

6th Annual • 2023



Developers Workshop

BUILDING COMMUNITY, TOGETHER



Welcome

Pedro
Melendez,

VP, Planning, Engineering
& Construction



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AGENDA

Opening Remarks	Jay Stowe
Developer's Perspective	Rick Morales
Development Supply Chain	Lisa Pleasants
Electric Development Projects	Jeremy Williams
Electric Services	Gerald Donskey
Real Estate	Brandon Traub

BREAK

Water & Wastewater Planning	Susan West
Water & Wastewater Development Design & Process	Bryan Spell
Geographic Information Systems (GIS)	Bill Kirk
Water & Wastewater Pre-Service & New Service	Tonya Lewis
Field Meter Services	Mark Resos
Chilled Water & Natural Gas	GiGi Carroll
Closing Remarks	Raynetta C. Marshall

Opening Remarks

Jay Stowe,

Managing Director &
Chief Executive Officer, JEA



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Developer's Perspective

Rick Morales,

President,
Morales Construction Co., Inc.



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Supply Chain Update

Development Supply Chain

Lisa Pleasants
Senior Manager, Sourcing



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Demand continues to be stronger than Supply

Communication and accurate forecasting are key to preventing disruption

JEA continually reviews options for increasing supply

Transformers Continue to be the Biggest Challenge

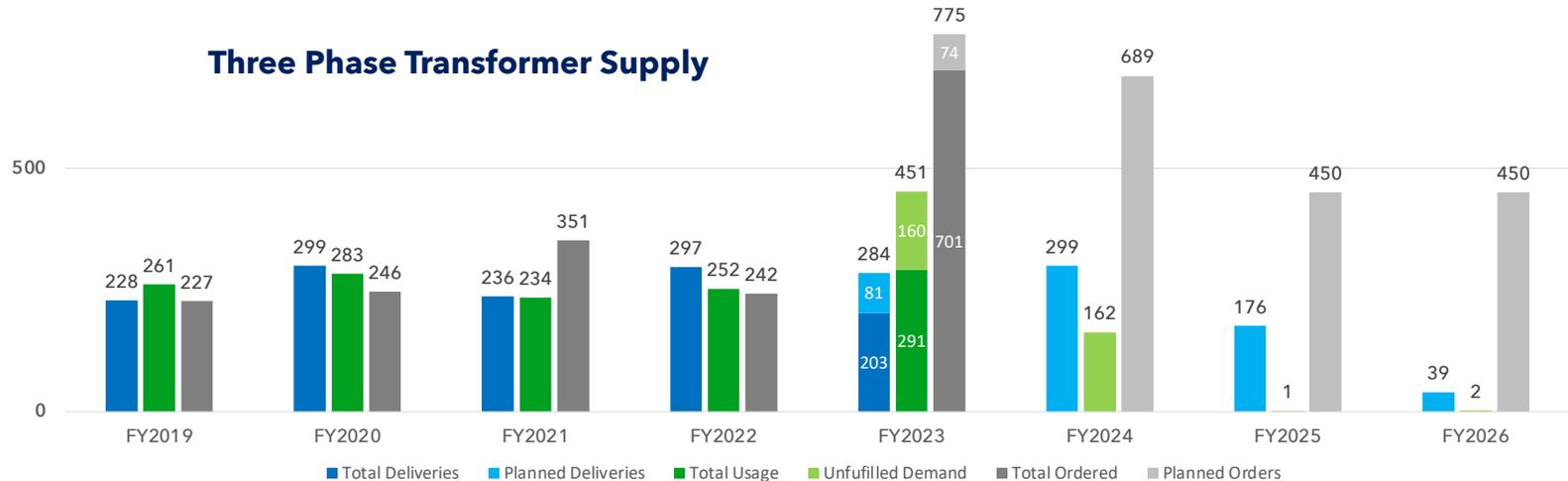
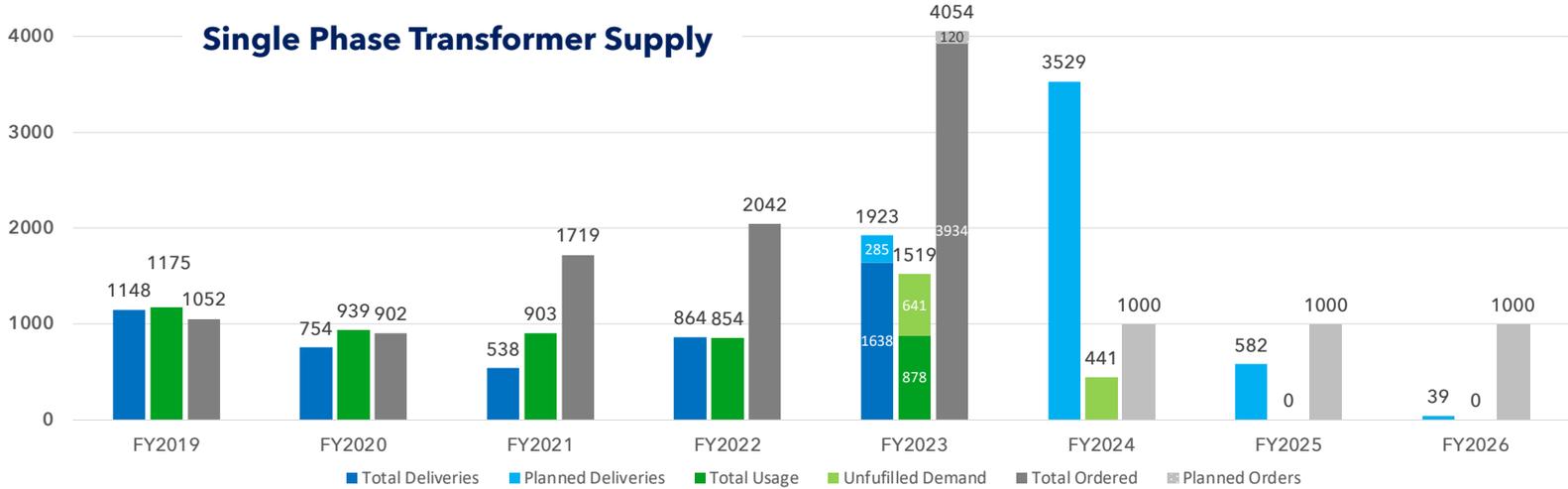
Development Supply Chain

