditions, liens, encumbrances, other title defects, or other matters that are unacceptable to Buyer, Buyer shall give written notice to Seller of such defects prior to the expiration of the said thirty (30) day period (the "Title Notice"), but in no event more than sixty (60) days from the Effective Date, and Seller shall have the right, but not the obligation, to remedy or remove any such objectionable matters prior to the Closing Date. Seller shall notify Buyer within ten (10) days of receipt of the Title Notice whether Seller elects to cure any matters specified therein, and Seller's failure to respond within such period shall be deemed to be its election not to attempt to cure. If Seller does not, prior to the Closing Date, cure such defects of which it has been notified and agreed to cure as set forth above, Buyer may, at its option, either (i) terminate this Agreement upon written notice to Seller and the parties shall thereafter be relieved of all further obligations under this Agreement which do not specifically survive its termination, and the Earnest Money shall be returned to Buyer; or (ii) accept the uncured defects and take title as it then exists without reduction in the Purchase Price.

d. Inspection. Buyer and its agents shall, at their own risk and expense, at any time prior to Closing, have the right and privilege to enter upon any portion of the Property to inspect, examine, survey and otherwise perform or conduct such tests, inspections, studies, audits, or other evaluations as Buyer may deem necessary in conjunction with Buyer's acquisition of the Property, including, but not limited to, final determination of wetlands, environmental testing, and an engineering feasibility study which may include topographic surveys, core borings, soil test pits and load bearing tests, as may be required by Buyer to determine the physical characteristics of the substrata of the Property. Following Buyer's inspection of the Property, Buyer shall restore the Property to its original condition, normal wear and tear excepted. Subject to the provisions and limitations of Section 768.28, Florida Statutes, which are neither waived, expanded, or altered

hereby, Buyer shall indemnify and hold Seller harmless from and against any and all claims, costs, expenses and damages to persons and/or property incurred by, through, or out of the Buyer's entry and inspections on the Property, unless caused by preexisting conditions of the Property or Seller's negligence. Seller shall deliver to Buyer, within five (5) days of the Effective Date, copies of all engineering studies, zoning information, soil investigations and reports, water and sewer studies, topographic maps, platting materials, site plans, permits, approvals, if any, and applications for permits and approvals, and any other materials presently in existence concerning the Property which materials shall be returned by Buyer if this Agreement does not close. Seller acknowledges that Buyer may conduct its own investigation regarding the Property and the accuracy of any representations and warranties of Seller contained herein. Seller authorizes Buyer to consult with Seller's attorneys, engineers, surveyors and other agents pertaining to the Property and, at Buyer's expense, to consult those governmental agencies having jurisdiction over approvals or permits relating to the Property.

If any inspections disclose matters unsatisfactory to Buyer in Buyer's sole and absolute discretion, Buyer may terminate this Agreement by providing written notice to Seller. If such cancellation occurs on or before ninety (90) days after the Effective Date ("Inspection Period"), Buyer shall receive a refund of the Earnest Money. Buyer may extend the Inspection Period for one (1) additional period of thirty (30) days upon written notice to the Seller prior to the then-scheduled end of the Inspection Period and, within three (3) days of such notification, the posting of an additional deposit in the amount of \$150,000.00 (the "Additional Deposit"). In the event that Buyer does not terminate this Agreement prior to the end of the Inspection Period (as the same may have been extended), then the Earnest Money shall be deemed non-refundable to Buyer (but fully applicable against the Purchase Price) unless this Agreement is terminated under the following circumstances (each, a "Refundability Event"):

i. Seller defaults hereunder and Buyer elects to terminate this Agreement and receive the return of the Earnest Money in accordance with Section 6;

ii. the title defects and objections of Buyer are not removed by Seller in accordance with Section 3 and Buyer elects to terminate this Agreement and receive the return of the Earnest Money in accordance with and subject to the terms and conditions of Section 3;

iii. there is a condemnation or casualty with respect to the Property and Buyer elects to terminate this Agreement and receive the return of the Earnest Money in accordance with Section 5; or

iv. in the event there is any material adverse environmental condition of the Property not caused by Buyer and arising subsequent to the Inspection Period (as the same may have been extended), but prior to the Closing.

In the event Buyer timely terminates this Agreement prior to the end of the Inspection Period, and unless obligated by state or federal law, Buyer shall not report or share any reports or findings without Seller's prior written consent. If a request is made to view any such materials for which a disclosure obligation exists (or which JEA believes may exist) pursuant to the Public Records Act, Buyer will notify Seller of such request and the date that such records will be released to the

requester unless Seller obtains a court order enjoining such disclosure. If Seller fails to obtain that court order enjoining disclosure, Buyer will release the requested information on the date specified. Such release shall be deemed to be made with Seller's consent and will not be deemed to be a violation of law.

Notwithstanding anything to the contrary contained in this Agreement, Seller expressly acknowledges and agrees that: (a) Buyer is subject to Chapter 119 of the Florida Statutes, otherwise known as the Public Records Act, and other laws governing the Buyer's possession and disclosure of documents and/or public records; (b) this Agreement and all other documents and agreements flowing therefrom, are subject to disclosure to the extent required by the Public Records Act or any other applicable law; (c) Buyer shall at all times comply with the Public Records Act and any other applicable laws; (d) in the event of a conflict between Buyer's obligations pursuant to the Public Records Act or any other applicable law and the terms of this Agreement, the terms of the Public Records Act or other applicable law shall control in all respects; and (e) Buyer shall have no liability whatsoever to Seller for any disclosure made by Buyer in compliance with the Public Records Act or any other applicable law. This provision shall survive termination of this Agreement.

4. Conveyance Documents.

a. Seller shall convey to Buyer good and insurable title to the Land in fee simple by transferable and recordable fee simple special warranty deed, free and clear of all liens and encumbrances, except the Permitted Exceptions.

b. Seller shall convey or cause to be conveyed an exclusive easement to Buyer upon the Easement Area by easement in the form attached hereto as Exhibit B.

5. Casualty and Eminent Domain. Risk of any casualty to or loss of the Property occurring prior to Closing shall be borne by Seller. Notwithstanding the foregoing, if all or any portion of the Property or access thereto shall be damaged by fire or other casualty or taken by public authority, or notice of such proposed taking be obtained prior to the Closing Date, then Seller shall provide immediate written notice thereof to Buyer and, at Buyer's option, (i) this Agreement shall terminate and the parties shall be relieved of all further obligations under this Agreement which do not specifically survive its termination and the Earnest Money shall be returned to Buyer, or (ii) Buyer may consummate the sale, pay the full Purchase Price and have assigned to it all claims and right of recovery for such casualty or taking. Buyer shall make election in writing within ten (10) days after Seller shall have notified Buyer in writing of such taking or proposed taking or casualty damage and the Closing shall be extended if necessary to accommodate this notice period. Notwithstanding the above, Buyer recognizes and acknowledges that the Property is vacant land and contains no improvements of any kind. Accordingly, Buyer only shall have the right to terminate this Agreement based on a fire or other casualty if such fire or other casualty renders the Property completely unsuitable for Buyer's intended purposes.

