JEFF ATWATER President of the Senate



J.R. Kelly Public Counsel STATE OF FLORIDA OFFICE OF PUBLIC COUNSEL

> c/o THE FLORIDA LEGISLATURE 111 WEST MADISON ST. ROOM 812 TALLAHASSEE, FLORIDA 32399-1400 1-800-342-0222

EMAIL: OPC\_WEBSITE@LEG.STATE.FL.US WWW.FLORIDAOPC.GOV



September 2, 2010

CENTED FIRST

Ms. Ann Cole, Commission Clerk Office of Commission Clerk Florida Public Service Commission 2540 Shumard Oak Blvd. Tallahassee, FL 32399-0850

### Re: Docket No. 100104-WU

Dear Ms. Cole:

Enclosed for filing, on behalf of the Citizens of the State of Florida, are the original and 15 copies of the (Corrected) Direct Testimony of Andrew T. Woodcock.

On August 23, 2010 our office filed the testimony and exhibits of OPC witness Andrew Woodcock. Today the Commission Staff pointed out to us that the pages of the prefiled testimony do not contain line numbers. We have corrected that oversight in the enclosed version, labeled "(Corrected) Testimony of Andrew Woodcock." The added line numbers constitute the only changes to the original version.

Please substitute the corrected testimony and exhibits for the originally filed version. Thank you for your assistance. We regret any inconvenience this oversight may have caused.

 $\begin{array}{c} \text{COM} \underline{5} \\ \text{APA} \underline{2} \\ \text{ECR} \underline{5} \\ \text{GCL} \underline{2} \\ \text{RAD} \\ \text{SSC} \\ \text{ADM} \\ \text{OPC} \\ \text{CLK} \underline{C+} R\rho r \end{array}$ 

07427 SEP-2 2 FPSC-COMMISSION CLEEP September 2, 2010 Page 2

Please indicate the time and date of receipt on the enclosed duplicate of this letter and return it to our office.

Sincerely,

Joe Mc Blothlow

Joseph A. McGlothlin Associate Public Counsel

JAM:bsr

cc: Ralph Jaeger Lisa Scoles

### **BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION**

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In Re: Application for Increase in Water System Rates in Franklin County by Water Management Services, Inc.

Docket No. 100104-WU

ORIGINALY FILED: August 23, 2010

CORRECTION FILED: September 2, 2010

### (CORRECTED) DIRECT TESTIMONY

### OF

### ANDREW T. WOODCOCK

### ON BEHALF OF THE CITIZENS OF THE STATE OF FLORIDA

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### **BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION**

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DODLMENT NUMBER (DATE 07427 SEP-29 FPSC-COMMISSION CLERK

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1		(CORRECTED) DIRECT TESTIMONY
2		OF
3		ANDREW T. WOODCOCK, P.E., MBA
4		On Behalf of the Office of Public Counsel
5		Before the
6		Florida Public Service Commission
7		Docket No. 100104-WU
8		
9		I. INTRODUCTION/BACKGROUND/SUMMARY
10	Q.	PLEASE STATE YOUR NAME AND BUSINESS ADDRESS.
11	A.	My name is Andrew T. Woodcock. My business address is 201 East Pine Street,
12		Suite 1000, Orlando, FL 32801.
13		
14	Q.	PLEASE DESCRIBE YOUR EDUCATIONAL BACKGROUND AND WORK
15		EXPERIENCE.
16	A.	I graduated from the University of Central Florida in 1988 with a B.S. degree in
17		Environmental Engineering and in 1989 with an M.S. degree in Environmental
18		Engineering. In 2001, I graduated from Rollins College with an MBA degree. In
19		1990, I was hired at Dyer, Riddle, Mills and Precourt as an engineer. In May of
20		1991, I was hired at Hartman and Associates, Inc. which has since become Tetra
21		Tech. My experience has been in the planning and design of water and wastewater
22		systems with specific emphasis on utility valuation, capital planning, utility
23		financing, utility mergers and acquisitions and cost of service rate studies. I have also
24		served as utility rate regulatory staff for St. Johns and Collier Counties in

engineering matters. Exhibit ATW-1 provides additional details of my work experience.

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### Q. HAVE YOU PREVIOUSLY FILED TESTIMONY IN RATE PROCEEDINGS?

A. Yes. In 2002 I filed testimony on behalf of the St. Johns County Regulatory Authority at a special hearing in an overearnings case against Intercoastal Utilities. I have also filed testimony before the Kentucky Public Service Commission in 2007 on behalf of the Henry County Water District No. 2 (Case No. 2006-00191) regarding system development charges.

11

Before the FPSC, I have filed testimony in the following proceedings, all on behalf of the Office of Public Counsel (OPC). In 2007, I filed testimony in the Aqua Utilities Florida, Inc. Rate Case (Docket No. 060368-WS). In 2008, I filed testimony regarding the Used and Useful Rule for Water Treatment Systems (Docket No. 070183-WS), the KW Resort Rate Case (Docket No. 070293-SU) and the Aqua Utilities Florida, Inc. Rate Case (Docket No. 080121-WS).

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## 19 Q. ON WHOSE BEHALF ARE YOU FILING TESTIMONY IN THIS 20 PROCEEDING?

21 A. I am testifying on behalf of the Florida Office of Public Counsel (OPC).

22

#### 1 Q. WHAT IS THE PURPOSE OF YOUR TESTIMONY IN THIS 2 **PROCEEDING?**

3 Α. My testimony will address the used and usefulness of the Water Management Services (WMSI) system. In addition I will address the engineering aspects of the proposed pro forma adjustments to rate base.

