

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: January 26, 2012
TO: Ann Cole, Commission Clerk, Office of Commission Clerk
FROM: Stephen B. Fletcher, Public Utilities Supervisor, Division of Economic Regulation *DBF*
RE: Docket No. 110264-WS - Application for increase in water and wastewater rates in Pasco County by Labrador Utilities, Inc.

Please enter the attached e-mail and tank inspection report and photos into the docket file referenced above.

RECEIVED-FPSC
12 JAN 26 PM 3:38
COMMISSION
CLERK

DOCUMENT NUMBER-DATE

00538 JAN 26 12

FPSC-COMMISSION CLERK

Bart Fletcher

From: Martin Friedman [MFriedman@sfflaw.com]
Sent: Wednesday, January 25, 2012 1:01 PM
To: James McRoy
Cc: Bart Fletcher
Subject: {BULK} Labrador Utilities Rate Case -- : Labrador 04/19/04 Tank Inspection Report
Importance: Low
Attachments: Labrador Tank Inspection 04-19-04 Part 2.pdf; Labrador Tank Inspection 04-19-04 Part 1.pdf

James,
 Bart requested that we provide you with a copy of the 2004 Tank Inspection Report, which is attached. Let me know if you need anything else.
 Regards, Marty

MARTIN S. FRIEDMAN

PLEASE NOTE: Our changed firm name and email address.
Please update your contacts accordingly. Thank you.

SUNDSTROM,
 FRIEDMAN & FUMERO, LLP
 Attorneys | Counselors



SUNDSTROM, FRIEDMAN & FUMERO,
 LLP
 Attorneys at Law
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 Lake Mary, Florida 32746
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Tallahassee • Lake Mary • Boca Raton

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DOCUMENT NUMBER-DATE
 00538 JAN 26 2012
 FPSC-COMMISSION CLERK

STANDPIPE INSPECTION REPORT

JOB NO: (LEC) 22191-E DATE: 4/19/04 INSPECTOR: Team 13
TANK OWNER: Utilities Inc. of Florida OWNER'S ORDER NO: _____
OWNER'S REPRESENTATIVE: Mike Dunn TITLE: Primary Contact
MAILING ADDRESS: 200 Weathersfield Ave. PHYSICAL ADDRESS: 200 Weathersfield Ave.
CITY, STATE: Altamonte Springs, FL ZIP: 32714
COUNTY TANK IS LOCATED IN: Unknown SEISMIC ZONE OF COUNTY: 0
TELEPHONE: (407) 869-1919 FAX: (407) 869-6961
LOCATION OF TANK: LABRADOR RESERVOIR

**Utilities Inc. of Florida
200 Weathersfield Ave.
Altamonte Springs, FL 32714
April 20, 2004
Mike Dunn,
Primary Contact
(407) 869-1919**

ORIGINAL CONTRACT NO: unknown YEAR BUILT: 1970
ORIGINAL MANUFACTURER: unknown CAPACITY: 34,000 Gallon
DATE OF LAST INSPECTION: unknown TYPE: Potable
DIAMETER: 15' HEIGHT: 28'
TYPE CONSTRUCTION: WELDED: _____ RIVETED: _____ BOLTED: X
WHO IS CUSTOMER'S INSURANCE CARRIER: unknown

69313-5

CODE UPDATES

<u>ITEM</u>	<u>REQUIRES UPDATE</u>	<u>NOT APPLICABLE</u>
Lightning Protection	X	
Shell Manway(s)	X	
Manway Davit(s)		X
Confined Space Entry Signs	X	
Shell to Roof Access Ladders		X
Safety Climb Devices		X
Standoffs on 10' Centers		X
Handrails	X	
Safety Chain in Handrail Opening		X
Flapper Valve & Screen on O'flow	X	
Vacuum-Pressure Frost Proof Vent	X	
Roof Manway	X	
Second Roof Manway		X
Interior Shell Ladder		X
Heater Pipe		N/A
Water Level Indicator		X
Thermometer		X

RECOMMENDATIONS

NUMBERS REFER TO REPORT PAGES

00. INDICATES THERE WAS NO PHOTOGRAPH AVAILABLE TO DEMONSTRATE

- 00. Post a **"Warning, Tampering With This Facility is a Federal Offense"**
(us code title 42, section 300i-1) Sign

- 00. Water in upper level of tank may lose proper chlorination due to extended periods of poor circulation or low water usage. We recommend installing (2) frost proof sampling taps approximately 3' above the base of the tank, complete with standoffs every 10' on centers, extending into the container, one ending 5' above the low water level of the container and the second pipe ending to 2' below high water level. The sampling system will be in compliance with AWWA

- 00. Water in the tank may lose proper chlorination due to extended periods of poor circulation or low water usage. We recommend extending the fill pipe to 48" below the high water level for better circulation of the water. The fill pipe will also be equipped with a drain back hole to prevent water from standing in the pipe. The fill pipe system should be positioned a minimum of 90 ° from the overflow pipe and will be in compliance with AWWA

- 00. If needed, stabilize the floor by cutting holes, as required, equal distances from the centerpoint and installing couplings. 4,000 psi flowable, quick-set grout will be pressure pumped under the floor to stabilize the floor. The couplings will then be plated over. Floor seams will be vacuum tested to determine any floor seams that need to be re-welded

- 2. Install an electronic monitoring system on the roof hatch
- Monitoring of the electronic system

RECOMMENDATIONS

NUMBERS REFER TO REPORT PAGES

- 3. Repair any cracks and spalling in the concrete with a commercial non-shrinking grout, then caulking around the base of the tank to foundation connection to prevent water from entering under the tank and sealing the foundation with a concrete sealant..... \$1,450

