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**MARTIN FRIEDMAN**  
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May 22, 2024  
via e filing

Adam Teitzman, Commission Clerk  
Office of Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Blvd.  
Tallahassee, FL 32399-0850

Re: Docket No. 20240023-WS - Application for certificates to provide water and wastewater service and approval of initial rates and charges in Lake County, by North Lake County Water & Sewer Company LLC

Dear Mr. Teitzman:

On behalf of North Lake County Water & Sewer Company LLC (“Utility”) this letter is the response to Staff’s Third Data Request dated May 16, 2024.

1. Please provide the bid estimates or additional cost documentation for the following items:

a. Water treatment plant

*Please see documents provided as Attachment 1a.*

b. Fire hydrants

*The Utility does not have a written estimate, but per Hughes Brothers Site Contractors - Sewer Manholes—range from \$12,000.00 to \$15,000.00 each.*

c. Manholes

*The Utility does not have a written estimate, but per Hughes Brothers Site Contractors - Fire hydrant cost-- \$7,915 each.*

2. Please provide the updated calculation of CIAC and accumulated amortization of CIAC for the meters.

May 22, 2024  
Page 2

*Please see Attachment 2.*

Should you or Staff have any questions regarding this response please do not hesitate to contact me.

Very truly yours,

/s/ Martin S. Friedman  
Martin Friedman

MSF:

Cc: Ailynee Ramirez-Abundez (via email)  
Ryan Sandy, Esquire (via email)



**REPRESENTED BY:**

**VC SYSTEMS**  
 8811 VENTURE COVE  
 TAMPA, FL 33637  
 800-881-3123



6.0E	
TBD	6V
VCR	
169	
-	

**PROPOSAL NUMBER:**  
 QUO7561JV-DP-HSPS  
 May 14, 2024  
**CERTIFIED LEAD FREE**

**PROJECT NAME:** DRAKES POINT - HIGH SERVICE PUMP STATION  
**DISTRIBUTOR:** VC SYSTEMS  
**SYSTEM MODEL:** 8VC-PMP-G-7.5-840X-460  
**TYPE:** 8-PUMP PMP SERIES BOOSTER

	PUMP MODEL	GPM	TDH	HP	TYPE
P1	ESV15-4	95	195	7.5 HP	MULTISTAGE / JOCKEY
P2	ESV15-4	95	195	7.5 HP	MULTISTAGE / JOCKEY
P3	ESV66-2	350	195	25 HP	MULTISTAGE / LAG
P4	ESV66-2	350	195	25 HP	MULTISTAGE / LAG
P5	ESV66-2	350	195	25 HP	MULTISTAGE / LAG
P6	ESV66-2	350	195	25 HP	MULTISTAGE / LAG
P7	ESV66-2	350	195	25 HP	MULTISTAGE / LAG
P8	ESV66-2	350	195	25 HP	MULTISTAGE / LAG

**SYSTEM**

<b>CAPACITY:</b>	2100	GPM	<b>VOLTAGE:</b>	460	/60/3
<b>PRESSURE:</b>	80	PSI	<b>MOTOR SPEED:</b>	3,500	RPM
<b>BOOST:</b>	85	PSI	<b>ENCLOSURE:</b>	DPPE	PREM. EFF.
<b>MIN SUCTION:</b>	1	PSI	<b>HEADER SIZE:</b>	8"	FLANGED
<b>MAX SUCTION:</b>	8	PSI	<b>HEADER MAT:</b>	304L	SS PIPE

**CONTROL PANEL**

**PM8-034A-4**

UL 508A LISTED CONTROL PANEL  
 NEMA 4, UL TYPE 1, POWDER COATED ENCLOSURE  
 MAIN DISCONNECT  
 BRANCH FUSE BLOCKS  
 MANUAL & AUTOMATIC ALTERNATION