6. Default and Remedies.

a. Notice of Default. In the event either party is in default of any provision

hereof, the non-defaulting party, as a condition precedent to the exercise of its remedies, shall be required to give the defaulting party written notice of the same. The defaulting party shall have ten (10) business days from the receipt of such notice to cure the default (except as expressly set forth below regarding Deposits and Closing). If the defaulting party timely cures the default, the default shall be deemed waived and this Agreement shall continue in full force and effect. If the defaulting party does not timely cure such default, the non-defaulting party shall be entitled to pursue its remedies as set forth in this Section 6 below, as applicable. Notwithstanding the above or anything to the contrary herein, Buyer's cure period with respect to Buyer's failure to deliver any portion of the Deposit or the Purchase Price at Closing shall be two (2) days, time being of the essence.

b. Remedies of Seller. If Buyer shall default in the performance of any of the terms and conditions of this Agreement, or if the Closing shall not occur through the fault of Buyer, then Seller, as Seller's sole and exclusive remedy for such default, shall be entitled to terminate this Agreement by written notice to Buyer and retain the Earnest Money as liquidated damages. Seller and Buyer agree that the actual damages that would be incurred by Seller for a default of Buyer hereunder are uncertain and cannot be readily ascertained, and that the Earnest Money is a reasonable estimate of such actual damages and does not constitute a penalty.

c. Remedies of Buyer. In the event of a default by Seller hereunder, Buyer may, at Buyer's option, do any of the following: (i) terminate this Agreement by written notice delivered to Seller at or prior to the Closing and receive the return of the Earnest Money; (ii) enforce specific performance of this Agreement against Seller; or (iii) to the extent specific performance is unavailable as a remedy due to Seller conveying the Property or a portion thereof to a third party, Buyer may bring an action against Seller for damages. If Buyer intends to pursue specific performance, Buyer must file an action for specific performance against Seller by no later than ninety (90) days after the outside Closing date under this Agreement, failing which Buyer shall be deemed to have elected option (i) above.

7. Real Estate Commission. Seller represents and warrants to Buyer that Seller has not dealt with any real estate broker or salesman with respect to the transactions contemplated under this Agreement and Seller agrees to indemnify Buyer and hold Buyer harmless from any loss, liability, damage, cost or expense (including, without limitation, reasonable attorneys' fees) paid or incurred by Buyer by reason of any claim to any broker's, finder's or other fee in connection with the transactions contemplated under this Agreement by any party claiming by, through or under Seller. Buyer represents and warrants to Seller that Buyer has not dealt with any real estate broker or salesman with respect to the transactions contemplated under this Agreement and Buyer agrees to indemnify Seller and hold Seller harmless from any loss, liability, damage, cost or expense (including, without limitation, reasonable attorneys' fees) paid or incurred by Seller by reason of any claim to any broker's, finder's or other fee in connection with the transactions contemplated under this Agreement by any party claiming by, through or under Buyer.

8. Seller's Representations and Warranties. Seller hereby represents and warrants that as of the date hereof:

a. Seller has no knowledge of any violations of city, county, state, federal, building, land use, fire, health, safety, environmental, hazardous materials or other governmental or public agency codes, ordinances, regulations, or orders with respect to the Property, or any lands adjacent to the Property.

b. No litigation is pending, threatened in writing, or to Seller's knowledge likely with respect to the Property, Seller's interest therein, or which would inhibit Buyer obtaining clear title to the Property.

c. There are no unrecorded leases, arrangements, agreements, understandings, options, contracts, or rights of first refusal affecting or relating to the Property in any way, except for that certain unrecorded timber lease which shall be terminated or released prior to Closing so that Buyer shall have exclusive possession of the Property at Closing without any rights of the timber tenant.

d. The individual signing this Agreement on behalf of Seller has the authority to bind the Seller to the agreements set forth herein.

e. Seller has not, and has no knowledge of any other person who has caused any release, threatened release, or disposal of any hazardous material at the Property in material quantity; to the knowledge of the Seller, the Property is not adversely affected by any release, threatened release, or disposal of a hazardous material originating or emanating from any other property.

f. To the Seller's knowledge, the Property does not contain and has not contained any: (i) underground storage tank; (ii) material amounts of asbestos containing building material; (iii) any landfills or dumps; (iv) hazardous waste management facility as defined pursuant to the Resource Conservation and Recovery Act, as amended, 42 U.S.C. §6901, *et. seq.* (RCRA) or any comparable state law; or (v) a site on or nominated for the National Priority List promulgated pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. §9601, *et. seq.* (CERCLA) or any state remedial priority list promulgated or published pursuant to any comparable state law;

g. Seller has not used a material quantity of any hazardous material on the Property and has conducted no hazardous material activity at the Property;

h. To the Seller's knowledge, Seller has no material liability for response or corrective action, natural resource damage, or other harm pursuant to CERCLA, RCRA, or any comparable state law; to the best of Seller's knowledge, Seller is not subject to, has no notice or knowledge of, and is not required to give any notice of any environmental claim involving the Seller or the Property; to the best of Seller's knowledge, there are no conditions or occurrences at the Property which could reasonably be anticipated to form the basis for an environmental claim against the Seller or the Property;

i. The Property is not subject to any, and the Seller has no knowledge of any imminent restriction on the ownership, occupancy, use, or transferability of the Property in connection with any (i) environmental law or (ii) release, threatened release, or disposal of a hazardous material.

j. The representations and warranties contained in this Section 8 shall be true and correct as of the Closing Date and shall survive the Closing for a period of one (1) year.

9. Closing. The consummation of the transaction contemplated hereby for the purchase of the Property (the "Closing") shall take place on or before the date that is thirty (30) days after expiration of the Inspection Period (as the same may have been extended). The Closing shall take place at the offices of Escrow Agent, or at such other place as may be mutually selected by Buyer and Seller; provided, however, that the parties may deliver documents and funds to Escrow Agent in advance.

10. Documents to be Delivered at Closing. On or before Closing, Seller shall deliver to Buyer the following documents:

a. Special Warranty Deed conveying to Buyer fee simple title to the Land in form and content specified in Section 4 hereof;

b. Exclusive Grant of Easement upon the Easement Area in in the form attached hereto as Exhibit B;

c. a properly completed and executed beneficial interest affidavit and disclosure statement as required by Section 286.23, Florida Statutes, if applicable;

d. all documentation reasonably necessary to allow Buyer or Buyer's attorney, as title agent for the Title Company, to delete from the title commitment and the Owner's Policy of Title Insurance (the "Owner Title Policy") all of the standard exceptions (except for taxes and assessments not yet due and payable, and except for any standard exceptions which may only be deleted upon a review of a survey of the Land) and to delete any exceptions other than Permitted Exceptions;

e. a duly executed Owner's Title Affidavit, in form and substance customarily used by and acceptable to the Title Company, sufficient to enable the Title Company to delete the "gap" exception and the standard exceptions (except for taxes and assessments not yet due and payable and except for any standard exceptions which may only be deleted upon a review of a survey of the Land) from the Owner Title Policy;

f. a certificate that Seller (or its sole member, if Seller is a disregarded entity) is not a foreign person or entity for the purposes of Section 1445 of the United States Internal Revenue Code of 1986;

g. possession of the Land, subject only to the Permitted Exceptions;

h. such evidence of the legal existence and good standing of Seller, and the authority and capacity of Seller and its representatives as Buyer or the Title Company may reasonably require;

i. a closing settlement statement consistent with the terms of this Agreement;
and

j. any and all other documentation as may be reasonably required to consummate the transactions contemplated in this Agreement.