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#### **Q**. PLEASE SUMMARIZE YOUR RECOMMENDATIONS IN THIS CASE.

A. Based on my review of the Minimum Filing Requirements, the Direct Testimony filed by Frank Seidman and Gene Brown, system inspections and review of additional data provided by WMSI through discovery I have the following recommendations and opinions:

1) WMSI's water treatment plant used and usefulness is 100%:

13 2) WMSI's distribution system used and usefulness is 54.9%;

14 3) The proposed pro forma additions to rate base are planning level engineering 15 estimates and do not have sufficient detail or accuracy for rate base purposes. 16 I recommend these proposed projects not be included in rate base until they 17 are supported by proper documentation such as invoices; and

Notwithstanding the above, I am of the opinion that the estimate for the pro 18 4) 19 forma plant addition for a new storage tank is overstated by at least \$191,492. The utility should reevaluate options to replace its on-site storage tank to 20 21 determine the most cost effective alternative while providing quality service 22 to the customers.

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### II. <u>USED AND USEFUL</u>

# Q. BRIEFLY SUMMARIZE HOW YOU WENT ABOUT CALCULATING USED AND USEFUL FOR THE WMSI SYSTEM.

- Α. 4 For the water treatment plant, I followed the procedures described in Florida 5 Administrative Code (F.A.C.) Chapter 25-30.4325, Water Treatment Plant Used and 6 Useful Calculations. I found that the water treatment plant is 100% used and useful. For the distribution system, I used the lot-to-lot method. From the system maps 7 8 submitted by WMSI as part of the MFRs, I found a total of 3,311 lots adjacent to 9 water lines in the service area. Of the total, 1,817 are shown as customer 10 connections. According to the MFRs, there is negative projected growth for the 11 service area, so I have not included an allowance for growth in the used and useful 12 calculation. The calculated used and useful percentage for the WMSI service area is 13 1,817 divided by 3,311 or 54.9%.

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#### III. PRO FORMA ADJSUTMENTS TO RATE BASE

# 16 Q. WHAT OVERALL ISSUES DO YOU HAVE WITH THE PRO FORMA 17 ADJUSTMENTS TO RATE BASE?

A. My overall issues with the pro forma adjustments to rate base are that they are based
on planning level engineering estimates. WMSI is requesting a total of \$2,202,481 in
pro forma adjustments to rate base associated with the raw water transmission line,
plant improvements, electrical system rehabilitation, and the distribution system. The
supporting documentation for these adjustments is found in a report titled St. George
Island Water System Evaluation, Final Report by PBS&J. The report consists of

seven Technical Memoranda and an Executive Summary. Each of the memoranda evaluates a different aspect of the WMSI system and provides various engineering recommendations and cost estimates. It is my opinion that these cost estimates are not sufficient documentation to support additions to plant-in-service, and therefore should not be included in rate base.

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# Q. EXPLAIN WHY YOU ARE OF THE OPINION THAT THE COST 8 ESTIMATES DO NOT SUFFICIENTLY SUPPORT THE PRO FORMA 9 ADDITIONS TO RATE BASE.

10 A. A rate base calculation relies upon plant-in-service amounts that are derived from the 11 actual booked costs of assets in the utility system and are supported by invoices from 12 contractors or equipment suppliers. The cost estimates submitted by WMSI in 13 support of the pro forma additions are an engineer's preliminary opinion of what the 14 recommended capital projects may cost, and may vary substantially from the actual 15 installed cost.

16

17 Q. IN YOUR OPINION, WHAT WOULD REPRESENT SUFFICIENT
 18 DOCUMENTATION TO SUPPORT THE PRO FORMA ADJUSTMENTS?

A. As I stated above, I am of the opinion that actual invoices that document the full
 scope of the project and its final installed cost represent sufficient documentation to
 support the pro forma additions to rate base.

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23 Q. WOULD ANY OTHER TYPE OF DOCUMENTATION BE SUFFICIENT?

-

Competitive bids from contractors or suppliers for a well defined project scope could be considered, but would still not be as accurate as the final installed cost.

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### Q. PLEASE EXPLAIN WHY NOT?

5 A. Competitive bids do not take into account anything that may happen during the 6 construction of the project. For example, there may be an unforeseen site condition 7 that increases the overall project cost. In that case, relying upon bids for adjustments 8 to rate base would understate the actual project cost. Conversely, the scope of the 9 project may be reduced after the bids are received, thereby reducing the actual 10 project cost. In this case, relying upon bids would overstate the actual project cost. I 11 am of the opinion that if competitive bids are accepted as documentation for pro 12 forma additions to rate base, then a subsequent true up should be conducted to 13 reconcile the actual project costs to rate base.

14

# 15Q.EXPLAIN SPECIFICALLY WHY YOU ARE OF THE OPINION THAT16COST ESTIMATES IN GENERAL ARE NOT SUFFICIENT17DOCUMENTATION TO SUPPORT THE PRO FORMA ADDITIONS TO18RATE BASE.

A. Cost estimates prepared by engineers are sometimes also referred to as estimates of
 probable cost. They can come in various levels of detail and accuracy, depending
 upon the amount of engineering detail and analysis conducted. One of the primary
 purposes of an engineering cost estimate is to inform the utility of the amount of
 funds necessary to complete the project. As a result, cost estimates are conservative

in nature. No engineer wants to provide a cost estimate to a utility that underestimates the cost of a project. If properly performed, a cost estimate is higher than the project cost that would be received from competitive bids.

