

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: February 19, 2021
TO: Adam Teitzman, Commission Clerk, Office of Commission Clerk
FROM: Jefferson Doehling, Engineering Specialist, Division of Engineering *JD MR LK*
RE: Docket No. 20170114-WU - Application for transfer of facilities and water Certificate No. 165-W in Pasco County from Allen LaFortune and Otis Fonder to A Utility Inc.

Please file the attached "Response to Staff's January 27, 2021, Data Request" in the above mentioned docket file.

Thank you.

JD/jp

Attachment

COMMISSIONERS:
 GARY F. CLARK, CHAIRMAN
 ART GRAHAM
 JULIE I. BROWN
 ANDREW GILES FAY
 MIKE LA ROSA

STATE OF FLORIDA



DIVISION OF ENGINEERING
 TOM BALLINGER
 DIRECTOR
 (850) 413-6910

Public Service Commission

January 27, 2021

Mr. Troy Fonder
 A Utility Inc.
 P.O. Box 669
 Zephyrhills, FL 33539
 Housingmanagementinc@yahoo.com

**STAFF'S SECOND DATA REQUEST
 VIA EMAIL**

Re: Docket No. 20170114-WU - Application for transfer of facilities and water Certificate No. 165-W in Pasco County from Allen LaFortune and Otis Fonder to A Utility Inc.

Dear Mr. Fonder:

By this letter, the Commission staff requests that A Utility Inc. provide responses to the following data requests no later than **February 10, 2021**.

Please refer to the November 15, 2020, Engineering Valuation Study, pages 25 and 26, for the following questions.

1. Please explain how the owner or operator determined the estimated age of each tangible plant item.
2. Please explain how the unit price of \$285,663 was determined for Items 1-8.
3. Please explain the discrepancy between the total remaining value of \$225,549 listed on page 26 and the opinion of probable cost of \$225,287 listed on page 12.
4. Please complete the following table by identifying the appropriate NARUC account for each item. As part of your response, please provide an electronic copy in Excel format.

NARUC Account	Description	Quantity	Units	Unit Price	Totals	Estimated Age	Remaining Life	Remaining Value

Mr. Troy Fonder
Page 2
January 27, 2021

Please file all responses electronically, via the Commission's website at www.floridapsc.com, by selecting the Clerk's Office tab and Electronic Filing Web Form (reference Docket No. 20170114-WU). If you have any questions, contact Jeff Doehling by email at jdoehlin@psc.state.fl.us or by phone at 850-413-6127.

Sincerely,

/s/ Jeff Doehling

Jeff Doehling
Engineering Specialist

JD/jp

cc: Office of Commission Clerk (Docket No. 20170114-WU)

A Utility Inc
P.O. Box 669
Zephyrhills Fl 33539-0669
February 8, 2021

Re: Docket No. 20170114-WU – Application for transfer of facilities and water Certificate No. 165-W in Pasco County from Allen LaFortune and Otis Fonder to A Utility Inc.

Dear Staff Members

Following are answers to the data request dated 01-27-2021

(Question # 1) Please explain how the owner or operator determined the estimated age of each tangible plant item

Answer to # 1: Personal knowledge to the best of our ability I ran this system for several decades during the time when my father Otis Fonder owned this with Allen LaFortune. Referencing timelines like my father passed away in 2009 he helped dig the trenches by hand with me to replace some of the water mains so I know that was done several years prior to him his death along with reference dates such as When Allen LaFortune Passed away. We also used book records receipts pictures and anything we could to be as accurate as possible.

Answers 2 through 4 were answered by engineer Thomas Bryant (see attached Report)

(Question # 2) Please explain how the unit price of \$285,663. Was determined for Items 1-8

Answer to # 2: I had a discussion with Jeff Doehling at PSC on January 29th 2021 to describe the calculations for pre-construction activity 1-8 as based only on construction cost with a percentage applied to the construction cost