On or before Closing, Buyer shall deliver to Escrow Agent (i) a closing settlement statement consistent with the terms of this Agreement; (ii) such evidence of the legal existence and good standing of Buyer, including evidence that Buyer is not a prohibited foreign entity, and evidence that Buyer has the appropriate authority and capacity, all as the Title Company may reasonably require; and (iii) any and all other documentation as may be reasonably required to consummate the transactions contemplated in this Agreement.

11. Possession. Possession of the Land shall be delivered to Buyer on the Closing Date.

12. Closing Costs.

a. At Closing, Buyer shall pay for (i) recording fees; (ii) all inspections obtained by or for Buyer; (iii) Buyer's attorneys' fees; (iv) the Survey; and (v) the search fee and owner's title policy premium.

b. At Closing, Seller shall pay for (i) Seller's attorneys' fees; (ii) documentary stamp taxes; and (iii) recording fees for curative title documents.

13. Taxes and Assessments. All real estate taxes and assessments which are or which may become a lien against the Property shall be satisfied of record by Seller at Closing. In the event the Buyer acquires fee title to the Property between January 1 and November 1, Seller shall, in accordance with Section 196.295, Florida Statutes, place in escrow with the tax collector an amount equal to the current taxes prorated to the Closing Date, based upon the current assessment and millage rates on the Property. In the event the Buyer acquires fee title to the Property on or after November 1, Seller shall pay to the tax collector an amount equal to the taxes that are determined to be legally due and payable by the tax collector.

14. Notices. Any notice, demand, consent, authorization, request, approval or other communication (collectively, "Notice") that any party is required, or may desire, to give to or make upon the other party pursuant to this Agreement shall be effective and valid only if in writing, signed by the party giving such notice, and delivered personally to the other party or sent by express 24-hour guaranteed courier or delivery service, by facsimile transmission with telephone confirmation or certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or such other place as any party may by Notice to the other specify):

To Buyer: JEA, Real Estate
225 N. Pearl St.
Jacksonville, Florida 32202
Attention: Brandon Traub
Email: traubl@jea.com

With copy to: Edwards Cohen
200 W. Forsyth St., Suite 1300
Jacksonville, FL 32202
Attention: Brian Dawes
Email: bdawes@edcolaw.com

To Seller: EPG Jax, LLC
111 S. Armenia Ave.
Tampa, FL 33609
Attention: Nicholas J. Dister
Email: ndister@eisenhowerpropertygroup.com

With a copy
(via email only) Email: aberns@eisenhowerpropertygroup.com

With copy to: Robert L. Barnes, Jr.
111 S. Armenia Ave., Suite 202
Tampa, FL 33609
Email: rbarnes@rbarneslaw.com

To Escrow Agent: Edwards Cohen
200 W. Forsyth St., Suite 1300
Jacksonville, FL 32202
Attention: Brian Dawes
Email: bdawes@edcolaw.com

Notice shall be deemed given when received, except that if delivery is not accepted, Notice shall be deemed given on the date of such non-acceptance. Notices may be provided via email (in which event the notice shall be effective as of the date the email is delivered) so long as a hard copy of the notice is provided in accordance with the terms set forth above.

15. State Required Disclosure. The following disclosure is required to be made by the laws of the State of Florida if the Property is located within the State of Florida:

“RADON GAS” Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guideline have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.”

16. Governing Law. The parties hereto expressly agree that the terms and conditions hereof, and the subsequent performance hereunder, shall be construed and controlled in accordance with the laws of the State of Florida.

17. Entire Agreement. This Agreement contains the entire Agreement between the parties hereto and no statement or representation of the respective parties hereto, their agents or employees, made outside this Agreement, and not contained herein, shall form any part hereof or be binding upon the other party hereto. This Agreement shall not be changed or modified except by written instrument signed by the parties hereto.

18. Captions. Captions used in this Agreement are for convenience of reference only and shall not affect the construction of any provision of this Agreement. Whenever used, the singular shall include the plural, the plural shall include the singular, and the neuter gender shall include all genders.

19. Assignment. This Agreement shall inure to the benefit of and be binding upon and is intended solely for the benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns; and no third party will have any rights, privileges or other beneficial interest herein or hereunder.

20. Time is of the Essence. Time is of the essence of this Agreement. If any date referenced herein falls on a Saturday, Sunday or legal holiday, then such date automatically is extended to the next business day.

21. Interpretation. Should any of the provisions of this Agreement require interpretation, the party or parties interpreting or construing the same shall not apply a presumption that the terms herein shall be more strictly construed against on party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agents prepared the same, it being agreed that the agents of all parties participated in the preparation hereof.

22. Waiver. The waiver by one party of the performance of any covenant or condition herein shall not invalidate this Agreement, nor shall it be considered to be a waiver by such party of any other covenant or condition herein. The waiver by either or both parties of the time for performing any act shall not constitute a waiver at the time for performing any other act or any identical act required to be performed at a later time. No waiver hereunder shall be effective unless it is in writing.

23. Buyer Approval Contingency. Seller acknowledges that pursuant to Buyer's governing documents, this Agreement and the purchase of the Property herein contemplated shall require approval from Buyer's CEO and/or its Board of Directors, or such other body or officer as allowed pursuant to such governing documents (the "Buyer Approval"). Accordingly, Seller agrees that this Agreement and the purchase of the Property is wholly contingent upon Buyer's receipt of the Buyer Approval. In the event Buyer has not obtained the Buyer Approval and notified Seller in writing on or before expiration of the Inspection Period (as the same may have been

extended), this Agreement shall terminate on such date and the Earnest Money shall be returned to Buyer. This contingency shall be deemed satisfied upon Buyer's written notice to Seller that the Buyer Approval has been obtained or waived.

24. Escrow Provisions. Escrow Agent signs this Agreement for the sole purpose of accepting its engagement as escrow agent pursuant to the terms of this Agreement and agreeing to be bound by the applicable terms hereof. It is agreed that the duties of Escrow Agent with respect to the Earnest Money are only as herein specifically provided and purely ministerial in nature, and Escrow Agent shall incur no liability whatever except for willful misconduct or gross negligence, as long as Escrow Agent has acted in good faith. Buyer and Seller each release Escrow Agent from any act done or omitted to be done by Escrow Agent in good faith in the performance of its duties hereunder, except the parties shall not release Escrow Agent from willful misconduct or gross negligence. Escrow Agent is acting as stakeholder only with respect to the Earnest Money and any other monies or documents to the extent delivered to Escrow Agent pursuant to this Agreement. Escrow Agent agrees that at such time as either party alleges that there is a default entitling the other party to the Earnest Money or a document, then Escrow Agent shall send notice to Seller and Buyer advising that the other party has made demand on Escrow Agent for such Earnest Money or document. If the party alleged to be in default does not dispute Escrow Agent disbursing the Earnest Money or document within ten (10) business days of receipt of notice that Escrow Agent intends to disburse the Earnest Money or document or Escrow Agent notifies the parties that it intends to disburse a portion of the Earnest Money or a document and neither of the parties disputes such disbursement within five (5) business days after written notice that Escrow Agent intends to disburse all or a portion of such Earnest Money or the document, then Escrow Agent is authorized to disburse the Earnest Money or document as set forth in Escrow Agent's notice. If there is any valid dispute as to whether Escrow Agent is obligated to deliver the Earnest Money or the cash or documents to close or as to whom the Earnest Money, or cash or documents to close is to be delivered, Escrow Agent shall not make any delivery, but in such event, Escrow Agent shall hold same until receipt by it of an authorization in writing, directing the disposition of same executed by Buyer and Seller or in the absence of such authorization, Escrow Agent shall hold the Earnest Money and/or the cash or documents to close until final determination of the rights of the parties in the appropriate proceedings. If such written authorization is not given or proceedings for such determination are not begun within thirty (30) days of written demand by Escrow Agent to Seller and Buyer and diligently continued, Escrow Agent may bring an appropriate action or proceeding to interplead such deposits or documents. Any such interpleader action must be brought in the County in which the Property is located. Escrow Agent shall be reimbursed for all costs and expenses of such action or proceeding, including, without limitation, reasonable attorneys' fees and disbursements, by the party determined to have wrongfully disputed Escrow Agent's authority to disburse. Upon making delivery of the Earnest Money and/or the cash or documents to close, Escrow Agent shall have no further liability unless such delivery constituted willful misconduct or gross negligence.