As more engineering work is performed on a specific project, a cost estimate tends to get more refined and accurate. For example, a planning level cost estimate that does not have any design documentation is not as accurate as a cost estimate based on fully designed project drawings and specifications. For a given project, the cost estimate prepared in the planning phase will not be as accurate as the cost estimate prepared at the end of the final design phase.

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Now, if the project drawings and specifications are given to contractors to prepare a competitive bid, the resulting costs would be a better indicator of the cost of a project, because it involves a knowledgeable third party analysis, can be secured by a contract to obtain the construction services for the quoted price, and reflects competitive market forces at the time of the bid. Therefore, cost estimates are not as accurate an indicator of a project cost as are competitive bids.

18

# Q. WHAT LEVEL OF DETAIL IS IN THE ESTIMATES PROVIDED BY WMSI TO SUPPORT THE PRO FORMA ADDITIONS?

A. I would characterize the estimates provided by WMSI to support the pro forma plant
 additions as planning level estimates. They are based upon a study level of
 engineering analysis and do not rely upon any detailed project drawings, complete

specifications, or similar construction documents. The technical memoranda provide an analysis that documents the need for improvements and identifies the projects to address the needs. However, there is not any detail on the project design or materials to produce anything other than a planning level estimate.

### Q. WHAT INDICATIONS CAN YOU POINT TO REGARDING THE ACCURACY OF THE COST ESTIMATES FOR THE WMSI PRO FORMA ADJUSTMENTS?

There are few, but one example concerns the additional property costs associated 9 Α. 10 with installing the new ground storage tank (GST). A total of \$450,000 for property is included in the cost estimate, which is over 25% of the of the project cost. No 11 12 supporting documentation was provided about how the value was obtained. Exhibit 13 ATW-3 provides a summary table and supporting documentation on parcels around the water plant site obtained from the Franklin County Property Appraiser's website. 14 The data shows adjacent lots selling for between \$7,500 and \$160,000 with the most 15 recent in 2007 being \$95,000. Given the wide range of the prices of nearby sales and 16 the nationwide collapse in the real estate market since 2007, it is difficult to tell if the 17 estimated property value of \$450,000 is at all representative of what the actual cost 18 19 to purchase the property may be.

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# Q. IN SUMMARY TO THIS ISSUE, WOULD YOU PLEASE RESTATE YOUR POSITION REGARDING THE PRO FORMA ADJUSTMENTS?

A. In my opinion, the engineering estimates provided by WMSI do not have the level of detail or accuracy required to make pro forma adjustments to rate base. Therefore, it is my recommendation that the pro forma adjustment to rate base not be included at this time.

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### IV. <u>CAPITAL IMPROVEMENTS</u>

# Q. NOTWITHSTANDING YOUR OPINION REGARDING THE PRO FORMA ADJUSTMENTS ABOVE, DO YOU HAVE ANY SPECIFIC CONCERNS 9 REGARDING THE CAPITAL PROJECTS REPRESENTED BY THE PRO 10 FORMA ADJUSTMENTS?

Yes. The capital projects are identified in the Executive Summary of the report as 11 A. Water Transmission Line, Plant Improvements, Electrical System 12 Raw Replacement/Rehabilitation and Distribution System. Based on my review of the 13 documentation and my inspection of the utility's facilities, these projects would 14 replace aging assets, improve the quality of service to the customers, or improve the 15 safety and reliability conditions of the utility system. However, I do take exception 16 17 to the analysis that led to the conclusion to locate a new ground storage tank (GST) on adjacent property. 18

- 19
- 20

### Q. CAN YOU BE SPECIFIC?

A. Yes, Exhibit ATW-4 is an excerpt from Technical Memorandum 5 from the PBS&J
 engineering report. The memorandum evaluates four alternatives for addressing the
 observed structural issues of the GST. The recommended option (identified as

1 Alternative 2) is to construct a new GST on adjacent property, which brings the total 2 cost of the plant improvement to \$1,706,330. Of this total, \$450,000 is associated with the purchase of additional land and closing costs. The next less costly option 3 (identified as Alternative 3) is to demolish the existing storage tank and replace it 4 5 with a new GST in the same location for \$708,188. A difference of almost \$1 million 6 warrants an additional look at these two alternatives beyond the ranking 7 methodology in the Technical Memorandum. Although the technical memorandum is lacking in many details, it appears that Alternatives 2 and 3 are not functionally 8 9 identical. In other words, it is not an apples-to-apples comparison. The key 10 differences between alternatives 2 and 3 are:

11 a. Alternative 2 includes new high service pumping equipment located on the 12 roof of the new tank so that they can operate in the event of a flood 13 occurrence.

b. Alternative 2 includes relocating the emergency generator.

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c. Alternative 2 has a higher cost for the tank, presumably due to a reinforced roof to support the pumping equipment and to provide a dual wall wet well.

Since all three of the above items add to the cost of Alternative 2 and provide additional benefits, I made similar adjustments to Alternative 3 to achieve an applesto-apples comparison. Exhibit ATW-5 presents the estimate of probable cost for alternatives 2 and 3 as taken from the Technical Memorandum 5. Also included is a modified Alternative 3 that includes the costs associated with the additional functionality of Alternative 2 and excludes (because it would be unnecessary) the

additional cost of a land purchase. With these adjustments the estimate of probable cost of Alternative 3 (replacing the storage tank in its existing location) is \$1,514,838 which is \$191,492 less than Alternative 2, for which the utility is requesting a pro forma adjustment.