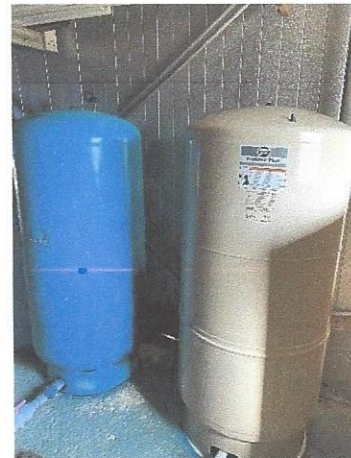
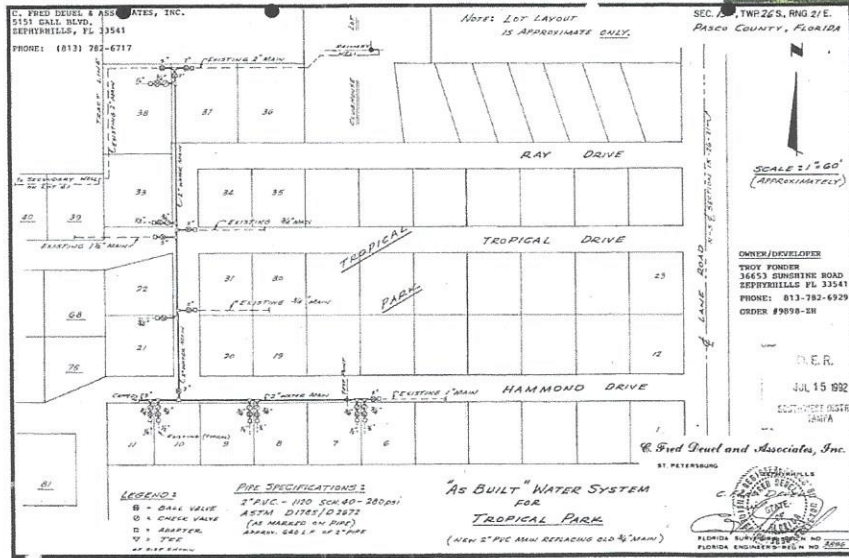
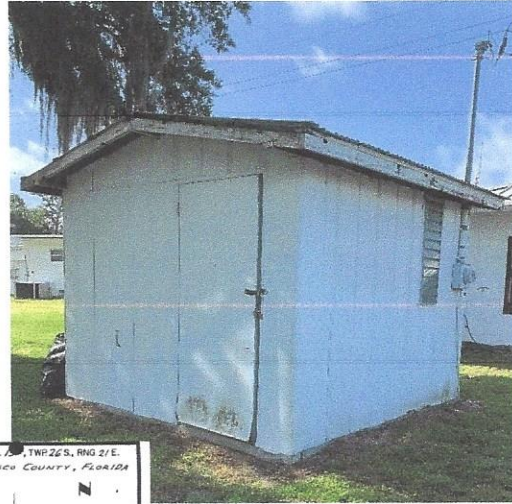
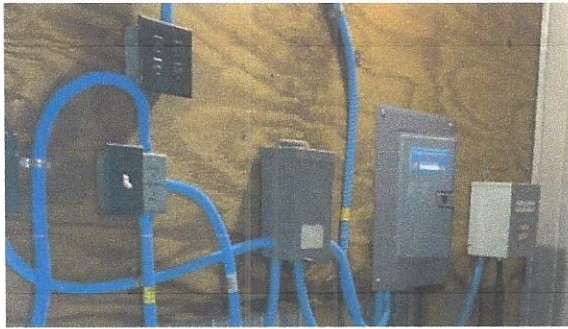
(Question # 3) Please explain the discrepancy between the total remaining value of \$225,549. Listed on page 26 and the opinion of probable cost of \$225,287. Listed on page 12

Answer to # 3: Both of these values have been amended in the attached updated valuation summary, after completing item 4 below

(Question # 4) Please complete the following table by identifying the appropriate NARUC account for each item. As part of your response, please provide an electronic copy in Excel format.

Answer to # 4: this table was amended to include NARUC accounts; an Electronic copy of excel worksheet was provided to Jeff Doehling.

Sincerely
Troy Fonder President of
A Utility Inc.



Tropical Trailer Park Water System
Public Water System – ID # 6511859
Zephyrhills, Florida

Water System Valuation

Florida Rural Water Association
 November 15, 2020 (amended 2-4-2021)

Tropical Trailer Park Water System
Public Water System – ID # 6511859
Zephyrhills, Florida

Water System Valuation

Florida Rural Water Association

November 15, 2020 (amended 2-4-21)

Professional Services include
a valuation of the drinking
water assets only, within the
Tropical Trailer Park

FOREWORD

The purpose of this review is to provide an independent valuation opinion of the Tropical Trailer Park Drinking Water Infrastructure, located in Zephyrhills, Florida, owned by "A" Utility, Inc. The utility is operated and maintained by MCL Environmental Services, LLC., and is managed by Housing Management, Inc. This report only provides a high-level opinion of the remaining life and an estimated probable cost of the major elements of the drinking water production infrastructure; no consideration was given to any financial, legal, managerial, staffing, personnel, customers, service area, capacity to serve, etc., matters. This report is based on data provided by the utility staff, monthly operating report (MOR), system map/s, sanitary report, and photos. The analyses' and resulting opinion of probable cost assumes data provided by the utility is accurate.

An inventory of major water infrastructure elements was developed and assigned an expected industry standard useful life and a newly constructed value. Major elements of the system include, pipes, pumps, valves, tanks, machinery, instrumentation, measurements and controls, above ground structures, water meters, and distribution piping.

An expected remaining useful life was estimated for each of these major elements under review, based on the time in service compared to the industry standard life. The current remaining value of the infrastructure was calculated by multiplying the assigned percent remaining life by an estimated current constructed value. Certain pre and post construction activities (planning, design, permits, inspection, etc.) were calculated separately and are assumed to be common and applicable to a new and/or existing water production system.