**POWER FEED: INDIVIDUAL TO EACH VFD**

OPTICAL SENSOR, LOSS OF WATER SHUTDOWN  
 REDUNDANT DISCHARGE PRESSURE TRANSDUCERS  
 7" COLOR TOUCH SCREEN HMI  
 BACNET MS/TP, BACNET IP, AND MODBUS TCP INCLUDED  
 VARIABLE SPEED DRIVES, FACTORY CHOICE

**STANDARD FEATURES:**

SS SUCTION & DISCHARGE GAUGES  
 SS THERMAL RELIEF VALVE  
 FULL STACK BACNET MS/TP AND BACNET IP

REAL TIME CLOCK & EEPROM MEMORY  
 GENERATOR INTERLOCK CONTACT  
 X-Y TREND PERFORMANCE GRAPH & EVENT LOG

**INCLUDED OPTIONS:**

EPDM SINGLE SPHERE RUBBER FLEX CONNECTOR  
 79 GALLON ASME/200 PSI SURGE TANK  
 INDIVIDUAL PUMP GAUGES & 4" SYSTEM GAUGES  
 ACROSS THE LINE BYPASS, EACH **LAG** PUMP  
 PRESSURE REDUCING VALVES, EACH **LAG** PUMP  
 8" MAGNETIC FLOW METER, SHIPPED LOOSE  
 FACTORY START UP INCLUDED

**\$ 307,825**

PRICE INCLUDES STANDARD FREIGHT  
 PRICE DOES NOT INCLUDE TAXES, OR ADD OPTIONS LISTED



Peristaltic Chemical Metering Pumps / CHEM-TECH Chemical Metering Pump: 15 gpd...



### CHEM-TECH Chemical Metering Pump: 15 gpd Max. Flow Rate, 0.75 gpd Min. Flow Rate, 104°F, 115V AC

Item 3HHF3  
Mfr. Model XP015LAHXG19

Compare

**Product Details** [Catalog Page 2688](#)

Brand **CHEM-TECH**

Manufacturer Part Number **XP015LAHXG19**

Chemical Compatibility  
**Ammonium Hydroxide; Calcium Carbonate; Hydrochloric Acid 10%; Hydrochloric Acid 20%; Hydrochloric Acid 30%; Oils; Phosphoric Acid 40%; Potassium Hydroxide 50%; Sodium Hydroxide 20%; Sodium Hypochlorite 5%; Sodium Hypochlorite 10%; Sodium Hypochlorite 20%; Sulfuric Acid 10%; Sulfuric Acid 20%; Water**

Flow Rate Control **Adjustable**

Min. Flow Rate **0.75 gpd**

Max. Flow Rate **15 gpd**

Turn Down Ratio **20:1**

Control Programs **Manual Control**

Reproducibility **±2.0%**

Tubing Material **Neoprene**

Head Material **PVC**

Housing Material **ABS**

Fitting Material **PVC**

Max. Discharge Pressure **110 psi**

Max. Viscosity **300 cps**

Max. Media Temp. **104 °F**

Max. Ambient Temperature **104 °F**

Phase **Single**

Nameplate Voltage **115V AC**

Frequency **60 Hz**

Cord Length **6 ft**

Intake Connection Size **1/4 in**

Intake Connection Type **Tube**

Discharge Connection Size **1/4 in**

Discharge Connection Type **Tube**

Number of Feeds **1**

Max. Horsepower **4/25 hp**

Web Price ⓘ  
\$681.42 / each

Qty  
1

**Add to Cart**

Ship

Pickup

Expected to arrive **Wed. Oct 25.**

Ship to **32801** | [Change](#)

Shipping Weight **11.05 lbs**

[Ship Availability Terms](#)

[Add to List](#)

### Documents

[Sell Sheet](#)

[PULSAFEEDER CHEM TECH XP Peristaltic Owners Manual](#)



Max. Motor Speed 50 RPM

Motor Mounting Type Horizontal

Priming Self-Priming

Degassing Valve Included Yes

Includes Injection Assembly; Rain Hood; Spare Tube Assembly and 15 ft of Suction/Discharge Tubing; Strainer

Overall Height 8.3 in

Overall Length 10.9 in

Overall Width 9.8 in

Standards cETL; ETL; ETL Sanitary; NSF 61 Certified

Display Qty 1

Display Sell UOM EA

UNSPSC 41105105

Country of Origin USA (subject to change)

Product Description Adjustable flow peristaltic chemical metering pumps have controls that adjust how long the pump operates at its maximum flow rate in a given interval.