Buyer may at any time remove the Escrow Agent and appoint a successor. The Escrow Agent may resign at any time from its obligations hereunder by providing written notice to the Seller and Buyer. Such resignation shall be effective on the date set forth in such written notice, which shall be no earlier than ten (10) business days after such written notice has been furnished. In such event, the Buyer shall promptly appoint a mutually acceptable successor escrow agent. In

the event no successor escrow agent has been appointed on or prior to the date such resignation is to become effective, the Escrow Agent shall be entitled to tender into the custody of any court of competent jurisdiction all funds and other property then held by the Escrow Agent hereunder and the Escrow Agent shall thereupon be relieved of all further duties and obligations hereunder. The Escrow Agent shall have no responsibility for the appointment of a successor escrow agent hereunder.


The provisions of this Section shall survive Closing or any earlier termination of this Agreement.

IN WITNESS WHEREOF, Buyer and Seller have caused these presents to be signed in their names on the day and year set forth below.

[Signatures appear on following page(s)]

BUYER:


JEA,
a body politic and corporate

By: 
Print: Jordan Pope
Its: Senior V.P., Administrative Services
Date: 2/24/26

SELLER:

EPG JAX, LLC,
a Florida limited liability company

By: Eisenhower Management, Inc.,
a Florida corporation, its Manager

By: 
Nicholas J. Dister, Vice President
Date: 2/06/2026

Escrow Agent has executed this Agreement in order to confirm that the Escrow Agent has received and shall hold the Earnest Money in escrow, and shall disburse the Earnest Money pursuant to the provisions of Section 24.

Edwards, Cohen, Dawson, Noble & Dawes, P.A.

By: Brian Dawes
Print: Brian Dawes
Its: Vice President
Date: 4-9-26

EXHIBIT A-1

LEGAL DESCRIPTION OF THE LAND

LEGAL DESCRIPTION

A portion of a parcel recorded in Official Records Book 20900, Page 374, public records of Duval County, Florida, lying in Section 19, and 20, Township 01 South, Range 26 East, Duval County, Florida, described as follows:

Begin at the southeast corner of the northwest quarter of the northwest quarter of Section 20, Township 01 North, Range 26 East; thence South 88°30'25" West, along the south line of said northwest quarter of the northwest quarter of Section 20, a distance of 1315.09 feet; thence continue South 88°30'25" West, a distance of 112.27 feet; thence North 29°43'44" East, a distance of 954.18 feet; thence North 88°30'25" East, a distance of 1007.80 feet to the east line of said parcel; thence South 00°32'08" East, along the east line of said parcel, a distance of 850.00 feet to the Point of Beginning.

Contains 23.76 acres (1,034,800 Square Feet)

EXHIBIT A-2

LEGAL DESCRIPTION OF THE EASEMENT AREA

LEGAL DESCRIPTION

EPG JAX, LLC PARCELS

PARCEL A

Duval County Tax Parcel #019255-0011

A portion of a parcel recorded in Official Record Book 20900, Page 374 of the public records of Duval County, Florida, lying in Sections 19, Township 01 North, Range 36 East, described as follows:

Commence at the Southeast corner of said Section 19; thence South 89°19'58" West, along the south line of said section, a distance of 1868.91 feet to the Point of Beginning; thence continue South 89°19'58" West, along said south section line, a distance of 2727.08 feet to the east right-of-way line of Braddock Road per said Official Records Book 200900, Page 374; thence North 25°26'38" East, along said east right-of-way line, a distance of 111.37 feet; thence North 89°19'58" East, a distance of 2515.84 feet; thence North 57°26'22" East, a distance of 169.81 feet; thence North 25°32'46" East, a distance of 2557.14 feet to the south right-of-way line of Lem Turner Road per said Official Records Book 20900, Page 374 and a point on a non-tangent curve concave northeasterly having a radius of 1942.86 feet; thence southeasterly along said south right-of-way line and said curve to the left through a central angle of 03°02'17", an arc distance of 103.01 feet (Chord Bearing = South 50°35'06" East, Chord Distance = 103.00 feet); thence South 25°32'46" West, a distance of 2694.68 feet to the Point of Beginning.

Contains 12.38 Acres (539,177 square feet), more or less

PARCEL B

Duval County Tax Parcel #019233-0100

A portion of a parcel recorded in Official Record Book 20900, Page 374 of the public records of Duval County, Florida, lying in Section 19, Township 01 North, Range 36 East, described as follows:

Commence at the Southeast corner of the northwest quarter of the northwest quarter of Section 20, Township 01 North, Range 26 East; thence South 88°30'25" West, along the south line of the northwest quarter of the northwest quarter of said Section 20; a distance of 1315.09 feet to the Point of Beginning; thence South 25°32'46" West, a distance of 1551.82 feet to the north right-of-way line of Lem Turner Road per said Official Records Book 20900, Page 374 and to a point on a non-tangent curve concave northeasterly having a radius of 1876.86 feet; thence northwesterly along said north right-of-way line and said curve to the right through a central angle of 03°09'06", an arc distance of 103.24 feet (Chord Bearing = North 50°05'14" West, Chord Distance = 103.23 feet); thence North 25°32'46" East, a distance of 1475.16 feet to the south line of the northwest quarter of the northwest quarter of said Section 20; thence North 88°30'25" East, along said south line, a distance of 112.27 feet to the Point of Beginning.

Contains 3.48 Acres (151,398 square feet), more or less

PARCEL C

Duval County Tax Parcel #019233-0100

A portion of a parcel recorded in Official Record Book 20900, Page 374 of the public records of Duval County, Florida, lying in Sections 08, 17, and 20, Township 01 North, Range 36 East, described as follows:

Commence at the Southeast corner of the northwest quarter of the northwest quarter of Section 20, Township 01 North, Range 26 East; thence North 00°32'08" West, along the east line of the northwest quarter of the northwest quarter of said Section 20; a distance of 850.00 feet to the Point of Beginning; thence South 88°30'25" West, a distance of 120.02 feet; thence North 00°32'08" West, a distance of 1041.13 feet; thence North 44°16'15" East, a distance of 250.45 feet; thence North 00°45'42" West, a distance of 1953.83 feet; thence North 88°37'25" East, a distance of 1788.89 feet; thence North 52°02'29" East, a distance of 143.08 feet; thence North 00°13'20" East, a distance of 2469.11 feet; thence North 01°20'26" East, a distance of 754.66 feet; thence South 88°39'19" East, a distance of 100.00 feet to the northwest corner of a Jacksonville Electric Authority easement recorded in Official Records Book 20830, Page 1799 and the east line of Section 08, Township 01 North, Range 36 East; thence South 01°20'25" West, along the east line of said Section 08, a distance of 753.68 feet to the north line of Section 17, Township 01 North, Range 26 East; thence South 00°13'20" West, along the east line of said Section 17, a distance of 2650.68 feet; thence South 88°37'25" West, a distance of 1899.72 feet; thence South 00°45'42" East, a distance of 1967.02 feet; thence South 44°16'15" West, a distance of 222.69 feet; thence South 00°32'08" East, a distance of 947.09 feet to the Point of Beginning.