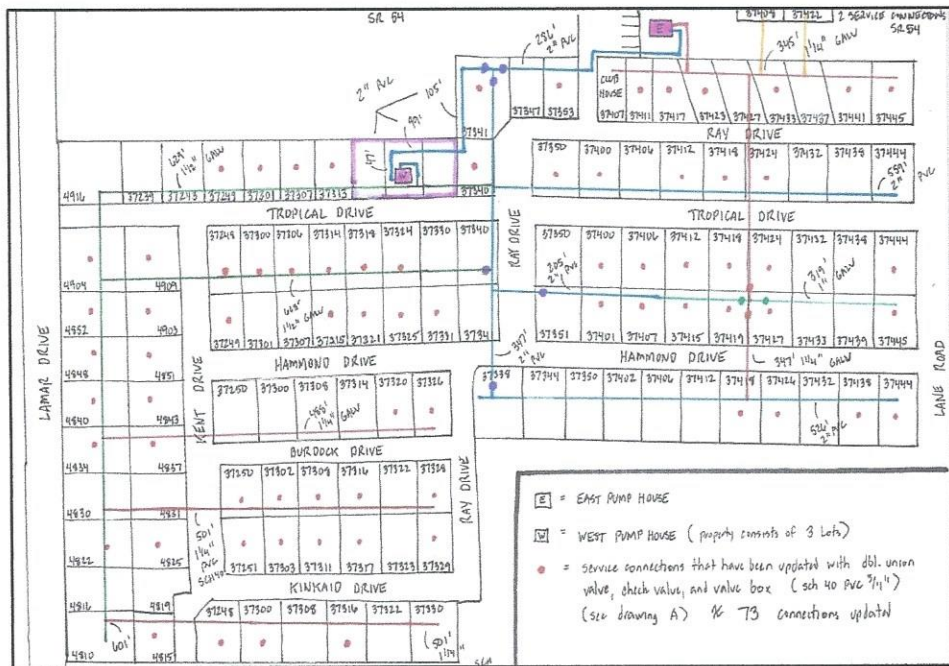
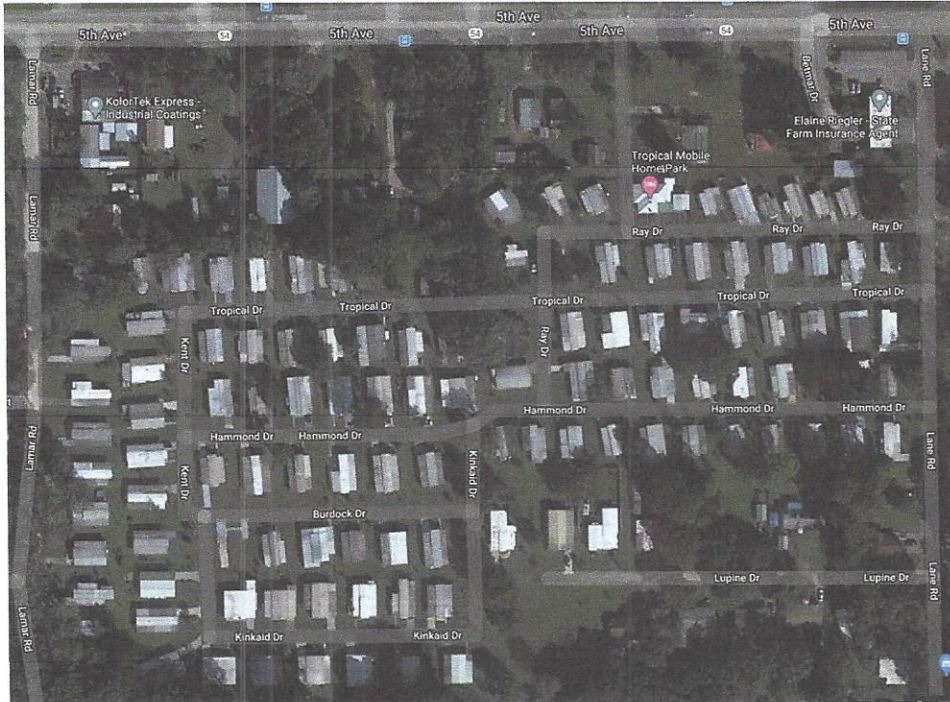
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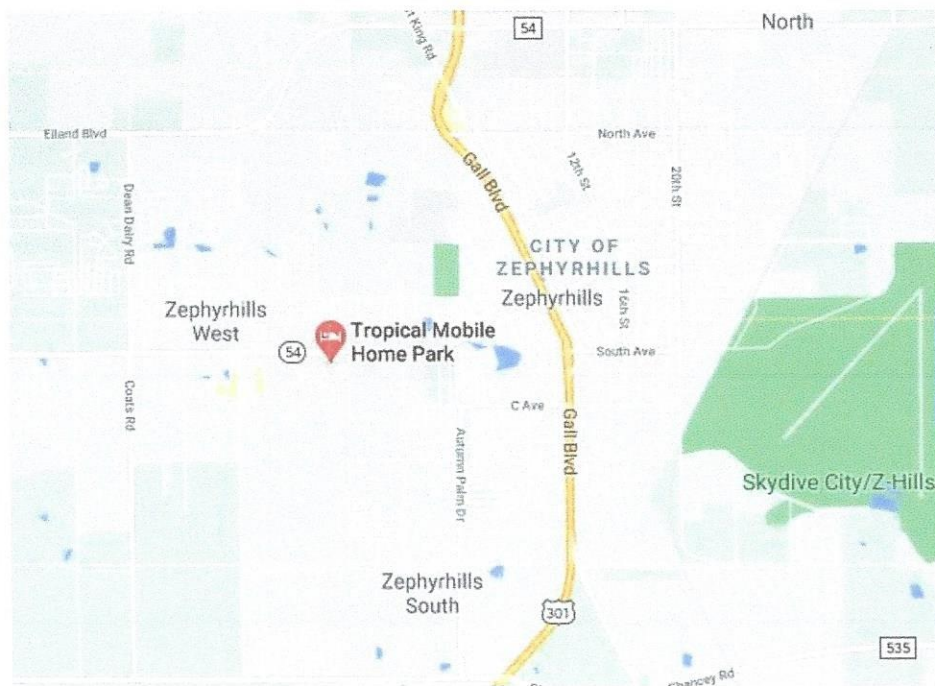
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EXECUTIVE SUMMARY

Study Area: This valuation includes the Tropical Trailer Park Drinking Water Facility within the service area shown below.