### Compatible Products



Tubing: Tygon S3 E-3603, TPE, 1/32 in Inside Dia, 3/32 in Outside Dia, 50 ft Lg, Clear  
Item 22XH28

Compare

Web Price   
\$13.77 / each

Qty 1



Tubing: Tygon S3 B-44-4X, TPE, 1/32 in Inside Dia, 3/32 in Outside Dia, 50 ft Lg, Clear  
Item 2LPW9

Compare

Web Price   
\$12.92 / each

Qty 1



Tubing: PTFE, Natural, 1 mm Inside Dia, 3 mm Outside Dia, 25 ft Overall Lg, Parker  
Item 2VLW4

Compare

Web Price   
\$62.03 / each

Qty 1



Tubing: Silicone, 1/32 in ID, 5/32 in OD, 100 ft Lg, White  
Item 4CHN7

Compare

Web Price   
\$262.59 / each

Qty 1

### Replacement Parts



**PULSAFEEDER Injection Valve Assembly:** Injection, U8800712, Injection Valve, PVC, 1/4 in Tube, Tube

Item 23LU88

Compare

Web Price   
\$84.94 / each

Qty



**PULSAFEEDER Pump Tube:** Suction/Discharge Tubing, Chem-Tech, XP, 1/4 in Connection Size, Polyethylene

Item 23LV42

Compare

Web Price   
\$31.65 / each

Qty



**PULSAFEEDER KOP Kits:** Pump Head Repair Kit, NCKA3HPAP1, 3HHF2/3HHF3/3HHF6/3HHF7, Chem-Tech/PULSAtron

Item 23LY40

Compare

Web Price   
\$248.90 / each

Qty

Keyword or item #

Go

Tamco® New Products

All Products

Bottles

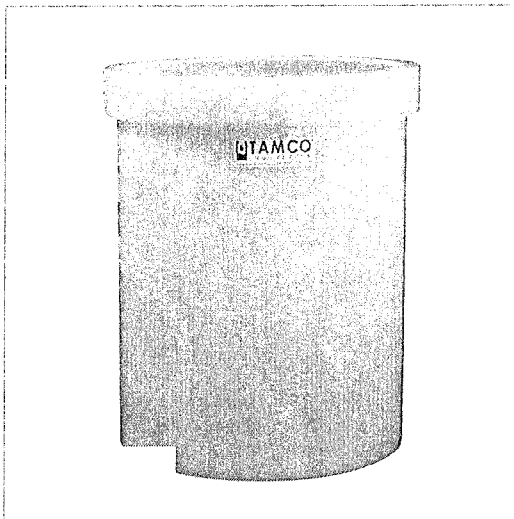
Buckets

Tanks

Tubing

Cart

Home / Tamco® Industries / Tamco® Round Tanks / Tamco® Standard Weight Polyethylene Graduated Tanks with External Flanges / 30 Gallon Polyethylene Tamco® Tank - 19" Dia. x 30" Hgt.



### 30 Gallon Polyethylene Tamco® Tank - 19" Dia. x 30" Hgt.

Item 3003


In Stock

**\$116.21/Each**

Add to Cart

#### Buy in Quantity & Save!

5% off at 2+	\$110.40/Each
10% off at 4+	\$104.59/Each
15% off at 12+	\$98.78/Each




Natural Standard Cover for 17, 20, 25, 30, 35 & 40 Gallon (18" & 19" Dia.) Tamco® Tanks - 19-7/8" Dia.  
\$24.78

Shop Now



#### Frequently Bought Together



Natural Floating Cover for 17, 20, 25, 30, 35 & 40 Gallon (18" & 19" Dia.) Tamco® Tanks - 16-3/4" Dia.

