



# CAPITAL PROJECTS COMMITTEE

JEA Headquarters | 1<sup>st</sup> 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

Adjournment

General Joseph DiSalvo, Chair



---

# 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

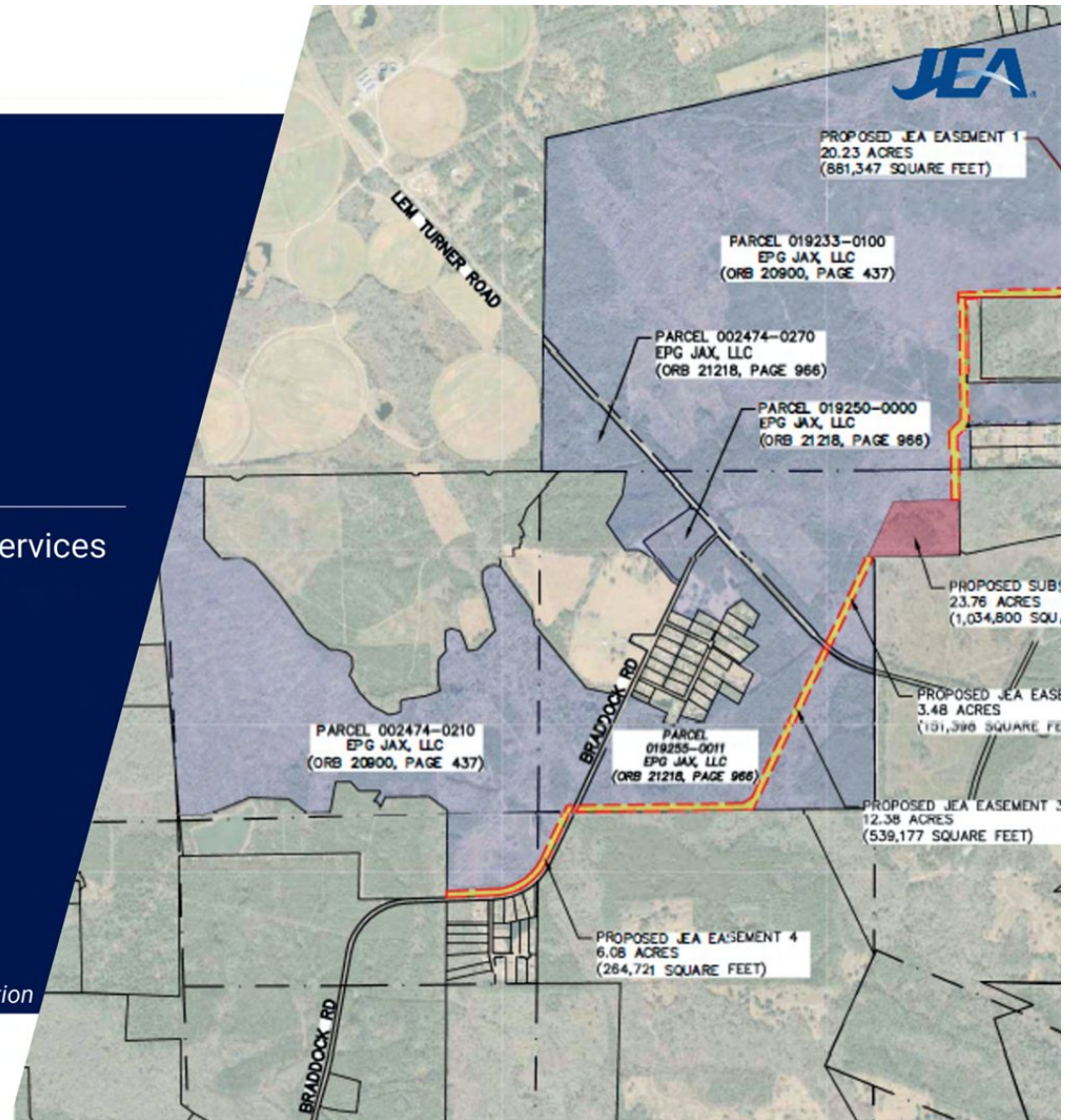