Location Map



Site Map

Legal Description of Territory Served:

In Section 15, Township 26 South, Range 21 East:

Commence at the Northeast corner of the Northwest 1/4 of said Section 15, thence run West along said North Section line 300 feet for a Point of Beginning; thence South 230 feet more or less; thence East 300 feet more or less to the East line of said Northwest '14 ; thence South along said East line of the Northwest 1/4 400 feet; thence West 650 feet; thence South 350 feet more or less; thence West 650 feet to the West line of the Northeast 1/4 of the Northwest 1/4; thence North along said line 650 feet; thence East 650 feet; thence North 100 feet; thence East 200 feet; thence North 230 feet more or less to the North line of said section 15; thence East along said section line 150 feet more or less to the point of Beginning.

Common Street Names within this review – valuation: Ray Drive, Tropical Drive, Hammond Drive, Burdock Drive, Kinkaid Drive, Kent Drive and the North East end of Lamar Road

Population for Tropical Trailer Park is approximately 117 homes and approximately 250 persons as of 10/17/2017.

The Public Water System (PWS) number is 6511859. Plant Storage Capacity includes a 220-gallon hydropneumatic tank at the east pump house and two 119-gallon bladder tanks at the west pump house, as provided by a 10-17-2017 Sanitary Survey Report and the owner. The system operation requires a type "C" drinking water license.

Infrastructure Opinion of Probable Cost: For the Tropical Trailer Park drinking water infrastructure within this review, the system's total *renewal and replacement opinion of probable cost is \$346,508*. This equates to \$2,962 per connection. Considering the age and condition of the

current infrastructure, the *infrastructure's remaining life, opinion of probable cost is \$225,287*. This equates to \$1,926 per connection.

The existing system is estimated to be 35% less than the cost of a new system if constructed using today cost. Costs associated with a new system and the existing system infrastructure, beyond the current replacement value, includes pre and post construction services (planning, engineering, testing, permits, procurement, inspections, as-built drawings, closeout, etc.).

1 INTRODUCTION

1.1 BACKGROUND

"A" Utility, Inc. own the Tropical Trailer Park drinking water system and is responsible for the management, operations and fiduciary matters of the Water System. Frank Hinchman, Operator/Owner of MCL Environmental Services, LLC is the Florida licensed operator for the system. The system serves approximately 117 residential customers.

1.2 NEED

"A" Utility, Inc. engaged Florida Rural Water Association (FRWA) to provide a high-level valuation opinion of the Water System in its current condition. The system's major elements are in various stages of design life.

1.3 SCOPE OF STUDY

The scope of the study includes the following sequence of tasks:

1. Coordination with the Owner and Licensed Operator
2. Data gathering
3. Data review and analysis
4. Inventory existing major water infrastructure elements.
5. Establish an equipment condition assessment.
6. Provide for an estimated useful life of each major infrastructure element.
7. Provide for an estimated remaining useful life of each major infrastructure element.
8. Develop an opinion of each major infrastructure elements **replacement value**.
9. Develop an opinion of the existing major infrastructure elements **remaining value**.
10. Evaluate pre and post construction support services (engineering, surveying, legal, financial, etc.) **value to facilitate construction of new infrastructure**

2 INFRASTRUCTURE

2.1 CONDITION OF FACILITIES

The existing water infrastructure was constructed and placed in service in circa 1961. Renewal, replacement and upgrades of various system elements have occurred periodically. The following major elements of the drinking water system are divided between the East and West water wells.

East Water Production Facilities

2.1.1 Water Meter

The production water meter was tested on October 11, 2017, by Frank Hinchman and passed.

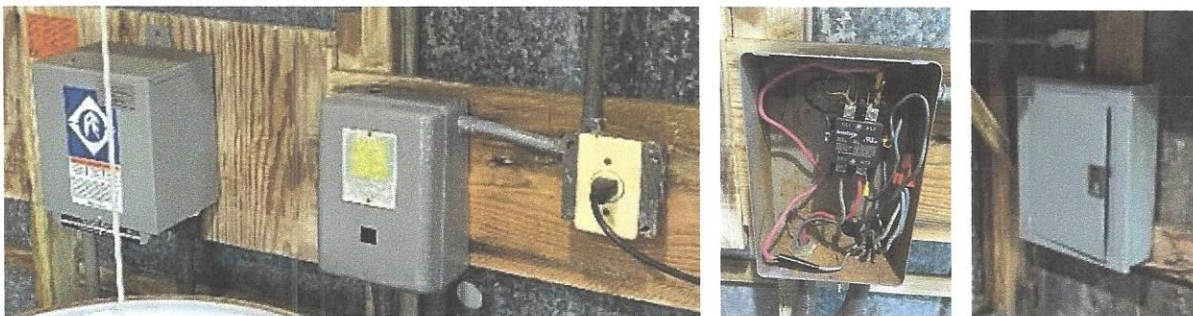


2.1.2 Backflow Device

No backflow device/s exists within the distribution system.

2.1.3 Well, Pump and Electric Controls

Wells AAC0183 and AAC0183 were developed in 1961; neither the FDEP nor the SWWMD has data for the two wells. Frank Hinchman identified the East well as having a 4" diameter casing. Frank also identified the east well as having a 1.5 horsepower motor. Condition of the pump and motor, water well casing, pressure piping and service wiring is not visible and therefore unknown. The well casing is less than 12" above the floor. The owner stated that the electric breaker (not housing) was installed on 12/03/2018 and the electric pump motor controller on 11/01/2019.