Shop Now



Stand for 19-1/4" Diameter Tamco® Tank - 62" Agitator Height

Shop Now

Overview

These cylindrical tanks have straight sides and feature a squared external top flange that provides strength and rigidity. Standard cover for this tank is #3021, floating cover is #3014, and stand is #5061.

- Made of a UV stabilized LLDPE
- Translucent & graduated for monitoring level of liquid
- Self-supporting
- 2-1/2 gallon graduations
- Wall thickness: 5/32"
- Not for fuels, oils or wetting agents
- Maximum temperature: 140°F
- Meets FDA standards
- **Standard covers fit loose; covers sold separately**
- **Dimensions are nominal see drawings for details**

Videos

Product Video



Item Information

Item Number: 3003

Catalog Page Number: P-274

Manufacturer: Tamco® Industries

Manufacturer Part #: 003003

Country of Origin: USA

Tech Specs

Style: Open Top

Capacity: 30 Gallon

Height: 30"

Material: LLDPE


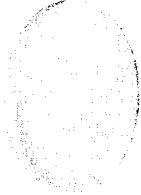


Diameter: 19"

Weight: 13.4 lbs

PDF: Drawing

ChemChart\_Tanks.pdf

More in This Group

 <p>5 Gallon Polyethylene Tamco® Tank - 11" Dia. x 14" Hgt.</p> <p>Shop Now</p>	 <p>Natural Standard Cover for 5 Gallon (11" Dia.) Tamco® Tanks - 12-1/8" Dia.</p> <p>Shop Now</p>	 <p>Natural Floating Cover for 5 Gallon (11" Dia.) Tamco® Tanks - 10-1/2" Dia.</p> <p>Shop Now</p>	 <p>10 Gallon Polyethylene Tamco® Tank - 13" Dia. x 19" Hgt.</p> <p>Shop Now</p>	 <p>10 Gallon Polyethylene Tamco® Tank - 13" Dia. x 21" Hgt.</p> <p>Shop Now</p>	<p>15 G Tamco</p> <p>Shop Now</p>
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Other Items to Consider



# Thompson Well and Pump, Inc.

## Quotation

P. O. Box 371  
 DeLand, FL 32721-0371  
 Tel: 386-740-0180  
 Tel: 407-619-2523  
 Fax: 386-740-1753  
 Email:  
[thompsonwell@bellsouth.net](mailto:thompsonwell@bellsouth.net)