Contains 20.23 Acres (881,347 square feet), more or less

LEGAL DESCRIPTION

Duval County Tax Parcel #002474-0210

A portion of a parcel recorded as Parcel B in Official Records Book 20900, Page 374 of the public records of Duval County Florida, lying in Sections 19 and 30, Township 01 North, Range 26 East and Section 25, Township 01 North, Range Section 25 East, described as follows:

Commence at the southeast corner of said Section 19; thence South 89°19'58" West, along the south line of said Section 19, a distance of 4668.76 feet to the west right-of-way of Braddock Road and the Point of Beginning; thence along said west right-of-way the following three (3) courses: (1) South 25°25'17" West, a distance of 870.26 feet to a point on a non-tangent curve concave Westerly having a radius of 922.40 feet; (2) Southerly along said curve to the right through a central angle of 62°11'21", an arc distance of 1001.18 feet (Chord Bearing = South 56°29'35" West, Chord Distance = 952.75 feet); (3) South 87°36'42" West, a distance of 745.45 feet to the southeast corner of Tract "S" as recorded in the plat of Braddock Lakes Phase 1B, Plat Book 84, Page 89 of the public records of Duval County Florida; thence North 00°20'32" East along the east line of said Tract "S", a distance of 100.13 feet; thence North 87°36'42" East, a distance of 745.45 feet to a point on a non-tangent curve concave Southerly having a radius of 822.40 feet; thence Easterly along said curve to the left through a central angle of 61°51'14", an arc distance of 887.83 feet (Chord Bearing = North 56°19'32" East, Chord Distance = 845.34 feet); thence North 25°25'17" East, a distance of 932.68 feet; thence North 89°19'58" East, a distance of 111.34 feet to the west right-of-way of Braddock Road; thence South 25°25'17" West along said west right-of-way, a distance of 111.34 feet to the Point of Beginning.

Contains 6.08 Acres (264,721 square feet), more or less.

EXHIBIT B

Form of Exclusive Grant of Easement

Prepared by and return to:
Brian Dawes
Edwards Cohen
200 W. Forsyth St., Suite 1300
Jacksonville, FL 32202

Project: NW Transmission
RE Parcel #: Portions of 019233-0100, 002474-0210, 019255-0011

EXCLUSIVE GRANT OF EASEMENT

THIS EXCLUSIVE GRANT OF EASEMENT, made this ____ day of _____, 2026, by and between **EPG JAX, LLC**, a Florida limited liability company whose address is 111 S. Armenia Ave., Tampa, FL 33609 (the "Grantor"), and **JEA**, a body politic and corporate, whose address is 225 North Pearl Street, Jacksonville, Florida 32202 (the "Grantee").

WITNESSETH: that Grantor, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever, an unobstructed right of way and exclusive easement with the right, privilege, and authority to said Grantee, its successors and assigns, to construct, operate, lay, maintain, improve, and/or repair, either above or below the surface of the ground, facilities and associated equipment for electrical utilities (including electric transmission and/or distribution facilities), water reuse, water, sewer, fiber, telecommunications, and other public utilities, including the right of Grantee to permit third party telecommunications providers to use, construct, operate, lay, maintain, improve, and/or repair telecommunications facilities and associated equipment, either or all, on, along over, through, across, or under the following described land situate in Duval County, Florida, to wit (the "Easement Area"):

See Exhibit A attached hereto and incorporated herein.

TOGETHER with the right of said Grantee, its successors and assigns, of ingress and egress to and over said Easement Area, and for doing anything necessary or useful or convenient, or removing at any time any and all of said improvements under or in said Easement Area, together also with the right and easements, privileges and appurtenances in and to said land which may be required for the enjoyment of the rights herein granted.

GRANTOR hereby covenants and agrees that the easement conveyed herein is exclusive, and accordingly no use of the Easement Area shall be made by Grantor, its successors or assigns, without the prior written consent of Grantee, its successors and assigns, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, by execution hereof the Grantee hereby agrees and consents to the installation, maintenance, and use of sidewalks within the Easement

Area and to the grant of sidewalk easement(s) as required by applicable Duval County land use and zoning regulations.

GRANTOR represents and warrants that it is the true owner of record of the Easement Area and that it has full power and authority to grant to Grantee the rights granted hereunder.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name the day and year first above written.

WITNESSES:

GRANTOR:

EPG JAX, LLC,
a Florida limited liability company

By: Eisenhower Management, Inc.,
a Florida corporation, its Manager

By: _____
Nicholas J. Dister, Vice President

Print: _____

Witness #1 Address:

Print: _____

Witness #2 Address:

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ___ day of _____, 2026, by Jeffery S. Hills, as the President of Eisenhower Management, Inc., a Florida corporation, the Manager of EPG Jax, LLC, a Florida limited liability company, on behalf of the corporation and the company. He is (check one) ___ personally known to me or ___ has produced _____ as identification.

Print
Notary Public, State of Florida
Commission No.: _____
My commission expires: _____

(seal)

WITNESSES:

GRANTEE:

JEA,
a body politic and corporate

Print: _____

By: _____
Jordan Pope
Senior VP, Administrative Services

Witness #1 Address:

Print: _____

Witness #2 Address:

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2026, by Jordan Pope, as Senior VP, Administrative Services of JEA, a body politic and corporate, on behalf of the JEA. He is (check one) ___ personally known to me or ___ has produced _____ as identification.

Print
Notary Public, State of Florida
Commission No.: _____
My commission expires: _____

(seal)