Public



# 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

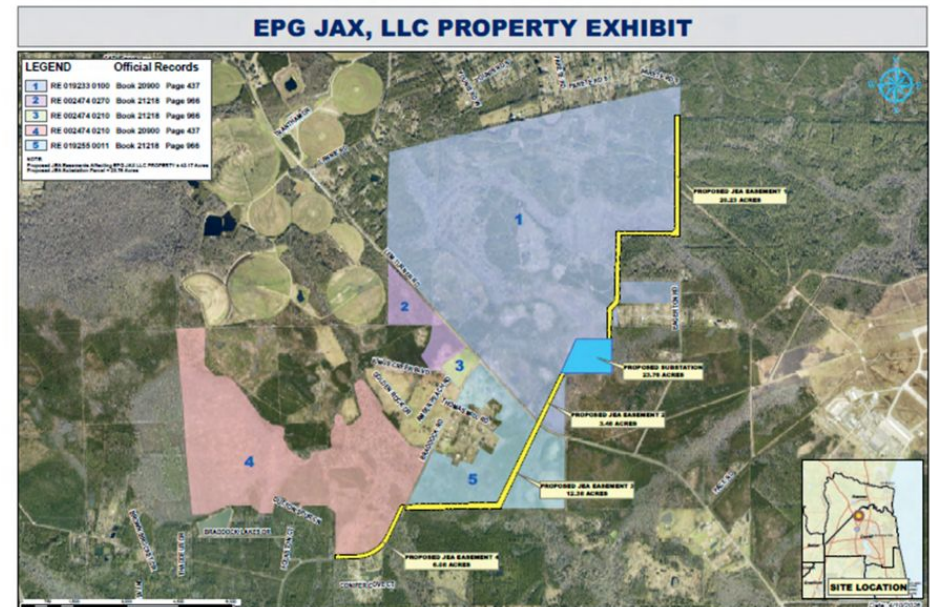
- Two planned electric substations
- Approximately 11-mile transmission and distribution corridor