Proposal Submitted To: GPK Harris Lake LLC 8615 Commodity Cir. Suite 170 Orlando Florida 32819-9072	<b>Job Name:</b> Falls At Drakes Point	<b>Job Description:</b> (2) 18x12 PSW Testing And Pumping Equipment
<b>Primary Contact:</b> Jeff Alderman	<b>Job Location:</b>	<b>Email:</b>
<b>Date:</b> January 4, 2024	<b>Phone:</b>	<b>Fax:</b>
<b>We hereby submit specifications and estimates for: (2) 18x12 PSW</b>		<b>Amount</b>
A. Mobilization/Demobilization		30,000.00
B. Furnish (1) 12-inch irrigation well permit		500.00
C. Furnish and install by driven method Estimated 100-feet 18-inch steel well casing @ 850.00 Per Foot		85,000.00
D. Drill out 17-inch borehole from ground surface Mud rotary to Estimated 120-feet @ 650.00 Per Foot		78,000.00
E. Furnish and Install 12-inch inner Primary Steel Well Casing Using Centralizers Estimated 120-Feet @ 550.00 Per Foot		66,000.00
F. Furnish and Install Portland Cement To Grout Primary Well Casing Estimated 80-Bags @ 102.00 Per bag		8,160.00
G. Complete Plumbness and Alignment Testing		5,000.00
H. Drill 12-Inch Borehole From 120-Feet To Estimated 320-Feet. 200 Feet @ 300.00 Per Foot		60,000.00
I. Furnish All Test Pumping Equipment For Well Testing		25,500.00
J. Complete Well Development using Rosson sand counter, and turbidity Meter Estimated 8-Hr @ 500.00 Per hour		4,000.00
K. Complete Step rate Pumping test Estimated 8-Hr @ 500.00 Per hr.		4,000.00
L. Complete Well Head Pedestal, Vent tubes, Concrete Slab Around Well Head		16,000.00
M. Furnish New Vertical Turbine 500 GPM, Check Valve, Gate Valve Spool Pieces Totalizing Flow Meter, VFD with Pressure Transducer, At Well Pump Discharge		160,00.00
N. Disposal Of drilling Spoils and drilling Fluids		7,500.00
O. Complete Primary and Secondary Water Testing Water Testing		8,500.00
<b>TOTAL ESTIMATED COST FOR THE ABOVE OUTLINED WORK</b>		<b>558,160.00</b>
<b>TOTAL ESTIMATED COST FOR (2) WELLS</b>		<b>1,116,320.00</b>
<b>"Special Provisions"</b>		
<b>1. TWP Does not guarantee Water Quality</b> <b>2. Should conditions Dictate The need and The Need To dredge Out sandy, or Soft Areas Within the Floridan Aquifer, There Will be A Charge Of \$ 550.00 Per Hour Charge After 8-Hours Of dredge time Is Completed if Additional Time Is Required.</b>		

# Thompson Well and Pump, Inc.

## Quotation

P. O. Box 371  
 DeLand, FL 32721-0371  
 Tel: 386-740-0180  
 Tel: 407-619-2523  
 Fax: 386-740-1753  
 Email:  
[thompsonwell@bellsouth.net](mailto:thompsonwell@bellsouth.net)

<p><b>3. No Bonding Is Included. Should Bonding be required, There Will be An Additional Charge.</b></p> <p><b>4. Monthly Progress Payments Will be Paid for Work Completed for Work Completed Within the Pay Period beginning and ending.</b></p> <p><b>5. 10% Retainage Will Be Taken from Each Billing Period Until Completion</b></p> <p><b>6. No Electrical, Locates, Sodding, or Asphalt Is Included</b></p> <p><b>7. Taxes Are Included In Total Package Cost</b></p> <p><b>8. Deposit of 200,00.00 Is Required</b></p>	
<p>Note: Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above estimate. All agreements contingent upon strikes, accidents, or delays beyond our Control.</p>	<p><b>Respectfully submitted: <u>Jerry E. Thompson, Jr.</u></b></p> <p>Note – This proposal may be withdrawn by us if not accepted within 30 days.</p>
<p><b>Acceptance of Proposal</b></p>	
<p>The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined.</p>	<p>Owners or Owner's Agent</p> <p>Signature: _____</p> <p>Printed Name: _____</p> <p>Date of Acceptance: _____</p>





Type	Depreciation Life	Annual additions - AD						
		2024	2025	2026	2027	2028	2029	2030
ERCs								
331 T & D	43		\$ 61,084	\$ -	\$ -	\$ -	\$ -	\$ -
334 Meters	17		\$ 5,576	\$ 4,235	\$ 4,235	\$ 4,235	\$ 4,235	\$ 4,235
335 Hydrants	45		\$ 4,744	\$ -	\$ -	\$ -	\$ -	\$ -
WTP								
304 Structures	32		\$ 66,161	\$ -	\$ -	\$ -	\$ -	\$ -
307 Wells	30		\$ 23,958	\$ -	\$ -	\$ -	\$ -	\$ -
320 Wtr Treatment Equip	22		\$ 32,670	\$ -	\$ -	\$ -	\$ -	\$ -
309 Supply Mains	35		\$ 5,495	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total organizatio Cost</b>	40		\$ 255	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>			\$ 199,945	\$ 4,235	\$ 4,235	\$ 4,235	\$ 4,235	\$ 4,235