## 6 Q. AFTER YOUR ANALYSIS, WHAT IS YOUR RECOMMENDATION 7 REGARDING THE GST?

A. Based on my analysis of the documentation supporting the utility's decision to locate the GST on additional property, I am of the opinion that the customers would be equally served by installing a new tank on the existing GST site with a cost savings of \$191,492. I would encourage the utility to reevaluate this option as the project proceeds to the design phase.

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### Q. DO YOU HAVE ANY OTHER ISSUES IN THIS TESTIMONY?

A. OPC is in the process of conducting discovery on the subject of fire flow and water
main improvements that were addressed by the Commission in Orders Nos. PSC-040791-AS-WU, issued August 12, 2004, and PSC-05-1156-PAA-WU, issued
November 21, 2005, in WMSI's Limited Proceeding in Docket No. 000694-WU.
Should responses to pending discovery requests reveal additional engineering issues,
I will supplement my testimony as needed.

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### 22 Q. DOES THIS CONCLUDE YOUR TESTIMONY?

23 A. Yes.

### CERTIFICATE OF SERVICE DOCKET NO. 100104-WU

I HEREBY CERTIFY that a true and correct copy of the foregoing (Corrected) Direct Testimony of Andrew T. Woodcock has been furnished by U.S. Mail to the following parties on this 2<sup>nd</sup> day of September, 2010.

Ralp Jaeger Eric Sayler Florida Public Service Commission 2540 Shumard Oak Blvd. Tallahassee, FL 32399-0850

Lisa C. Scoles Radey Thomas Yon Clark Post Office Box 10967 Tallahassee, FL 32302 Mr. Gene D. Brown Water Management Services, Inc. 250 John Knox Road, #4 Tallahassee, FL 32303-4234

oseph A. McGlothlin

### EXHIBIT ATW-1 RESUME OF ANDREW T. WOODCOCK

Docket No. 100104-WU Andrew T. Woodcock, Exhibit ATW-1 Page 1 of 3 Resume

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**TETRA TECH** 

Andrew T. Woodcock, P.E., M.B.A.

Mr. Woodcock has been involved with many different facets of environmental engineering including planning, design, and permitting of both water and wastewater treatment facilities, wastewater collection systems, pipeline systems, pumping stations and effluent disposal systems. He has special expertise in utility due diligence investigations, utility valuations, financial feasibility analyses and business plans. He is also experienced in the preparation and review of capital improvement programs, master planning and water and wastewater impact fees.

#### EXPERIENCE

Mr. Woodcock's major design and planning experience includes the design, and permitting functions associated with several water and wastewater projects. Representative water projects include the Venice Gardens Utilities Center Road WTP 0.6 MGD RO facility expansion and the City of Port St. Lucie wellfield expansion. Wastewater design projects include the 0.5 MGD expansion to the Deltona Lakes WWTP and the 1.6 MGD expansion to the City of Sanibel's WWTP both of which include treatment to public access reuse standards.

Mr. Woodcock's water and wastewater utility planning experience includes several master plans and capital improvements programs. Recent planning projects include the City of Deltona Water and Wastewater Master Plans, the City of Bartow Water Master Plan, and the Marion County Utility Consolidation Program.

Mr. Woodcock has participated in over 60 water and wastewater utility valuations and acquisitions for utility systems located throughout the Southeast United States. The acquisition projects cover a wide range of utility system configurations and sizes and include engineering due diligence inspections, valuations, and financing activities associated with the transactions. Major projects include the City of Peachtree City GA acquisition of Georgia Utilities Company, the City of Winter Haven FL acquisition of Garden Grove Water Company and the acquisition of the Deltona and Marion County systems from Florida Water Services Corp.

Additionally, Mr. Woodcock has experience in the review and analysis of water and wastewater utility impact fees and utility financial feasibility studies in support of capital funding including studies for the Cities of Apopka, Naples, and Bartow, Pasco County and the Tohopekaliga Water Authority.

Specific Recent Project Experience Includes:

#### Deltona, Florida

Utility Acquisition of Florida Water Services Corp (2003)

Consulting Engineers Report, Series 2003; Utility System Revenue Bonds, \$81.72 million.

يتعاقب والمحادية

Water and Wastewater Impact Fee Study (2005)

Water and Wastewater Rate Study (2006)

Senior Project Manager

Project Role: Senior Project Manager

Education: B.S.E., University of Central Florida, 1988

M.S.E., University of Central Florida, 1989

M.B.A., Rollins College, 2001

Registrations/Certifications: Professional Engineer, Florida, No. 47118

Professional Engineer, Louisiana, No. 34145

Professional Engineer, Alabama, No. 30585

Professional Affiliations:

Water Environment Federation

American Water Works Association

Florida Stormwater Association

Office: Orlando, Florida

Years of Experience: 20

Years with Tetra Tech: 19

Docket No. 100104-WU Andrew T. Woodcock, Exhibit ATW-1 Page 2 of 3 Resume

Senior Project Manager

Andrew T. Woodcock, P.E., M.B.A.