Lisa Pleasants
Senior Manager, Sourcing



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Future Insights

Development Supply Chain

Lisa Pleasants
Senior Manager, Sourcing



Lead
Times



Production
Slots



Improved
Risk Model



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Recent Changes

Electric Development Projects

Jeremy Williams

Manager, Energy & Development Projects



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New resources

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

Early submittal option in lieu of preliminary plat

New submittal pace cooling off

Large “bubble” of projects in developer construction

Current Challenges Being Addressed

Electric Development Projects

Jeremy Williams

Manager, Energy & Development Projects



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

Future Insights

Electric Development Projects

Jeremy Williams

Manager, Energy & Development Projects



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

New Process for Large Commercial Services

Electric Services

Gerald Donskey

Manager, Energy & Development Projects



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PowerClerk Management Program

- Streamline project workflows
- Send communication

PowerClerk

JEA Large Commercial Service Engineering Application System



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Current Challenges Being Addressed

Electric Services

Gerald Donskey

Manager, Energy & Development Projects



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

Job	Status	Crew	Permit Number	Customer Address	FA ID	Permit	Territory/Zone
	RECEIV		2023/659751.000	1436 GAILWOOD CR N	RESE	NEW	WS-NORTH-V
	RECEIV		2023/620684.001	4225 SOUTHPOINT PY S	COME	NEW	SS-MID-EA

Future Insights

Electric Services

Gerald Donskey
Manager, Energy & Development Projects



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Reviewing rules and regulations for Electric Service



Solutions for commercial metering issues



Improved Appendix A and online contact information

Recent Changes

Real
Estate

Brandon Traub
Real Estate Specialist



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JEA's approved forms of
Easement (Restoration
Language)



OGC Legislation
regarding
50% of plats

Current Challenges

Real
Estate

Brandon Traub
Real Estate Specialist



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

Future Insights

Real
Estate

Brandon Traub
Real Estate Specialist



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Improved Time Management

Submit Easements, Plats, and Use of Real Property applications as far in advance as possible

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Planning Overview

Water & Wastewater Planning

Susan West

Manager, Water & Wastewater
System Planning



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

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

..... Currently review is handled by emailing Susan West at westsr@jea.com

..... Process will be added to Sages soon for online submittals

Planning Challenges

Water & Wastewater Planning

Susan West

Manager, Water & Wastewater
System Planning



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

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

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

Ongoing Efforts

Water & Wastewater Planning

Susan West

Manager, Water & Wastewater
System Planning



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

Recent Changes

Water & Wastewater Development Design & Process

Bryan Spell

Manager, Water & Wastewater
Development



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New manager and positions added to the team