2.1.4 Hydropneumatics Tank/s.

The system includes three water storage tanks, one hydropneumatics (air over water) at the East plant and two hydropneumatics (bladder) at the West plant. All tanks are in service at this time.



2.1.5 Standby Electric Generators

No generator exists.

2.1.6 Chemical Feed.

Sodium Hypochlorite is used to meet FDEP disinfection requirements. Cl solution strength is 10.5%.



2.1.7 Vertical Structures (pump house, storage room, chlorine room)

The East structure (enclosure, building) is wood construction with a tin roof; overall it is in fair condition.



West Water Production Facilities

2.1.8 Water Meter

The production water meter was tested on October 11, 2017, by Frank Hinchman and passed.



2.1.9 Backflow Device

No backflow device/s exists within the distribution system.

2.1.10 Well, Pump and Electric Controls

Wells AAC0183 and AAC0183 were developed in 1961; neither the FDEP nor the SWWMD has data for the two wells. Frank Hinchman identified the West well as having a 4" diameter casing. Frank also identified the West well as having a 2-horsepower motor. Condition of the pump and motor, water well casing, pressure piping and service wiring is not visible and therefore unknown. The well casing is less than 12" above the floor. The pump controller and electric breaker looks to be new.



2.1.11 Hydropneumatics Tank/s.

The system includes two hydropneumatics (bladder) tanks at the West plant. All tanks are in service at this time.

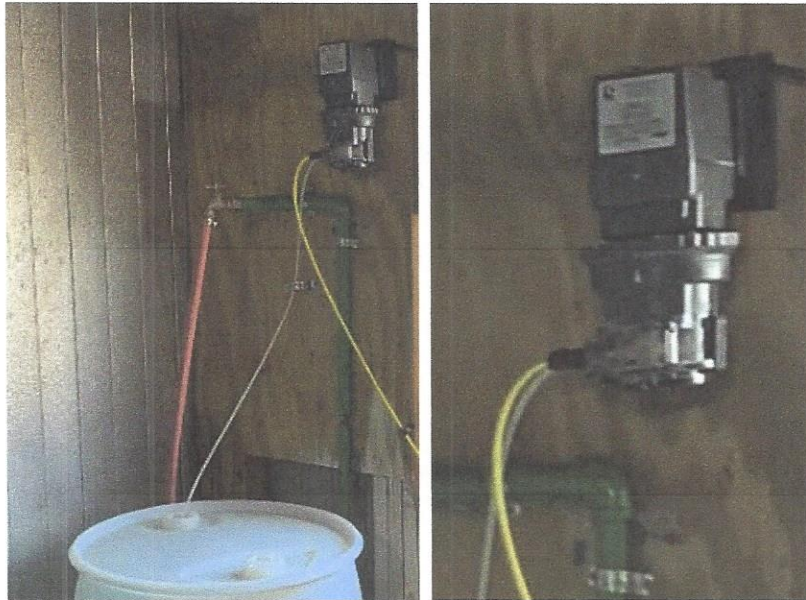


2.1.12 Standby Electric Generators

No generator exists within the water distribution system

2.1.13 Chemical Feed.

Sodium Hypochlorite is used to meet FDEP disinfection requirements. Cl solution strength is 10.5%. The dosing equipment appears to be in good condition.



2.1.14 Vertical Structures (pump house, storage room, chlorine room)

The West structure (enclosure, building) is wood construction with a tin roof; overall it is in fair condition.



2.2 USEFUL LIFE OF EQUIPMENT.

Water system infrastructure elements usually have a design life provided by the manufacturer; however, for this evaluation, the use of a general "Useful Life" table/s is assumed to be adequate for the overall valuation. Florida Administrative Code [\(FAC\) 25-30-140 \(Equipment Life\)](#) (CtrlClick to view) provides for the Depreciation of assets and provides a table of infrastructure elements with associated asset life.

25-30.140 Depreciation.

(c) Asset – Any owned physical object (tangible) or right (intangible) having economic value to its owner.

(d) Average Remaining Life – The future expected service in years of the surviving plant at a given age.

(e) Average Service Life – The period of service that can be reasonably expected from the plant type in question. It is measured by the period of time the subject plant and its associated investment is included on the company's books as in service to the public. The average service life will typically be less than the potential physical life due to factors such as governmental requirements, growth or adverse operating conditions.

<i>Account</i>	<i>Description</i>	<i>Large Utility (Class A&B)</i>	<i>Small Utility (Class C)</i>	<i>Small Utility Function Composite³</i>
1. Intangible Plant				
351	Organization	40	40	
352	Franchise Cost	40 ⁵	40 ⁵	
2. Source of Supply				28
304	Structures & Improvements	32 ¹	27 ¹	
	Wood	28	25	
	Masonry	30	27	
	Reinforced Concrete	40	37	
	Steel Building	40	35	
	Tanks or Sheds	25	20	
	Fiberglass	20	18	
305	Collecting and Impounding Reservoirs	50	40	
306	Lake, River and Other Intakes	40	40	
307	Wells and Springs			
	Drilled & Cased Well (Floridan or Non-Corrosive)	30	27	
	Shallow Well (Sand Aquifer or Corrosive Water)	20	18	
308	Infiltration Galleries and Tunnels	40	N/A	
309	Supply Mains	35	32	
310	Power Generation Equipment	20	17	
311	Pumping Equipment	20 ¹	17 ¹	
	Pumping Equipment Electric	20	15	
	Pumping Equipment Chemical	8	6	
339	Other Miscellaneous Equipment	18	15	
3. Water Treatment Pl				21
304	Structures and Improvements (see "Source of Supply" for subcategory lives)	32 ¹	27 ¹	
310	Power Generation Equipment	20	17	
311	Pumping Equipment	20 ¹	17 ¹	
	Pumping Equipment-Electric	20	15	
	Pumping Equipment-Chemical	8	6	
320	Water Treatment Equipment	22 ¹	17 ¹	
	Chlorination Equipment	10	7	