Utility Replacement Cost Study (2004) Stormwater Utility Rate Study (2008) **Marion County Florida** Water and Wastewater Impact Fee Study (2005) Utility Acquisition of Florida Water Services (2003) Utility Acquisition of AP Utilities, Palm Bay Utilities, Oak Run Utilities, Pine Run Utilities, Quail Meadow Utilities Consulting Engineering Report, Series 2003; Utility System Revenue Bonds, \$40.19 million Consulting Engineers Report, Series 2001; Utility System Revenue Bonds, \$27.27 million Water and Wastewater Utility Master Plan (2005) City of Orlando, Florida - Research Park Economic Impact Evaluation (2005) Collier County, Florida - Utility Regulatory Services - Orangetree Utilities (2004) St. Johns County, Florida - Utility Regulatory Services - Intercoastal Utilities (2002, 2005) Pasco County, Florida Acquisition Feasibility Program (2001) Acquisition of East Pasco Utilities and Forrest Hills Utilities (2002) Utility Valuation of Lindrick Utilities and Hudson Utilities (2004) Comprehensive Water, Wastewater and Reclaimed Water Rate and Charge Study (2003, 2007) Reclaimed Water Rate Study (2005) Water, Wastewater, and Reclaimed Water Impact Fee Review (2005) Series 2006 Water and Sewer Refunding Revenue Bonds, \$71.16 million Series 2008 Water and Sewer Revenue Bonds, \$182 million City of Naples Florida Reclaimed Water Project Assessment and Funding Program (2006) Comprehensive Water, Wastewater and Reclaimed Water Rate Study (2007) Stormwater Utility Financial Review (2007) City of Minneola, Florida Water Impact Fee Update (2006) Stormwater Utility Rate Study (2006) State of Florida - Office of Public Counsel Utility Regulatory Services - Aqua America Utilities (2007, 2008) Utility Regulatory Services - Water Used and Useful Rule (2008) Utility Regulatory Services - KW Resort Utilities (2008)

**TETRA TECH** 

Docket No. 100104-WU Andrew T. Woodcock, Exhibit ATW-1 Page 3 of 3 Resume



### Andrew T. Woodcock, P.E., M.B.A.

Senior Project Manager

Page 3

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### PAPERS/PRESENTATIONS

"Water and Wastewater Impact Fees: An Overview" Alabama Water Pollution Control Association, July 28, 2008.

### EXHIBIT ATW-2 EXECUTIVE SUMMARY EXCERPT

Docket No. 100104-WU Andrew T. Woodcock, Exhibit ATW-2 Page 1 of 1 Executive Summary Excerpt

PRIORITY ITEM	DESCRITPION	ESTIMATED COST
aw water transmission line	12- inch water main, pvc	\$70.000
	12 -inch gate valves	\$6,800
	well point dewatering	\$10,000
	tie-in connections	\$10,000
	Mobilization, site work, permitting	\$14,380
	Contractors bond, insurance	\$1,936
	Contractors OH&P	\$9,680
	Contingency	\$19,360
	Engineering	\$14,000
	,	\$156,156
Piant Improvements	Chlorine system manifolding	\$500
	Repaice cylinder mounted chlorinators	
	Clearwell baffiing	\$15,000
	Chlorine diffuser	\$4,000
	High service pumps	\$100.000
	Generator relocation	\$7,500
	Generator fuel containment	\$3,000
	Pumping and plant controls	\$93,500
	Ground storage tank installation	\$389,000
	Ground storge tank	\$326,000
		\$61,500
	Mobilization, site work, permitting	\$24,525
· · · · · · · · · · · · · · · · · · ·	Electrical	\$61,500
	Contingency	\$12,300
	Yard plping	
	Contractors bond, insurance	\$61,500 \$12,300
	Contactors OH&P	\$61,500
		\$1,236,125
	GST Property and closing costs	\$450,000
ile at de		\$1,686,125
Electrical System	SCADA/RTU contols for wells 1-4	\$252,000
Replacement/Rehabilitation	Well 3 generator repairs	\$21,700
	Well 4 new generator	\$64,000
		\$337,700
Distribution System	Chiorine chart recorder	\$7,000
•	Chlorine probe	\$7,500
	Portable leak detection equipment	\$8,000
		\$22,500
<u>v</u>	Grand total	\$2,202,481

PBSJ 2639 N Monroe St Bidg C Tallahassee, FL 32303

*S*.

Phone (850) 575-1800 Fax (850) 575-1099 www.pbsj.com ES Page 7 of 8

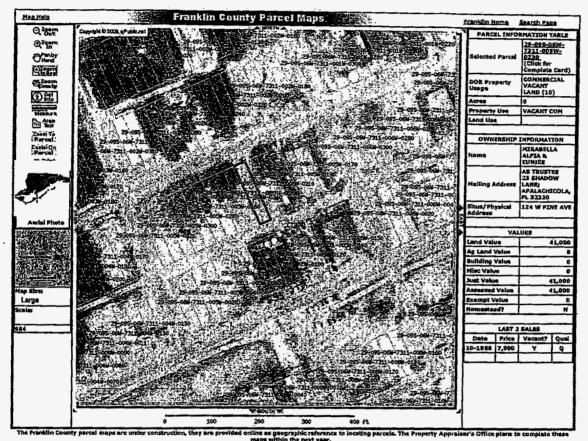
## EXHIBIT ATW-3 REAL ESTATE DATA

Docket No. 100104-WU Andrew T. Woodcock, Exhibit ATW-3 Page 1 of 11 Real Estate Data