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

SUE Reports for POC required for Plan Approval not Plan Submittal

Current Challenges

Water & Wastewater Development Design & Process

Bryan Spell

Manager, Water & Wastewater
Development



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Supply Chain issues

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

Available options to address

- Phasing of plans - limit of 100 units / equivalent flow for commercial
- Pony pump in lieu of generator - Design guidance for pony pump option - see W/WW Development during breakout session

Continuous Improvement Through Collaboration

Water &
Wastewater
Development
Design &
Process

Bryan Spell

Manager, Water & Wastewater
Development



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Sagesgov.com



Process
Improvements



Communication

Section 501 Standards - What's New

Geographic Information Systems (GIS)

Bill Kirk
Manager, GIS Systems



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

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

Section 501 Standards - Items of Note

Geographic Information Systems (GIS)

Bill Kirk
Manager, GIS Systems



As-Builts - complete cover sheet with vicinity map in B&W. No color in As-Builts

Ownership transition point

Referencing applicable manual and checklist for specific year of initial submittal

If checklist is initialed, confirm and ensure AsBuilt reflects it

% Prelims Reviewed FY 22

		Prelim Date Received
Prelim Approved	Rejected	FY 2022
		100.0%

% Prelims Reviewed FY 23

		Prelim Date Received
Prelim Approved	Rejected	FY 2023
		7.43%
		92.57%

% Finals Reviewed FY 22

		Final Date Received
Final Accepted	Rejected	FY 2022
		100.0%

% Finals Reviewed FY 23

		Final Date Received
Final Accepted	Rejected	FY 2023
		79.41%
		20.59%

Improving the Customer Experience

Geographic Information Systems (GIS)

Bill Kirk

Manager, GIS Systems



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

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

Maintaining an efficient Database using Sages Online and Microsoft SQL Server

New Service Application Process

Water & Wastewater Pre-Service & New Service

Tonya Lewis

Manager, Revenue Assurance and
Water Pre-Service Operations



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Water Pre-Service reviews Residential and Commercial New Service Applications

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

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

Application process completed and meter installation requested if applicable

What's New

Water & Wastewater Pre-Service & New Service

Tonya Lewis

Manager, Revenue Assurance and
Water Pre-Service Operations



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- | Turn-around time for application review has been included in the auto-reply email when an application is submitted
- | JEA now accepts debit/credit cards when paying the applicable new service fees in person
- | Completed water locates expire in nine months

Looking Forward

Water & Wastewater Pre-Service & New Service

Tonya Lewis

Manager, Revenue Assurance and
Water Pre-Service Operations



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

Commercial applications submitted must include flow and flow calculation documentation

The last of the scheduled series of increases occurred April 1, 2023

Electric Meter Status

Field Meter Services

Mark Resos

Manager, Electric Meter Services



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Changes

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

Challenges

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

Future

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

Water Meter Status

Field Meter Services

Mark Resos

Manager, Electric Meter Services



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Changes

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

Challenges

- Watching out for brass components for supply chain issues

Future

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

Water AMI Conversion Project Status

Field Meter Services

Mark Resos

Manager, Electric Meter Services



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

Chilled Water

Utility scale chilled water service is available and growing.



Chilled Water & Natural Gas

GiGi Carroll
Manager, Business Development



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Natural Gas

JEA is a commercial and industrial natural gas supplier with competitive pricing, variable or fixed contracts.

Chilled Water
& Natural Gas

GiGi Carroll
Manager, Business Development

JEA
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Closing Remarks

Raynetta C.
Marshall,

Chief Operating Officer, JEA



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IMPROVING LIVES. BUILDING COMMUNITY.



JEA Department Breakout at Hallway Tables

**Pedro
Melendez,**

VP, Planning, Engineering
& Construction



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Electric Standards

Electric Development & Inspections

Procurement - Supply Chain

Real Estate

Environmental - Permits

W/WW Reuse Delivery and Collection – O&M

Meter Services

Water Pre-Service

W/WW Standards

W/WW Construction Inspection

W/WW Planning and Development

Business Development - Chilled Water & Natural Gas

JEA Customer Experience