	Membrane Elements	5	5	
	Other Mechanical Equipment	25	20	
339	Other Miscellaneous Equipment	18	15	
4. Transmission & 304				36
	Structures & Improvements (See "Source of Supply" for subcategory lives)	32 ¹	27 ¹	
310	Power Generation Equipment	20	17	
311	Pumping Equipment	20 ¹	17 ¹	
	Pumping Equipment – Electric	20	15	
	Pumping Equipment – Chemical	8	6	
330	Distribution			
	Reservoirs & Stand Pipe	37 ¹	33 ¹	
	Steel Pneumatic Tank	35	30	
	Concrete Ground Storage Reservoir	40	37	
331	Transmission & Distribution Mains	43 ¹	38 ¹	
	Galvanized Steel pipe & Fittings	35	33	
	Black Steel Pipe	20	18	
	Plastic Pipe ²	45	40	
	Asbestos – Cement	40	35	
	Cast Iron or Ductile Iron	40	35	
	Valves & Valve Boxes	25	20	
	Fire Mains	33	30	
333	Services ²	40	35	
334	Meters and Meter Installations	20	17	
335	Hydrants	45	40	
336	Backflow Prevention Devices	15	10	
339	Other Plant and Miscellaneous Equipment	25	20	
5. General Plant				
304	Structures & Improvements	40 ¹	35 ¹	
	Wood Building	35	30	
	Masonry Building	40	35	
	Reinforced Concrete Building	40	37	
	Steel Building	40	35	
	Tanks or Sheds	25	20	
340	Office Furniture & Equipment	15	15	
	Computers	6	6	
341	Transportation Equipment	6	6	
342	Stores Equipment	18	N/A	14 (342-348)
343	Tools, Shop & Garage Equipment	16	15	
344	Laboratory Equipment	15	N/A	
345	Power Operated Equipment	12	10	
346	Communication Equipment	10	N/A	
347	Miscellaneous Equipment	15	N/A	
348	Other Tangible Plant	10	10	

(c) For the purposes of paragraphs (2)(a) and (b), the following apply:

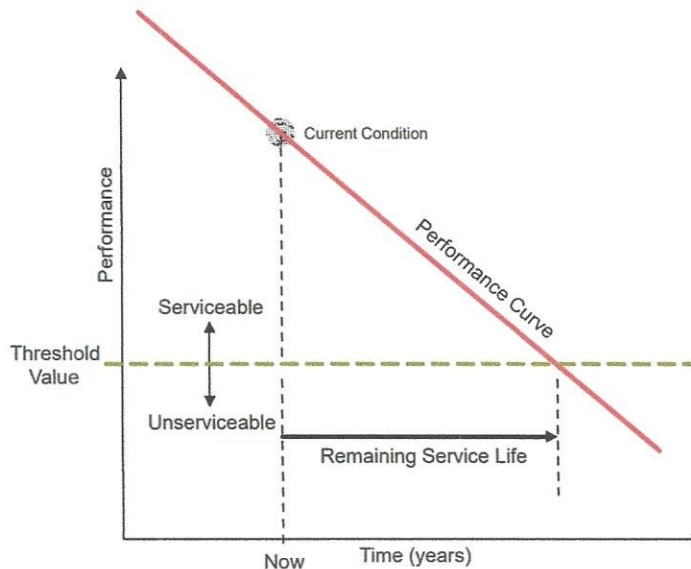
1. ¹ Denotes composite life.
2. ² Plastic pipe footnote – assumes use of AWWA standard pipe only. Assumes AWWA DR18 used for all mains of 6" or more.
3. ³ To be used only when acceptable company plant balances are not available for developing composites using account lives.
4. ⁴ Net Salvage zero except as indicated.
5. ⁵ Franchise costs shall be amortized over a period of 40 years unless a specific time period is designated in the utility franchise

Secondary source of Expected Equipment Life.

USEPA high level planning summary of expected useful life of water assets.

Expected Useful Asset Life (in years)	
Intake Structures	35-45
Wells and Springs	25-35
Galleries and Tunnels	30-40
Chlorination Equipment	10
Other Treatment Equipment	20
Storage Tanks	30-60
Pumps	20
Buildings	30-60
Electrical Systems	20
Transmission Mains	35-40
Distribution Pipes	35-40
Valves	35-40
Blow-off Valves	35-40
Backflow Prevention	35-40
Meters	15
Service Lines	30-50
Hydrants	40-60
Lab/Monitoring Equipment	15
Tools and Shop Equipment	15
Landscaping/Grading	40-60
Office Furniture/Supplies	10
Computers	5
Transportation Equipment	10

Determining Residual Life



3 OPINION OF PROBABLE COST

3.1 PROCESS

An inventory of major drinking water infrastructure elements was developed and assigned an expected industry standard **useful life** and a **newly constructed value** from recent bids in Florida. Major elements of the system include: distribution piping, production piping, well (casing, pump, motor, controls), valves, tanks, machinery, instrumentation, measurement and controls, above ground structures, water meter, motor and motor controller, land, and other appurtenances as necessary to receive a FDEP Operations Permit.