			L	ast Sale	
Parcel	4	ssesed Value	Date		Price
29-09S-06W-7311-005W-0230	\$	41,000.00	Oct-88	\$	7,500.00
29-09S-06W-7311-005W-0240	\$	82,000.00			
29-09S-06W-7311-005W-0260	\$	41,000.00	Feb-80	\$	2,000.00
29-09S-06W-7311-005W-0270	\$	123,000.00	Jul-99	\$	137,500.00
29-095-06W-7311-005W-0300	\$	41,000.00	May-99	\$	132,500.00
29-09S-06W-7311-005W-0310	\$	41,000.00	Jui-99	\$	16,000.00
29-09S-06W-7311-005W-0320	\$	41,000.00	Jul-99	\$	160,000.00
29-09S-06W-7311-005W-0050	\$	43,500.00	Jul-99	\$	160,000.00
29-09S-06W-7311-005W-0030	\$	82,000.00	Aug-07	\$	95,000.00
29-09S-06W-7311-005W-0010	\$	82,000.00	May-99	\$	132,500.00

Docket No. 100104-WU Andrew T. Woodcock, Exhibit ATW-3 Page 2 of 11 Real Estate Data

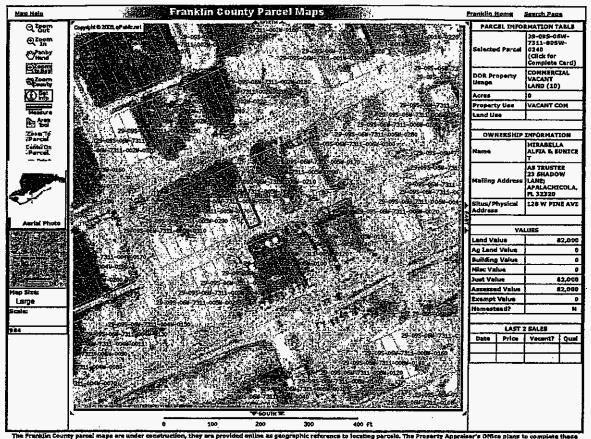
### Franklin County Parcel Maps



maps within the next year. The Franklin County Property Appraisar's Office makes every effort to produce the post eccurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last cartified taxroll. All data is subject to change before the next certified taxroll. <u>Franklin Herea</u> <u>Bearch Page</u> © Website design by <u>goublic.net</u>

Docket No. 100104-WU Andrew T. Woodcock, Exhibit ATW-3 Page 3 of 11 Real Estate Data

### Franklin County Parcel Maps

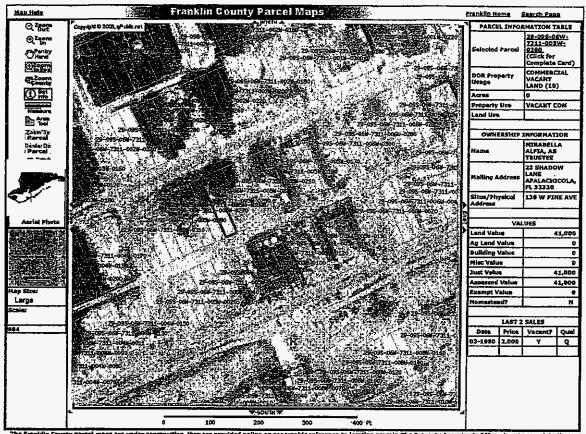


The Franklin County parcel maps are under construction, they are provided online as geographic reference to locating parcels. The Property Appresser's Office plans to complete these maps within the next year. The Franklin County Property Appresser's Office makes every effort to produce the meat accurate information possible, No warranties, expressed or implied, are provided for the data haren, its use or interpretation. The assessment information is from the last cordified taxroll. All data is subject to change before the next cartified taxroll.

Franklin Home Search Page © Website design by goublic.net

Docket No. 100104-WU Andrew T. Woodcock, Exhibit ATW-3 Page 4 of 11 Real Estate Data

### Franklin County Parcel Maps

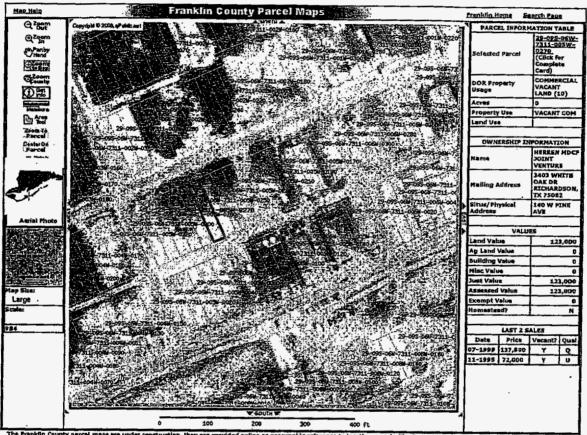


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Docket No. 100104-WU Andrew T. Woodcock, Exhibit ATW-3 Page 5 of 11 Real Estate Data

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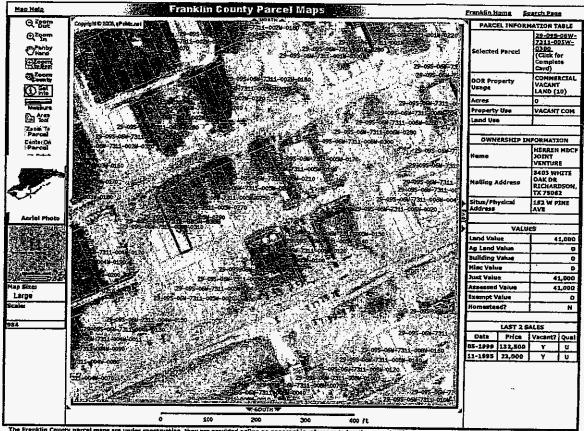