	PLANT	T&D	Total
Total Exp	\$ 128,539	\$ 90,464	\$ 219,003
Total Plant	\$3,757,163	\$3,294,924	\$7,052,087
%	3.42%	2.75%	3.11%
Years	29.23	36.42	32.20

CIAC Table Year	Amortization Life	Annual additions - Accum Amort						
		2024	2025	2026	2027	2028	2029	2030

<b>Annual CIAC - Meters</b>	17	\$ -	\$ 5,576	\$ 4,235	\$ 4,235	\$ 4,235	\$ 4,235	\$ 4,235
<b>Annual CIAC - Plant</b>	29	\$ -	\$ 8,108	\$ 6,158	\$ 6,158	\$ 6,158	\$ 6,158	\$ 6,158
<b>Annual CIAC - T&amp;D</b>	43		\$ 57,347	\$ -	\$ -	\$ -	\$ -	\$ -
			<b>\$71,032</b>	<b>\$10,393</b>	<b>\$10,393</b>	<b>\$10,393</b>	<b>\$10,393</b>	<b>\$10,393</b>



<b>Annual CIAC - Meters</b>	\$ -	\$ 2,788	\$ 10,482	\$ 22,412	\$ 38,576	\$ 58,976	\$ 83,612
<b>Annual CIAC - Plant</b>	\$ -	\$ 4,054	\$ 15,241	\$ 32,587	\$ 56,090	\$ 85,752	\$ 121,572
<b>Annual CIAC - T&amp;D</b>	\$ -	\$ 28,674	\$ 86,021	\$ 143,368	\$ 200,716	\$ 258,063	\$ 315,410
	<b>\$0</b>	<b>\$35,516</b>	<b>\$111,745</b>	<b>\$198,367</b>	<b>\$295,382</b>	<b>\$402,791</b>	<b>\$520,594</b>



Depreciation Expense						
2024	2025	2026	2027	2028	2029	2030
	\$ 30,542	\$ 61,084	\$ 61,084	\$ 61,084	\$ 61,084	\$ 61,084
	\$ 2,788	\$ 7,694	\$ 11,929	\$ 16,165	\$ 20,400	\$ 24,635
	\$ 2,372	\$ 4,744	\$ 4,744	\$ 4,744	\$ 4,744	\$ 4,744
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 33,080	\$ 66,161	\$ 66,161	\$ 66,161	\$ 66,161	\$ 66,161
	\$ 11,979	\$ 23,958	\$ 23,958	\$ 23,958	\$ 23,958	\$ 23,958
	\$ 16,335	\$ 32,670	\$ 32,670	\$ 32,670	\$ 32,670	\$ 32,670
	\$ 2,748	\$ 5,495	\$ 5,495	\$ 5,495	\$ 5,495	\$ 5,495
	\$ 128	\$ 255	\$ 255	\$ 255	\$ 255	\$ 255
	\$99,972	\$202,062	\$206,297	\$210,533	\$214,768	\$219,003

Amortization Expense						
2024	2025	2026	2027	2028	2029	2030

\$ -	\$ 2,788	\$ 7,694	\$ 11,929	\$ 16,165	\$ 20,400	\$ 24,635
\$ -	\$ 4,054	\$ 11,187	\$ 17,345	\$ 23,504	\$ 29,662	\$ 35,820
\$ -	\$ 28,674	\$ 57,347	\$ 57,347	\$ 57,347	\$ 57,347	\$ 57,347
\$0	\$35,516	\$76,229	\$86,622	\$97,016	\$107,409	\$117,802