An expected **remaining useful life** was estimated for each of these major infrastructure elements under review, based on the time in service (provided by the water system owner and the operator) compared to the industry standard life. The current remaining value of the infrastructure was calculated by multiplying the assigned percent remaining life by an estimated recently constructed value. Certain **pre and post construction elements** (planning, design, permits, inspection, etc.) were calculated separately and are assumed to be applicable to a new and existing system value.

3.2 SUMMARY

In summary, the infrastructure's overall probable costs* are as follow:

<i>Renewal & Replacement Value (newly constructed)</i>	<i>\$ 339,062</i>
<i>Remaining Value as of 2020</i>	<i>\$ 213,183</i>
<i>Overall New System Cost per Service</i>	<i>\$2,898</i>
<i>Overall Remaining Value System Cost per Service</i>	<i>\$1,822</i>

*Summary Table updated on 2-4-2021

APPENDIX A – OCULUS REPORTS (36 FILE SUMMARY)

Files on FDEP OCULUS (sign in as a “PUBLIC OCULUS LOGIN” to view any of the files 36 files on the Tropical Trailer Park DW system). Files include construction permits, MOR, Sanitary Reports, etc. [Oculus Reports](#)

File Type (Click to view)	Profile	Document Date	Creator
View Document (.MSG)	Administrative	12-01-2010	watson_e
View Document (.pdf)	Administrative	04-15-2019	graves_p

File Type (Click to view)	Profile	Document Date	Creator
	0 Construction_Operation Mgmt	08-11-2015	soroka_k
	0 Construction_Operation Mgmt	07-26-2010	wakley_e
	0 Construction_Operation Mgmt	10-11-2017	soroka_k

File Type (Click to view)	Profile	Document Date	Created
View Document (.pdf)	Discovery_Compliance	12-20-2011	12-20-2011
View Document (.pdf)	Discovery_Compliance	07-01-2011	08-11-2011
View Document (.pdf)	Discovery_Compliance	04-09-2013	04-10-2013
View Link	Discovery_Compliance	08-21-2017	08-28-2017
View Document (.pdf)	Discovery_Compliance	08-22-2013	10-28-2013
View Document (.doc)	Discovery_Compliance	05-20-2014	11-12-2014
View Document (.pdf)	Discovery_Compliance	08-05-2015	08-15-2015
View Document (.pdf)	Discovery_Compliance	01-05-2016	01-05-2016
View Document (.pdf)	Discovery_Compliance	01-17-2003	06-15-2016
View Document (.pdf)	Discovery_Compliance	06-27-2002	06-16-2016
View Document (.pdf)	Discovery_Compliance	09-25-2007	06-15-2016
View Document (.pdf)	Discovery_Compliance	07-01-2016	08-05-2016
View Document (.pdf)	Discovery_Compliance	08-09-2016	08-10-2016
View Document (.pdf)	Discovery_Compliance	04-06-2017	04-21-2017
View Document (.pdf)	Discovery_Compliance	03-13-2018	03-14-2018
View Document (.PDF)	Discovery_Compliance	06-28-2010	07-28-2010
View Document (.pdf)	Discovery_Compliance	05-03-2010	06-08-2010
View Document (.pdf)	Discovery_Compliance	07-23-2010	09-21-2010
View Document (.PDF)	Discovery_Compliance	01-18-2012	01-20-2012
View Document (.pdf)	Discovery_Compliance	08-02-2012	08-06-2012
View Document (.pdf)	Discovery_Compliance	06-30-2012	08-14-2012
View Document (.pdf)	Discovery_Compliance	10-19-2017	10-19-2017
View Document (.pdf)	Discovery_Compliance	08-09-2013	08-22-2013
View Document (.pdf)	Discovery_Compliance	11-01-2013	11-04-2013

View Document (.pdf)	Discovery_Compliance	07-01-2013	05-23-2014
View Document (.pdf)	Discovery_Compliance	06-10-2014	10-14-2014
View Link	Discovery_Compliance	06-24-2015	06-30-2015
View Document (.pdf)	Discovery_Compliance	11-04-2015	11-04-2015
View Document (.pdf)	Discovery_Compliance	09-04-2019	09-05-2019
View Document (.pdf)	Discovery_Compliance	09-04-2019	09-05-2019
View Document (.pdf)	Discovery_Compliance	12-13-2019	12-13-2019
View Document (.pdf)	Discovery_Compliance	03-03-2020	03-03-2020

Tropical Mobile Home Park (PWS Number 6511859 - Type C Permit) (amended 2-4-2021)