## 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**



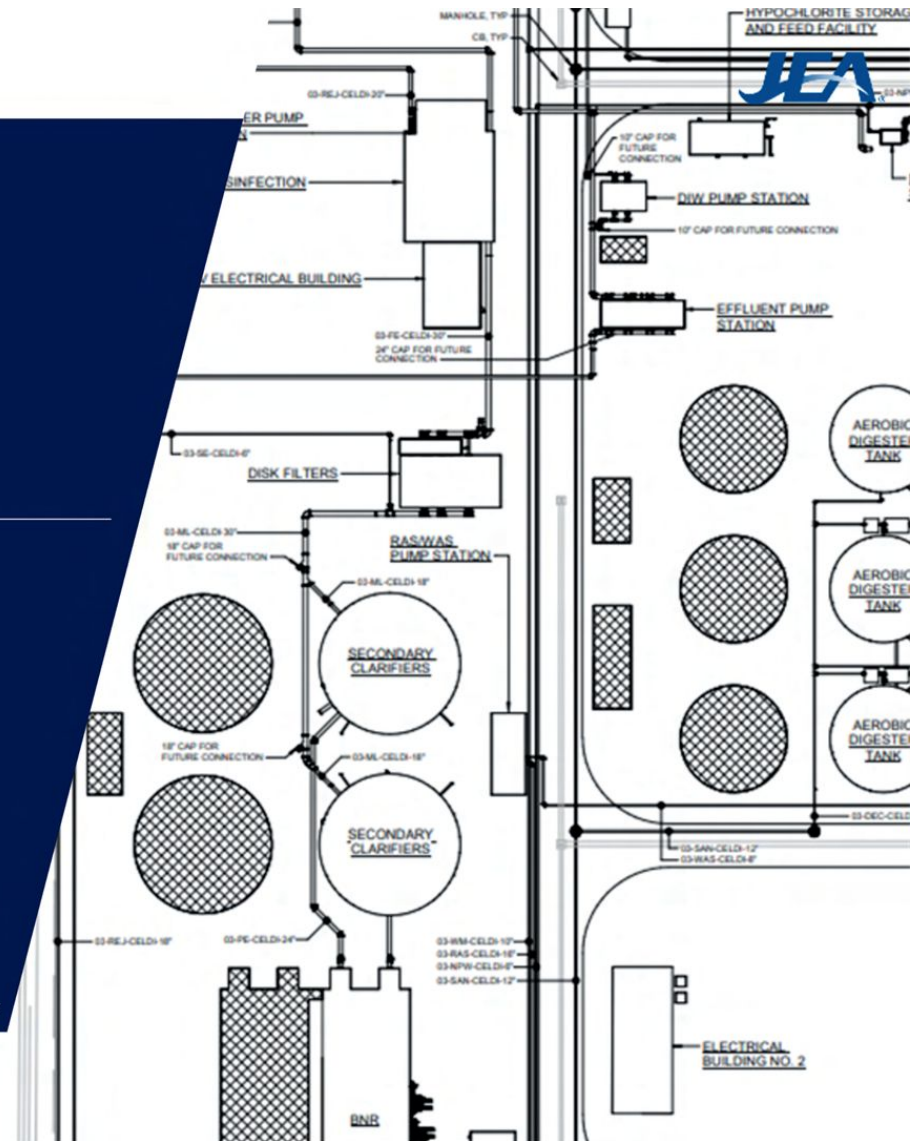
## **Requested Action**

**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





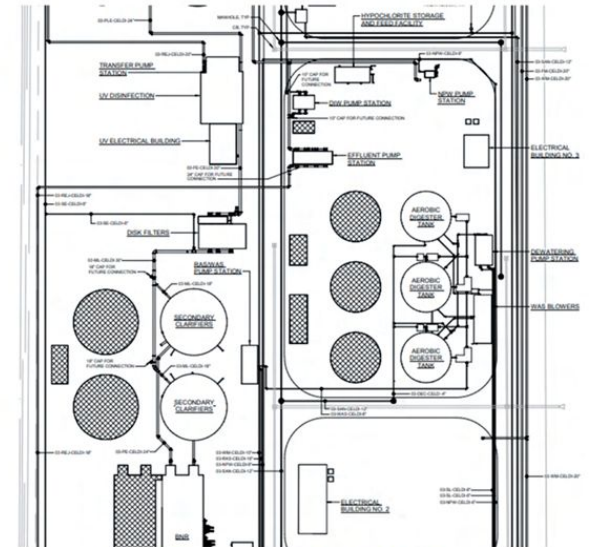
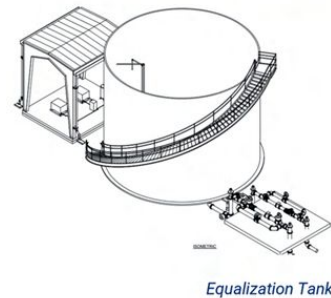
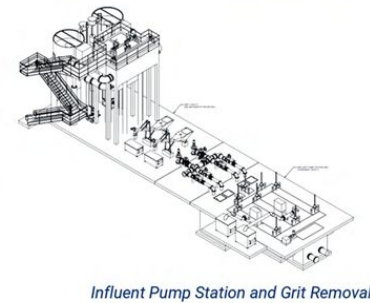
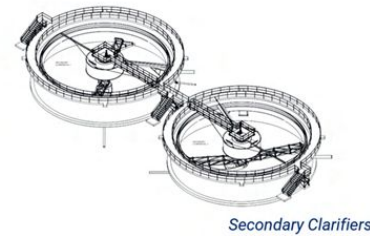
# Northwest WRF Re-Evaluation 2.0 MGD Wastewater Reclamation Facility