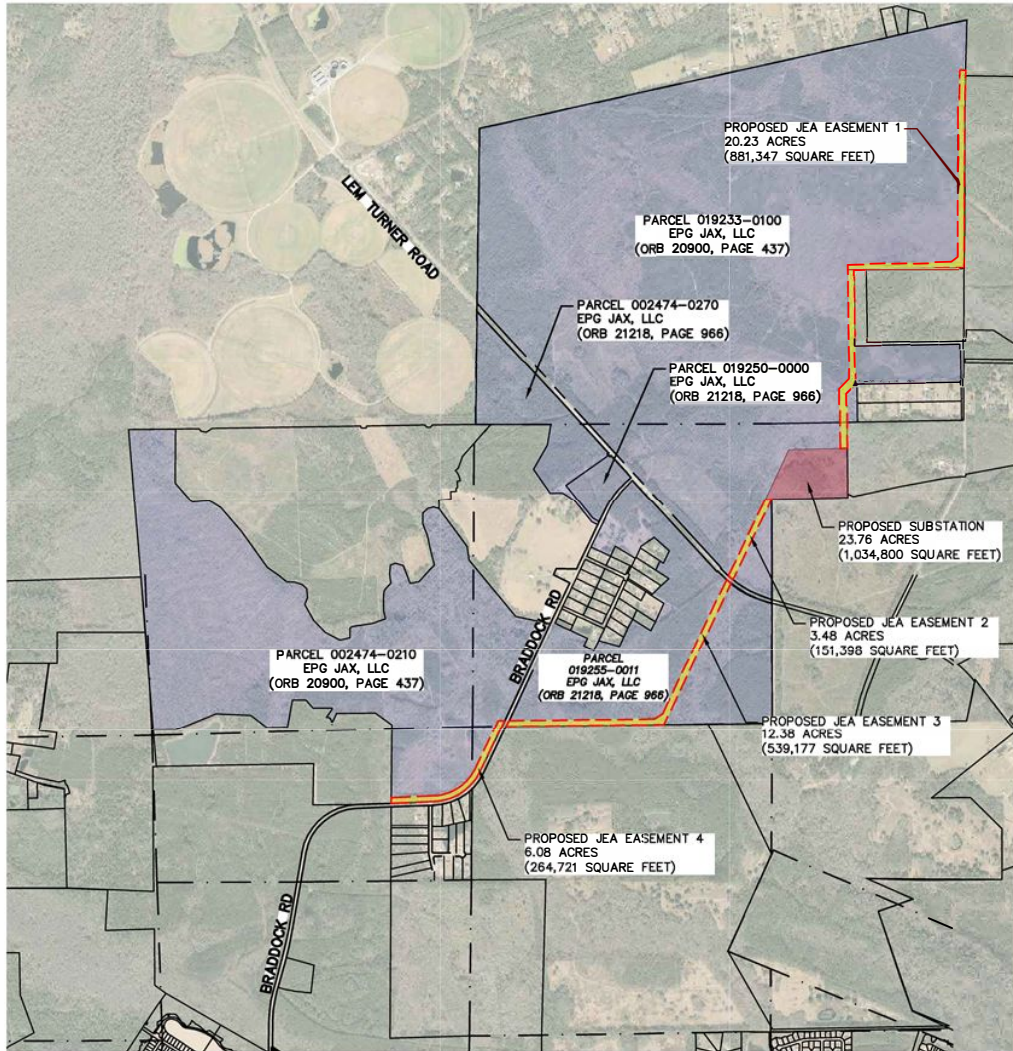


NORTH



1 INCH = 2000 FEET

GRAPHIC & INTENDED DISPLAY SCALE



PROPOSED JEA EASEMENTS AFFECTING EPG JAX, LLC PROPERTY = ± 42.17 ACRES (1,836,643 SQUARE FEET)
 PROPOSED JEA SUBSTATION PARCEL = ± 23.76 ACRES (1,034,800 SQUARE FEET)

PREPARED FOR:



LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY
- PROPOSED SUBSTATION
- EPG PROPERTY
- PROPOSED EASEMENT ACROSS EPG PROPERTY

PLOTTED: Tuesday, April 07, 2026

EPG JAX, LLC
PROPERTY EXHIBIT
 LOCATED IN DUVAL COUNTY, FLORIDA
 PREPARED FOR: JEA



PICKETT
 SURVEYING • ENGINEERING

PICKETT AND ASSOCIATES, LLC
 3710 AIRPORT COMMERCE DR
 SUITE 10
 LAKELAND, FLORIDA 33811
 PHONE: (863)-533-9085
 FAX: (863)-534-1494
 LICENSED BUSINESS No. LB364

Sheet No. 1 of 1	Horiz. Scale: 1"=2000'	Field Book: N/A Page: N/A	Project Number: 23-JEA-2303
Drawn by: JJC	Drawing No.: LD 8430	DWG Name: EX01-EPG_JAX	

JEA Board Agenda

MEMORANDUM



Northwest Water Reclamation Facility (WRF) Re-Evaluation

Board Meeting Date: May 19, 2026

Outcome: INFORMATION ONLY ACTION FUTURE BOARD CONSIDERATION

If Action, Provide a Recommended Motion:

N/A

Consent Agenda Item: Yes No

Presenter: Rob Zammataro, Chief Water Systems Officer

Chief: Rob Zammataro, Chief Water Systems Officer

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

Background Information & Analysis: Staff has determined that management of wastewater previously anticipated for treatment at the new Northwest WRF would be better served elsewhere in the system due to the following primary reasons:

- Overall cost – at 30% design, the Construction Manager at Risk’s (CMAR) estimate came in greater than \$100/gal of treatment. This does not account for increasing the number of effluent disposal wells, site work, utilities, access, and electrical components, which account for the largest project costs.
- Risk of effluent management – due to the hydrogeological conditions found during the pilot injection well project at Arlington East, staff have identified a significant project risk. There may not be sufficient injection well capacity at the Northwest plant site, and additional wells will be needed to meet SB64 compliance requirements.

An alternative to the Northwest treatment facility is currently being evaluated. This option consists of conveying untreated wastewater to the Cedar Bay WRF for treatment and effluent disposal.

Design Consultant: Hazen & Sawyer
 CMAR Contractor: Sundt
 30% design milestone completed in February 2026

Financial Impact: Financial impact is being evaluated

Committee/Board Meeting/Workshop & Date Presented: Capital Projects Committee Meeting - August 12, 2024

Appendix: N/A

JEA Board Agenda

MEMORANDUM



Arlington East WRF High-Level Disinfection Project

Board Meeting Date: May 19, 2026

Outcome: INFORMATION ONLY ACTION FUTURE BOARD CONSIDERATION

If Action, Provide a Recommended Motion:

N/A

Consent Agenda Item: Yes No

Presenter: Sean Conner, Director, Water/Wastewater Project Engineering & Construction

Chief: Rob Zammataro, Chief Water Systems Officer

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

Background Information & Analysis:

The first Early Work Package (EWP) has been approved for the HLD project at Arlington East WRF, which includes:

- Early equipment purchases for long lead equipment
- Initial site work
- Effluent transfer pump station foundation

The Guaranteed Maximum Price (GMP) for this work was awarded in April 2026, for \$26,457,694, which is \$1,115,004 below the estimate. The 100% design milestone for the project was reached in February 2026, and the final GMP package will be presented to the Capital Projects Committee in September for approval. The current estimate for project construction is \$170M.

Design Consultant: Hazen & Sawyer
Construction Manager at Risk (CMAR) Contractor: Wharton-Smith

Financial Impact: Total Construction Estimate \$170M; Total Project Cost Estimate \$187M

Committee/Board Meeting/Workshop & Date Presented: Capital Projects Committee Meeting - November 7, 2024

Appendix: N/A

JEA Board Agenda

MEMORANDUM



Blacks Ford WRF Expansion

Board Meeting Date: May 19, 2026

Outcome: INFORMATION ONLY ACTION FUTURE BOARD CONSIDERATION

If Action, Provide a Recommended Motion:

N/A

Consent Agenda Item: Yes No

Presenter: Sean Conner, Director, Water/Wastewater Project Engineering & Construction

Chief: Rob Zammataro, Chief Water Systems Officer

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

Background Information & Analysis: The first Early Work Package (EWP) has been approved for a plant expansion project at Blacks Ford WRF, which includes:
• Early purchase of headworks screens and odor control system equipment
• Soil preloading
The Guaranteed Maximum Price (GMP) for this work was awarded in April 2026 at \$16,650,716, \$2,693,336 below the estimate. The 100% design milestone for the project was reached in February 2026, and the final GMP package will be presented to the Capital Projects Committee in September for approval. The total construction cost is estimated at \$195M.
Design Consultant: Ardurra Engineering
Construction Manager at Risk (CMAR) Contractor: PC Construction