NARUC	Item	Description	Quantity	Units	Unit Price	Totals	Estimated Age *	Expected Life (blend**)	Remaining Value
Preconstruction Cost									
<u>Professional Services</u>									
N/A	1	Survey	0.5	% const.	\$250,698	\$1,253	N/A		\$1,253
N/A	2	Planning	1.5	% const.	\$250,698	\$3,760	N/A		\$3,760
N/A	3	Design	8	% const.	\$250,698	\$20,056	N/A		\$20,056
N/A	4	Permitting	1	% const.	\$250,698	\$2,507	N/A		\$2,507
N/A	5	Construction Procurement	0.5	% const.	\$250,698	\$1,253	N/A		\$1,253
N/A	6	Construction Oversight	3.5	% const.	\$250,698	\$8,774	N/A		\$8,774
N/A	7	FDEP Acceptance, Activation and Closeout	0.5	% const.	\$250,698	\$1,253	N/A		\$1,253
<u>Property</u>									
N/A	28	Lots for use by West Pump	3	EA	\$11,655	\$34,965	N/A		\$34,965
N/A	29	Lots for use by East Pump (HOA Leased Property)	1	EA	\$0	\$0	N/A		\$0
Construction Cost									
<u>General</u>									
N/A	3	Mobilization /Demobilization (Max 5% of Bid)	2	% of const.	\$250,698	\$5,014	N/A		\$5,014
N/A	4	Bonding, General Liability, Permits, Indemnification	2	% of const.	\$250,698	\$5,014	N/A		\$5,014
N/A	5	Testing and Laboratory Services (Allowance)	1	% of const.	\$250,698	\$2,507	N/A		\$2,507
N/A	6	Building Permit Fees (Allowance)	0.5	% of const.	\$250,698	\$1,253	N/A		\$1,253
N/A	7	Initial Operations Testing - Lubricants, Fuel, Power (Allowance).	0.2	% of const.	\$250,698	\$501	N/A		\$501
N/A	8	Process Chemicals (Allowance)	0.1	% of const.	\$250,698	\$251	N/A		\$251
<u>Site Work</u>									
N/A	9	All sitework at water wells and distribution system, to include tree clearing, trimming, erosion & sedimentation control, earthwork, driveways, fencing, gate, grassing, landscaping.	2	AC	\$6,200	\$12,400	10	40	\$9,300
<u>Transmission and Distribution Piping and Fittings</u>									
331	10	1" Galvanized Pipe	319	LF	\$20	\$6,380	60	33	\$0
331	11	1-1/4" Galvanized Pipe	1180	LF	\$24	\$28,320	60	33	\$0
331	12	1-1/4" PVC Pipe	1002	LF	\$14	\$14,028	15	40	\$8,768
331	13	1-1/2" PVC Pipe	1833	LF	\$16	\$29,328	15	40	\$18,330
331	14	2" PVC Sch. 40 Pipe	2174	LF	\$19	\$41,306	10	40	\$30,980
331	15	1-1/4" Sch 40 PVC DBL Union Ball Valve	2	EA	\$230	\$460	10	20	\$230
331	16	2" Sch. 40 PVC DBL Union Ball Valves	6	EA	\$270	\$1,620	10	20	\$810
333	17	3/4" Service Lateral (water main to home)	117	EA	\$250	\$29,250	7	35	\$23,400
333	18	3/4" Sch 40 PVC DBL Union Ball Valve	73	EA	\$95	\$6,935	7	35	\$5,548

Tropical Mobile Home Park (PWS Number 6511859 - Type C Permit) (amended 2-4-2021)

NARUC	Item	Description	Quantity	Units	Unit Price	Totals	Estimated Age *	Expected Life (blend**)	Remaining Value
333	19	3/4" Sch 40 PVC Check Valve	73	EA	\$90	\$6,570	7	35	\$5,256
331	20	Roadway Crossing	13	EA	\$1,500	\$19,500	12	35	\$12,814
334	25	Water Meters	2	EA	\$700	\$1,400	20	15	\$0
330	25	Hydropneumatics (225 gal air/water)	1	EA	\$2,100	\$2,100	10	30	\$1,400
330	26	Bladder (119 gal diaphragm)	1	EA	\$1,950	\$1,950	4	30	\$1,690
330	27	Bladder (119 gal diaphragm) *installed on 11-10-2020	1	EA	\$1,951	\$1,951	0	30	\$1,951
<u>Source Water Supply</u>									
307	21	West Water well with 4" casing and concrete slab	1	LS	\$9,500	\$9,500	27	27	\$0
307	22	East Water well with 4" casing and concrete slab	1	LS	\$9,500	\$9,500	27	27	\$0
<u>Water Treatment Plant</u>									
311	21	West Submersible pump, motor, controller, piping and valves (Pump & Motor new as of 12/28/2018).	1	LS	\$2,800	\$2,800	5	17	\$1,976
311	22	East Submersible pump, motor, controller, piping and valves	1	LS	\$2,800	\$2,800	12	17	\$824
311	23	West Well AAC0182 (structure, plumbing, electrical, mechanical) 4" casing, 2HP (composit life of 17 years)	1	LS	\$8,000	\$9,500	21	17	\$0
311	24	East Well AAC0183 (structure, plumbing, electrical, mechanical) 4" casing, 1.5HP (composit life of 17 years)	1	LS	\$6,500	\$9,500	21	17	\$0
320	26	Chlorinators (East and West Plants)	2	EA	\$1,800	\$3,600	4	7	\$1,543
						\$250,698			
General Notes:						Total new value	\$339,062	Total remaining value	\$213,183
* Age of all infrastructure provided by Owner and Owner's Operator						Total homes	117		
** Florida Administrative Code (FAC) 25-30-140 (Equipment Life)						Cost per service connection	\$2,898	\$1,822	

Percentage reduction in cost from new 37%