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Docket No. 100104-WU Andrew T. Woodcock, Exhibit ATW-3 Page 6 of 11 Real Estate Data

### Franklin County Parcel Maps

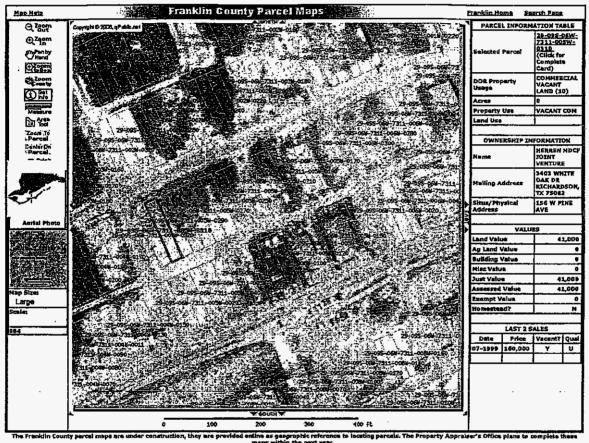


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Docket No. 100104-WU Andrew T. Woodcock, Exhibit ATW-3 Page 7 of 11 Real Estate Data

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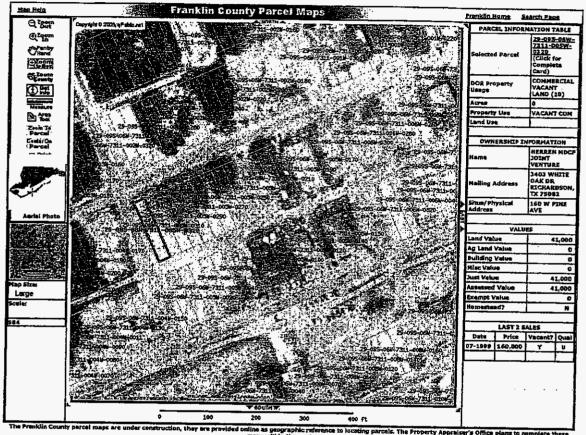


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Docket No. 100104-WU Andrew T. Woodcock, Exhibit ATW-3 Page 8 of 11 Real Estate Data

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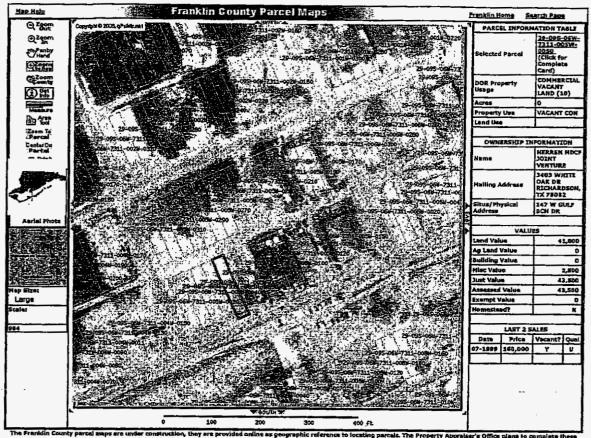


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Docket No. 100104-WU Andrew T. Woodcock, Exhibit ATW-3 Page 9 of 11 Real Estate Data

### Franklin County Parcel Maps

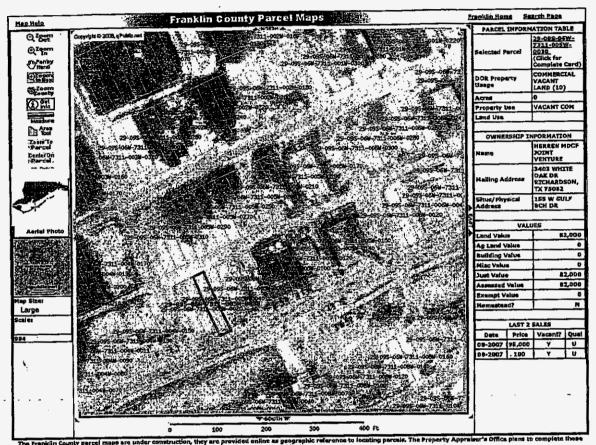


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Docket No. 100104-WU Andrew T. Woodcock, Exhibit ATW-3 Page 10 of 11 Real Estate Data

Franklin County Parcel Maps

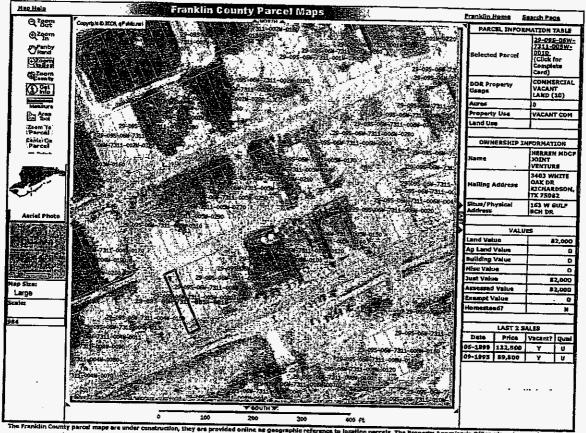


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Docket No. 100104-WU Andrew T. Woodcock, Exhibit ATW-3 Page 11 of 11 Real Estate Data

### Franklin County Parcel Maps



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### EXHIBIT ATW-4 TECHNICAL MEMORANDUM 5

Docket No. 100104-WU Andrew T. Woodcock, Exhibit ATW-4 Page 1 of 1 Technical Memorandum 5