Financial Impact: Total Construction Estimate \$195M, Total Project Cost Estimate \$226M

Committee/Board Meeting/Workshop & Date Presented: Capital Projects Committee Meeting - November 7, 2024

Appendix: N/A

JEA Board Agenda

MEMORANDUM



138kV / 230kV Fulton Cut Replacement Update

Board Meeting Date: May 19, 2026

Outcome: INFORMATION ONLY ACTION FUTURE BOARD CONSIDERATION

If Action, Provide a Recommended Motion:

N/A

Consent Agenda Item: Yes No

Presenter: Darrell Hamilton, Manager, Transmission & Substation Projects

Chief: Ricky Erixton, Chief Electric Systems Officer

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

Background Information & Analysis:

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

Various reconfiguration alternatives were analyzed to ensure safe construction to raise the lines to at least 225 feet above high tide to provide a minimum 205 feet of navigation operational clearance by no later than December 10, 2026, per schedule issued with Guarantee Maximum Price (GMP) submittal from Quanta Infrastructure Solution Group, LLC (Quanta).

Staff has coordinated easements with the Harbor Waterways Special District and JAXPORT and has actively engaged the nearby neighborhoods to ensure appropriate use of access to site.

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

Financial Impact: JEA \$32.5M, JAXPORT \$32.5M, City of Jacksonville/State \$52M - Total Project Cost \$117M

Committee/Board Meeting/Workshop & Date Presented:

- Finance and Operations Committee Meeting: March 10, 2023
- JEA Board Meeting: March 28, 2023, February 25, 2025, August 26, 2025
- Capital Projects Committee Meeting: February 25, 2025, May 23, 2025, October 31, 2025, February 11, 2026

Appendix: N/A

JEA Board Agenda

MEMORANDUM



Combined Cycle Update

Board Meeting Date: May 19, 2026

Outcome: INFORMATION ONLY ACTION FUTURE BOARD CONSIDERATION

If Action, Provide a Recommended Motion:

N/A

Consent Agenda Item: Yes No

Presenter: Garry Baker, Senior Vice President, Electric Delivery
Jamila Akrayi, Manager, Project Management
Jim Stancin, Director, Energy Production

Chief: Ricky Erixton, Chief Electric Systems Officer

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

Background Information & Analysis:

On August 26, 2025, the Board unanimously approved moving forward with the self-build Combined Cycle project at the St. Johns River Power Park site, delegating authority to the CEO/Managing Director to negotiate and execute the reservation agreement with GE Vernova and to proceed with Engineering, Procurement, and Construction (EPC) solicitation, with a not-to-exceed project cost of \$1.57 Billion.

On September 26, 2025, JEA executed the Reservation Agreement with GE Vernova.

On December 19, 2025, JEA finalized the contract with GE Vernova for the supply and delivery of power generation equipment and related services. The final contract included the following key terms:

- Firm contract price for Equipment, Services, and Duties and Tariffs
- Payment Milestones and Cancellation Schedule
- Equipment Delivery and Submittals Schedules
- Performance Guarantees, Liquidated Damages, and Caps on Liquidated Damages
- Warranty including Catalyst and 7HA.03 Combustion Turbine Special Warranty
- Termination and Assignment Terms
- Final Conformed Technical Specifications and General Electric Vendor Attachments

On April 7, 2026, JEA issued an Engineering, Procurement, and Construction (EPC) Request for Approval (RFP) solicitation. JEA expects to receive the qualification responses in June 2026. JEA will use the evaluation criteria listed in the RFP to evaluate and rank all responses, with the evaluation results to . JEA will enter negotiation with the company with the best overall rank. During negotiations, JEA will request a fully priced proposal and work through all aspects of the contract to reach an agreement with the Company. JEA targets to have the contract executed by February 2027.

JEA Board Agenda

MEMORANDUM



Combined Cycle Update - Continued

**Background
(Continued)**

Next steps focus on regulatory approvals, procurement, and Board engagement. JEA will prepare and file a Need for Power petition with the Florida Public Service Commission under Section 403.519, Florida Statutes, and submit a Site Certification Application to the Florida Department of Environmental Protection under the Power Plant Siting Act for comprehensive state certification.

In parallel, JEA will issue and evaluate an Engineering, Procurement, and Construction solicitation and continue advance procurement of the Power Island and other long-lead equipment while providing regular progress updates to the Board on regulatory, procurement, and construction milestones.

**Financial
Impact:**

Total cost not to exceed \$1.57B.

Committee/Board Meeting/Workshop & Date Presented:

- JEA Board Meetings: March 26, 2024, August 26, 2025
- Capital Projects Committee Meetings: August 12, 2024, November 7, 2024, February 25, 2025, May 23, 2025, October 9, 2025, February 11, 2026

Appendix:

