

**The Better Jacksonville Plan**  
**Finance and Project Administration Committees**  
**Meeting Minutes**  
**October 26, 2007**

**FAC:**

Alan Mosley  
Dan Edelman

Absent:

Jim Dickenson (also PAC)  
AJ Dunn  
Janet Owens

**CITY:**

Janice Billy  
Michael Givens  
Dave Schneider  
Marcy Cook  
Bob Dyr  
Doris Leach

**JTA:**

John Davis  
Margo Smith  
Mike Miller  
Dee Dee Ellis  
Ken Middleton

**PAC:**

Jacquie Gibbs (for M. Blaylock)  
Joey Duncan

Absent:

Scott Noe

**JEA:**

Robert Kermitz

**I. Welcome and Opening Remarks**

**Alan Mosley**

**II. Approval of Previous Meeting Minutes**

*Minutes of August 3 meeting approved.*

**III. FINANCE ADMINISTRATION COMMITTEE**

**A. COJ**

**Michael Givens**

Effort has been under way to change reporting format. The new format is almost ready to share with the committee members. We will also need to discuss it with Council Auditor's Office and JTA.

There is a concern with timing between the period we're reporting on and the meeting. We're trying to address how to deal with it, to get the committee something useful in a timely manner without excluding too much.

Additionally, we received a verbal update of program status from PFM; they will follow up with a written report. It appears that based on historical spending patterns, we will have the BJP 2 spending requirements met by January 2014, which would have us out of the program by in October 2019. Original estimate was sometime in the current timeframe.

Question raised with respect to the 2024 date that had previously been discussed. Mr. Givens explained that he believes they have improved the quality of information, making projections much better.

Mr. Edelman stated that he didn't see a significant problem with the time lag in reporting, since this is a long-term program.

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**ACTION ITEM: Mr. Givens committed that the Finance office would hold a meeting with the FAC before Thanksgiving to discuss the model, PFM projections and the Ernst & Young audit.**

The other COJ reports were not discussed, but noted as information. Nothing significant to report.

**B. JTA**

**Margo Smith**

The report has been revised to only include BJP source funding. Previously it included funding from various sources. Also, in August the Board approved some transfers between projects, which are also reflected in the report. Transfers were based on John [Davis's] latest estimates and the bids on projects that he knew were going to be under to projects that had some risk of being over budget – transferred \$3.6 million total.

Expended & committed dollars total \$352.9 million, up 10.2% from previous quarter. Life-to-date percent completion at 44.6%, up \$122 million versus last year – reflective of completing projects. This quarter we saw \$14.6 million in expenditures; \$8.1 million of that is BJP 1, with Branan Field-Chaffee at \$1.8 million, \$4.3 million Beach Blvd. ICW, \$1 million McDuff, and remainder spent on miscellaneous BJP1 projects. Another \$6M expended on BJP 2, going to Branan Field-Chaffee, Beach/Kernan, and US17/New Berlin.

Discussion ensued related to bid prices and the apparent softening of the market, with both COJ and JTA noticing a significant increase in the number of bidders, many of which are traditionally private development contractors bidding on government work for the first time. It was noted that the window of opportunity for getting these bids will likely be short, and COJ and JTA are working together to get projects out in a timely fashion without over-saturating the market.

**C. General Discussion**

*None.*

**IV. PROJECT ADMINISTRATION COMMITTEE**

**JOEY DUNCAN**

**A. Project Status Reports**

**1. COJ - Courthouse**

**Dave Schneider**

Still proceeding as reported last time. Finished negotiations with Turner/KBJ for schematic phase, pre-con services, and estimating. Will take that contract to CSPEC next Thursday. After that, Turner will be working diligently to put together best estimate for what the unified courthouse will cost. Once we're comfortable with the number, our plan is to take that number to Council, either in December or January, and

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following its approval we'll hit the ground running to take advantage of the window of opportunity with bids that we discussed earlier. Expect to have a groundbreaking sometime late next summer.

Mr. Mosley went on to say that the work that Turner/KBJ is doing is authorized by the present legislation; it allows us to look at costs associated with unification and the pros-cons associated with that. A lot of the work done by the Auchter/Perry McCall team was to help us frame out the long-term challenges with operating a separate criminal and civil court. Turner/KBJ is now framing the original Wiley plan, which is a 780,000 sq ft unified facility, 175,000 sq ft for the State Attorney's Office at the Old Federal Courthouse and work at Ed Ball for Public Defender.

**COJ - Road Projects**

**Bob Dyr**

We've had a lot of the discussion already. We've got construction completed on 41 projects, have 14 under construction, and started three more since last time – Durkeeville Phase 3, Evergreen/Buffalo intersection, and Rampart. We awarded one more – the McGirts Regional Pond, which will provide regional drainage for a number of the southwest area projects. Two are out to bid – Harts Rd. and New Kings RR overpass. New Kings is important because it's a high dollar project and in this climate we hope to see some savings on that one.

8<sup>th</sup> Street hit substantial completion, so within the next few months we'll complete the punch list and move that one to complete.

**2. JEA Septic Tank Phase Out (yellow)**

**Robert Kermitz**

Couple highlights – all the construction contracts executed at this point. The Lake Forest area's last phase is on schedule. In Scott Mill, the contractor is 3-4 months ahead of schedule. Oakwood Villas phase 2 has been turned over to WSEA; they asked JEA to manage that portion of the work, so that will be jointly funded; about \$2.2 million will come from BJP, the rest from WSEA. We will continue to report on that one.

Turn to second page, list of different phases and completion dates. Looks like we'll complete all our work around the middle of 2009. Once WSEA has secured funding we'll fill in the dates on Oakwood Villas.

Program metrics – not a lot of changes. Haven't added a lot of new customers - six since last quarter. We've seen a lull period between construction completion and hook up. We've constructed about 50% of the total number of hook ups we expect to have at the end of the program; about half of the ones constructed have hooked up.

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**3. JTA Road Program**

**John Davis**

Argyle Forest phase 2 completed last month, two months early. Regency Bypass Phase 1 (not BJP) – ramps are open. Beach ICW has been slowed by difficult pile driving; north bridge will open late December rather than November. Bid East-West Connector, awarded yesterday. Anticipate advertising Atlantic/Kernan in December, Heckscher in January. We have been working with Port on Heckscher; with their new Hanjin agreement, they've asked for an overpass in this area to get container traffic from the southside to the northside. So we'll except that portion from our current project and will proceed with design/build on that portion. Expect to award design-build contract for I-95-Butler ramps in January.

**B. EBO/JSEB**

**Doris Leach**

Revised report does not contain COJ figures. The ledgers for COJ 4<sup>th</sup> quarter close today, so a comprehensive report for COJ expenditures is not available. Reviewed JTA and JEA figures.

**V. Other Business**

*None*

**VI. Adjourn**

**Joey Duncan**