	St. George bland , Florid	Estimates of probable com			t stars a banda sa sa a ta ta ta
	DECRETION	ALTERNATIVE 1: New OST- op Lots builded WTP and refurb asisting OST into a new workshop, shandon EST	ALTERNATIVE 2. New GST on Lots behind WI7, standon existing GST and maintain EST.	ALTERNATIVE 3: Construct new GST in current location, go new workshop and resistain EST	ALTERNATIVE A: Asmediation of existing GST, no new workshop and maintain EST
		an a		\$40,960.00	Starting and a start of a
Demolition of existing GST (as		5169,000.00		1. The second	TRANSTA NO 18 3.
Refurbish existing GST into a r		\$744,000,00		CANA SI SAN	A WALLSON OF
Construction of new 500 KS G			\$715.000.00	S	1
Construction of new 325 KG G		2. A. S.		\$270,000.00	22.792. 27.79
Construction of new 325 KG 6		· · · · · · · · · · · · · · · · · · ·			\$124,740,00
Remediation of existing GST (	Crom Estimate April 17, '09)plus contingency)	\$56,000,00	\$28,000.00	\$56,000,00	
New Lerators		\$100,000,00	\$100,000.00	1	WELL-CONTRACTOR
New Vertical turbine high ser		\$200,000,00	3100,000.00	00.000.E2	\$3,000.00
New chierine room (Apprax \$			\$7,500.00	1	
Relocate generator and fuel a		\$7,500.00	25,000.00	\$5,000,00	\$5,000,00
New containment structure fo		\$5,000.00	33,000,00		100000 C
Tenporary Operations During	Construction			\$50,000,00	\$25,000,00
1. 1. Mar	temporary pumping (\$25K/month)			\$2,000,00	\$2,000,00
1.5.5.7	semporary chemical facility	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1		\$2,00,00	\$3,742.20
	yard piping modifications(5% of gst cost)	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1		\$5,00.00	00.000.22
1999 - Carlos Carlos - 2019 - 2019 - 2019 - 2019 - 2019 - 2019 - 2019 - 2019 - 2019 - 2019 - 2019 - 2019 - 2019	relocate aerators	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	\$5,000.00	\$15,000.00	\$15,000,00
	new primping chamber			\$30,000,00	\$30,000,00
	miscellaneous	\$1,081,500.00	5260,500.00	\$483,060.00	5713,482.20
	total without property		SA50,000.00		No. of Concession, Name
Cost of four (4) lots with closing cost		NUMBER OF STREET, SOUTH STREET, STREET	STATESTAR AND THE STATES	1	######################################
Mobilization/Demobilization (1%)				A States Jointo Kan	STATISTICS AND
Site Work ( 2 %)		521 630.00		597.012.00	H
Contingency (20%)		100.001 States 210 100.001 States		100,701,20	
Conunctor's Bond and Insur		25A24 521 630 D0 FC 63		44 306 00	and in the state of the state o
Contractor's Overhand and P	rofit (10%)	Sec. 5108 150.00		SA 150.50	
Permitting (2%) (Engineering (20%)		\$ 15151510 \$15:00		STREET SOLDO	
E4	timated Project Total	\$2,028,590.00	\$1,705,330.00	\$708,167.60	\$311,684.01

Table 3 Estimates of Probable Construction Costs\*

\* The cost estimates presented above where used to evaluate the options prior to the development of any priority CIP estimates. The values included in the table should not be confused with our final project cost estimate.

Estimated construction duration for Option 1 and 2 is estimated to be 6-months. The construction of the new ground storage tank will take approximately 2 months. Long lead items such as new vertical turbine pumps and motors set the critical path time for completion of construction.

### Advantages of Options 1 and 2

- Flexibility -Dual storage chambers allows cleaning or maintenance while maintaining operation
- Reliability- All pumping equipment above storm water elevation
- Eliminates elevated storage tank maintenance and operation-Option 1 only
- High quality, low maintenance option, with superb water tightness



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### EXHIBIT ATW-5 COMPARISON OF ALTERNATIVES

Docket No. 1000104--WU Andrew T. Woodcock, Exhibit ATW-5 Page 1 of 1 Comparison of Alternatives

	Alternative 2	Alternative 3	Alternative 3 Adjusted
Demolition of Existing GST		\$ 40,960	\$ 40,960
Construction of 325 KG GST with dual wetwell	715,000		715,000
Construction of 325 KG GST with common wetwell		270,000	
New Aerators	28,000	56,000	56,000
Vertical turbine high service pumps; roof mounted	100,000		100,000
New Chlorine room		3,000	3,000
Relocate generator and fuel storage facilities	7,500		7,500
New containment structure for diesel fuel	5,000	5,000	5,000
Temporary operations during construction			
temporary pumping		50,000	50,000
temporary chemical facility		2,000	2,000
yard piping modifications		8,100	8,100
relocate aerators	5,000	5,000	5,000
new pumping chamber		15,000	15,000
miscellaneous		30,000	30,000
Subtotal without property	860,500	485,060	1,037,560
Cost of four lots with closing costs	450,000		
mobilization/Demobilization (1%)	8,605	4,851	10,376
Site Work (2%)	17,210	9,701	20,751
Contingency (20%)	172,100	97,012	207,512
Contractor's Bond and insurance (2%)	17,210	9,701	20,751
Contractor's Overhead and Profit (10%)	86,050	48,506	103,756
Permitting (1%)	8,605	4,851	10,376
Engineering (10%)	86,050	48,506	103,756
Total	1,706,330	708,188	1,514,838

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