## 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

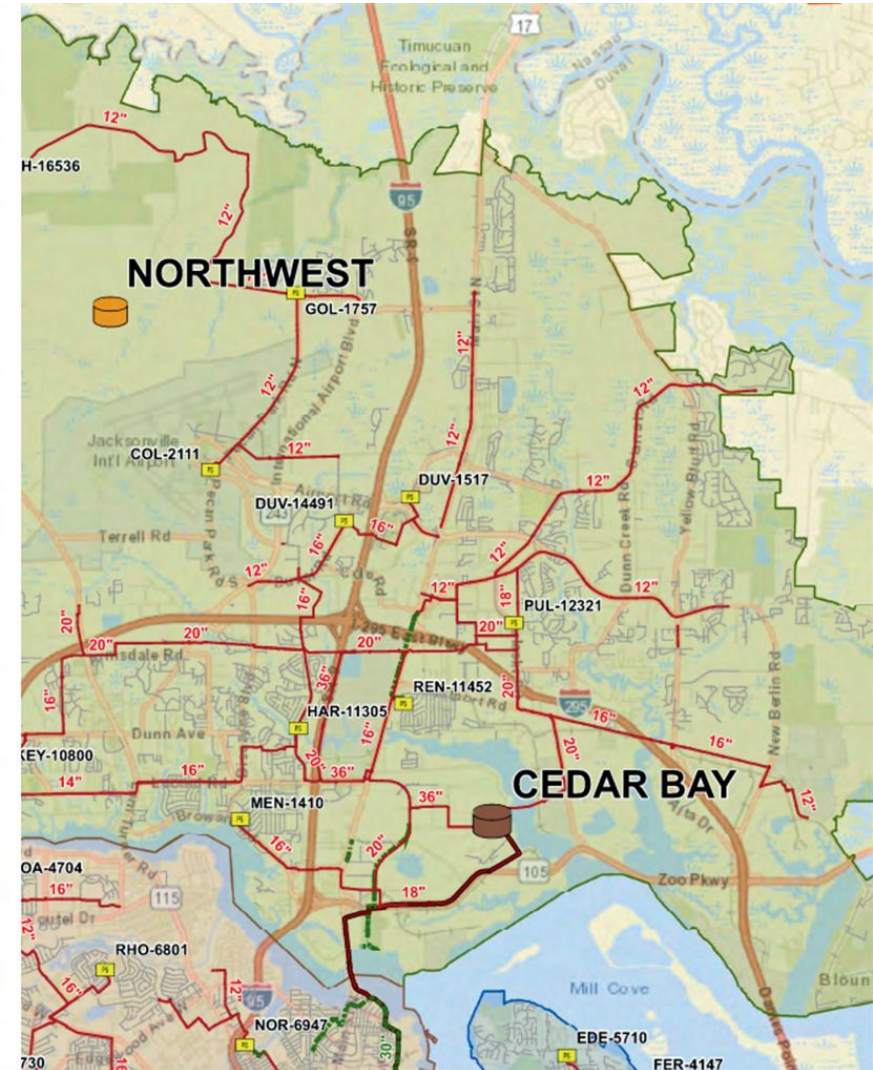
- ~9-mile force-main
- Master pump station
- Booster pump stations
- Eventual expansion of Cedar Bay (needed anyway, circa 2041)
- Resize or expansion of the future Water Purification Facility