N/A

Major Capital Projects over \$25 Million

Project Name	Cost			Milestone		Schedule		
	Total Forecasted Budget	Actuals to Date	Cost Percent Complete	Phase	Phase Start	Final Completion	Days Delayed	Schedule Status
Electric Projects								
138kV / 230kV Fulton Cut Replacement	\$ 32,500,000	\$ 17,429,020	54%	Construction	1-Jul-25	30-Sep-27		On Track
DLY - North Jacksonville Area 138kV Transmission Loop	\$ 93,133,828	\$ 748,533	1%	Delayed	12-Jun-23	30-Nov-29		Deferred
Brandy Branch to Normandy 230 kV Transmission Line	\$ 32,000,000	\$ -	0%	Planned	1-Jan-27	30-Dec-29		On Track
Ostner 230 kV Switchyard - Substation	\$ 36,047,585	\$ -	0%	Planned	1-Jan-26	30-Sep-30		On Track
Advanced Class 1X1 Combined Cycle Addition	\$ 1,569,841,215	\$ 49,890,414	3%	Schematic Design	2-Sep-25	30-Jun-31		On Track
GEC to Mayo 230kV Circuit 950 Addition	\$ 62,695,970	\$ -	0%	Planned	1-Jan-26	1-Feb-31		On Track
RES - GEC to Mayo Sub 230kV - Transmission Corridor Acquisition	\$ 31,454,488	\$ 11,543,834	37%	Construction	10-Feb-20	30-Nov-27		On Track
New World Sub to Villages North sub-New 230kV Transmission	\$ 60,000,000	\$ -	0%	Planned	1-Jan-27	1-Feb-31		On Track
Brandy Branch to Dinsmore 230 kV Transmission Line	\$ 73,000,000	\$ -	0%	Planned	1-Jan-27	30-Dec-31		On Track
Greenland to CR-210 (FPL Valley) 230 kV Transmission Tie Line	\$ 55,000,000	\$ -	0%	Planned	1-Jan-32	30-Dec-35		On Track
	2,045,673,085	\$ 79,611,800	4%					
Wastewater Projects								
Southwest WRF - Expansion to 16 MGD	\$ 136,292,411	\$ 135,032,863	99%	Construction	18-Apr-22	20-Jun-26	86	Delayed
Buckman WRF - Biosolids Facility Rehabilitation	\$ 5,105,004	\$ 3,529,880	69%	Construction	4-Feb-25	2-Sep-26	107	Delayed
Monterey WRF Improvements - Phase 2	\$ 39,745,563	\$ 25,105,409	63%	Construction	15-Jul-24	25-Mar-27	37	Delayed
Buckman WRF - Biosolids Conversion - Process Facility with Dual Dryers	\$ 301,592,643	\$ 165,189,650	55%	Construction	10-Jul-24	8-Aug-28		On Track
Buckman WRF - Aeration Basin Air Header and Diffuser Replacement	\$ 32,860,263	\$ 13,728,199	42%	Construction	1-Mar-25	10-Aug-28		On Track
Ponte Vedra WRF - Expansion	\$ 35,143,990	\$ 1,878,126	5%	Construction	24-Jul-26	8-Nov-28		On Track
Buckman WRF - Biosolids RAW Sludge Holding Tank Restoration	\$ 40,771,350	\$ 18,084,996	44%	Construction	4-Feb-25	26-Oct-28		On Track
Arlington East WRF Phase2	\$ 113,446,442	\$ 32,227,120	28%	Construction	2-Sep-25	14-Dec-28		Ahead
Arlington East WRF - Disinfection Conversion to High Level UV	\$ 186,740,460	\$ 6,765,833	4%	Final Design	3-Jan-24	4-Jan-30		On Track
Arlington East WRF - Biosolids FM - SJR Crossing from University Blvd to KGS	\$ 23,311,590	\$ 1,727,397	7%	Final Design	28-Jun-23	27-Aug-27		On Track
Northwest WRF - 2.0 MGD	\$ 152,770,792	\$ 5,088,677	3%	Schematic Design	2-Jan-25	12-Mar-30		On Track
Blacks Ford WRF - Expansion from 6 to 12 MGD	\$ 226,270,240	\$ 18,199,147	8%	Final Design	29-Jul-25	7-Nov-30		On Track
Southwest WRF - Expansion 16 to 18 MGD	\$ 128,995,015	\$ 38,625	0%	Schematic Design	10-Mar-26	30-Sep-31		On Track
Greenland WRF - Expansion to 8 MGD	\$ 140,000,000	\$ -	0%	Planned	18-Jul-31	10-Jan-37		On Track
Nassau Regional WRF - Expansion to 4 MGD and Demo of Existing MBR	\$ 90,000,000	\$ -	0%	Planned	18-Jul-31	10-Jan-37		On Track
	\$ 1,653,045,763	\$ 426,595,923	26%					

Major Capital Projects over \$25 Million

Project Name	Cost			Milestone		Schedule		
	Total Forecasted Budget	Actuals to Date	Cost Percent Complete	Phase	Phase Start	Final Completion	Days Delayed	Schedule Status
Water Projects								
DES - Hogans Creek - Plant Expansion	\$ 45,858,739	\$ 6,371,773	14%	Construction	15-Apr-26	2-Sep-27		On Track
Water Meters - AMI Conversion	\$ 77,467,815	\$ 23,097,522	30%	Program	1-Oct-22	30-Sep-28		On Track
Westlake WTP - Expansion from 3.0 to 7.0 MGD	\$ 26,751,300	\$ 315,525	1%	Schematic Design	8-Dec-25	1-Jun-30		On Track
SIPS - Ridenour - Cortez to Ridenour WTP - New - W	\$ 25,371,933	\$ -	0%	Planned	23-Apr-30	7-May-33		On Track
SJRPP WTP - New 2 MGD Plant	\$ 26,200,000	\$ -	0%	Planned	1-Oct-31	30-Sep-35		On Track
	\$ 201,649,787	\$ 29,784,820	15%					
Water - Surface Water Discharge Elimination (SWDE)								
SWDE - Arlington East - H2.0 Purification Facility	\$ 221,210,630	\$ 858,885	0%	Schematic Design	13-Aug-26	17-Feb-31		On Track
SWDE - Arlington East Purification Facility - Deep Injection Disposal Wells	\$ 42,585,000	\$ -	0%	Planned	6-Jul-26	28-Apr-29		Ahead
SWDE - Nassau Deep Injection Disposal Well at Wildlight WRF	\$ 28,650,000	\$ -	0%	Planned	29-Oct-29	14-Jan-35		On Track
SWDE - Monterey WRF	\$ 93,700,000	\$ -	0%	Planned	12-Jul-30	21-Jul-36		On Track
SWDE - Cedar Bay Purification Facility - Deep Injection Disposal Wells	\$ 44,500,000	\$ -	0%	Planned	13-May-31	31-Mar-36		On Track
SWDE - Ponte Vedra WRF	\$ 76,250,000	\$ -	0%	Planned	27-Apr-32	20-Sep-36		On Track
SWDE - Cedar Bay Purification Facility	\$ 234,515,085	\$ 629,304	0%	Schematic Design	16-Sep-31	7-Feb-37		On Track
SWDE - Water First North Florida-Regional Aquifer Recharge Facilities	\$ 600,057,211	\$ 106,678	0%	Schematic Design	4-Sep-30	21-Mar-41		On Track
	\$ 1,341,467,926	\$ 1,594,867	0%					
H2O Facility								
Water Purification Demonstration Facility	\$ 77,190,619	\$ 74,296,485	96%	Construction	29-Sep-23	10-Aug-26	259	Delayed
H2.0 Purification Center - Aquifer Recharge Well	\$ 9,156,654	\$ 8,955,311	98%	Construction	16-Aug-24	10-Aug-26	259	Delayed
	\$ 86,347,272	\$ 83,251,795	96%					
City Joint Agency Projects								
Christobel – Water Main Replacement	\$ 35,260,000	\$ 229,604	1%	Construction	6-Apr-26	7-Nov-28		On Track
	\$ 35,260,000	\$ 229,604	1%					

Capital Projects Committee Meeting - May 6, 2026 - Supplemental Information

Project Name	Status	Driver	Explanation	Action
DLY - North Jacksonville Area 138kV Transmission Loop	Deferred	Prioritization	Deferred due to funding prioritization. Scheduled to restart in FY27.	Deferred per FY26 funding prioritization; scope and schedule to be revalidated ahead of FY27 restart.
Southwest WRF - Expansion to 16 MGD	Delayed	Construction	Delayed due to material delivery, startup, and testing.	Non-recoverable delay. Contractor focused on completion with no schedule recovery expected. Completion remains in FY26.
Buckman WRF - Biosolids Facility Rehabilitation	Delayed	Construction	Five month delay in delivery of polymer skid equipment.	Non-recoverable delay. Contractor focused on completion with no schedule recovery expected. Completion remains in FY26.
Monterey WRF Improvements - Phase 2	Delayed	Construction	Delayed due to material and equipment delivery delays.	Working with contractor on potential recovery plan. Low risk to FY27 completion.
Water Purification Demonstration Facility	Delayed	Construction	Contractor performance and delays in material procurement have delayed construction to the point of impacting startup and commissioning. Final permitting cannot be achieved until start and commissioning is completed.	Non-recoverable delay. Contractor focused on completion with no schedule recovery expected. Completion remains in FY26.
H2.0 Purification Center - Aquifer Recharge Well	Delayed	Construction	Delayed due to being impacted by ongoing delays with commissioning and operational permitting of the H2.0 facility.	Non-recoverable delay. Project is substantially complete and in standby for testing while waiting on the demonstration facility. Completion remains in FY26.