## 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

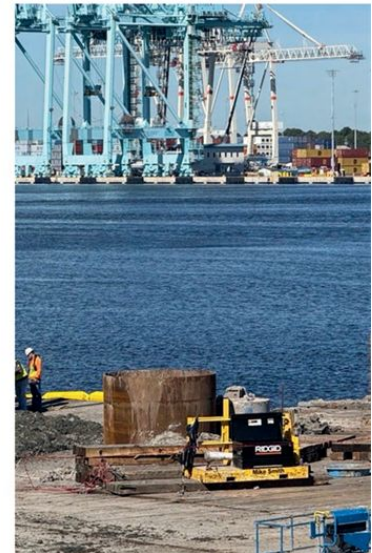
Project Phase	What's Happening	When
Tower Replacement	Building/installing the new poles/structures	Summer 2026
Power Line Installation	Install new power lines on the newly built structures	Winter 2026
Project Completion	Remove the old towers, restore the site, and complete construction	Summer 2027

## 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)

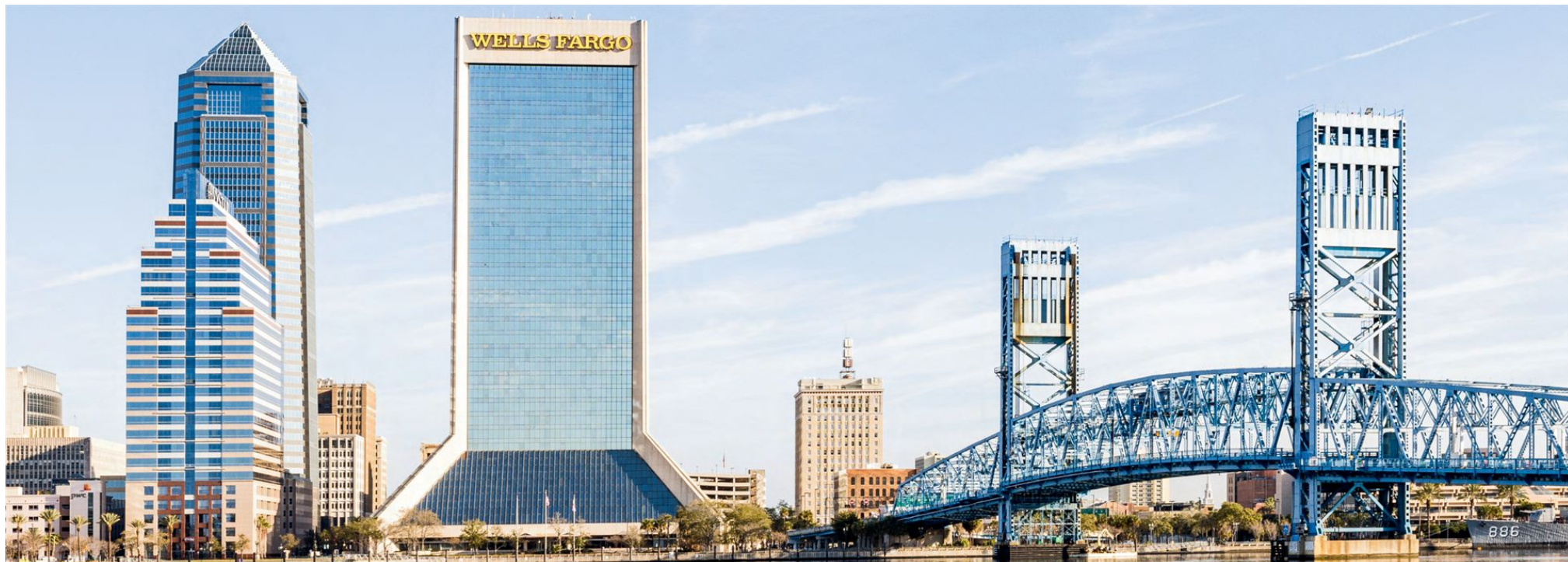


# Old and Other New Business / Open Discussion

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:

Chief:

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:

- 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	

# 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
<b>Electric Projects</b>								
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%					
<b>Wastewater Projects</b>								
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
<b>Water Projects</b>								
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%					
<b>Water - Surface Water Discharge Elimination (SWDE)</b>								
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%					
<b>H2O Facility</b>								
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%					
<b>City Joint Agency Projects</b>								
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 ravalidated 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.