- Electrically ground the tank for lightning protection as required by OSHA, (general duty clause) and NFPA..... \$1,275

- 4. Install 36" primary shell manway \$3,850
substitute a 30" manway for a 36" manway
- 5. Install a cable type ladder safety climb device \$1,850
 Post a **Fall Protection Required** sign \$25

- 6. Install an elbow, a flapper valve and new screen on the existing overflow pipe and splash pad to direct the water away from the tank's foundation..... \$1,150

- 7. Install an approved 42" high handrail system around the circumference of the tank roof, complete with toeboard, intermediate rail and a stainless steel gate chain at the junction of the shell-to-roof access ladder and tank roof as required by OSHA \$2,345

- 8. Replace existing roof manway with 36" manway..... \$3,350
 Install exterior platform for rescue tripod complete with tripod and winch \$5,000
 Replace the existing roof vent with a vacuum-pressure, frost proof vent and screen in compliance with AWWA..... \$4,810

- 10. EXTERIOR PAINT SYSTEM: Sandblast all rusted and abraded areas of the tank exterior to an SSPC #6 (commercial) blast, brushblast all remaining areas, apply one (1) full coat of epoxy-mastic and one (1) finish coat of urethane \$11,500
epoxy mastic finish

RECOMMENDATIONS

NUMBERS REFER TO REPORT PAGES

11. INTERIOR PAINT SYSTEM: Sandblast all rusted and abraded areas of the tank interior to SSPC #10 (near white), brushblast all remaining areas, stripe coat all seams and welds, then apply an epoxy liner to achieve 8-10 mils dry film thickness..... \$12,000

The recommendations listed above can be incorporated into a 3-5 year program.

00. We recommend our Extended Warranty Program to ensure the tank is maintained on a yearly basis.....\$3,300 yearly
.....\$275 monthly

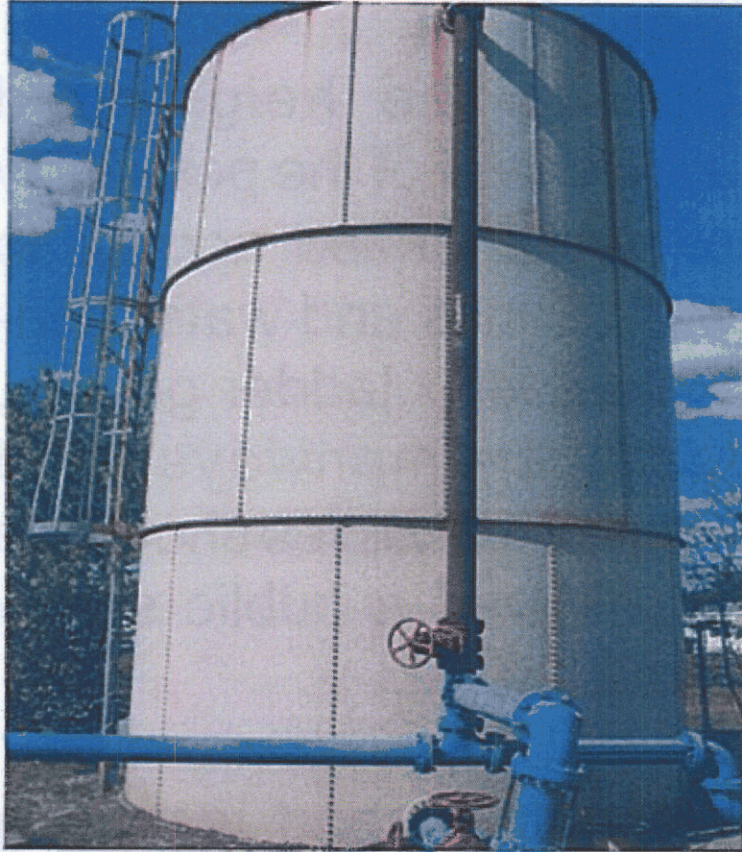
Paying on a monthly basis will accrue no interest
A sample maintenance agreement is enclosed in this packet

BASED ON THE NUMBER OF ITEMS ACCEPTED, PRICES MAY VARY.
If union labor or prevailing wage is required add 20%
Copies of this inspection report are available for an additional cost per copy,
call 1-800-438-2187

The inspection report and comments reflect the general condition of the tank. However, we can not guarantee that additional deficiencies may not become apparent during the cleaning, repair or paint process of the tank. It is recommended that \$15,000 be set aside for latent defects.

The handling, removal and/or disposal of hazardous or contaminated materials such as asbestos, lead, chemical or any like substance that requires special handling is not included in the price submitted for work herein. Paint prices do not include lead abatement or containment.

Utilities Inc. of Florida
34,000 Gallon Standpipe
(LEC) Job No. 22191-E



**Utilities Inc. of Florida
200 Weathersfield Ave.
Altamonte Springs, FL 32714
34,000 Gallon Standpipe
RE: Labrador Reservoir
April 19, 2004**

**Mike Dunn, Primary Contact
(407) 869-1919**

Liquid Engineering Corporation (LEC) Job No. 22191-E

If there are any questions concerning the information contained within this report, please call
Liquid Engineering Corp. at 1-800-438-2187

693/5.5

**Utilities Inc. of Florida
34,000 Gallon Standpipe
(LEC) Job No. 22191-E**

Due to the heightened awareness of the possibility of unauthorized access to water tanks and water contamination, ladder guards, locks on manways, and locks on all valves should be considered a public safety requirement.

We recommend installing an electronic monitoring system on the roof hatch and replacing all standard air vents with Security Vent Shrouds.

**Utilities Inc. of Florida
34,000 Gallon Standpipe
(LEC) Job No. 22191-E**

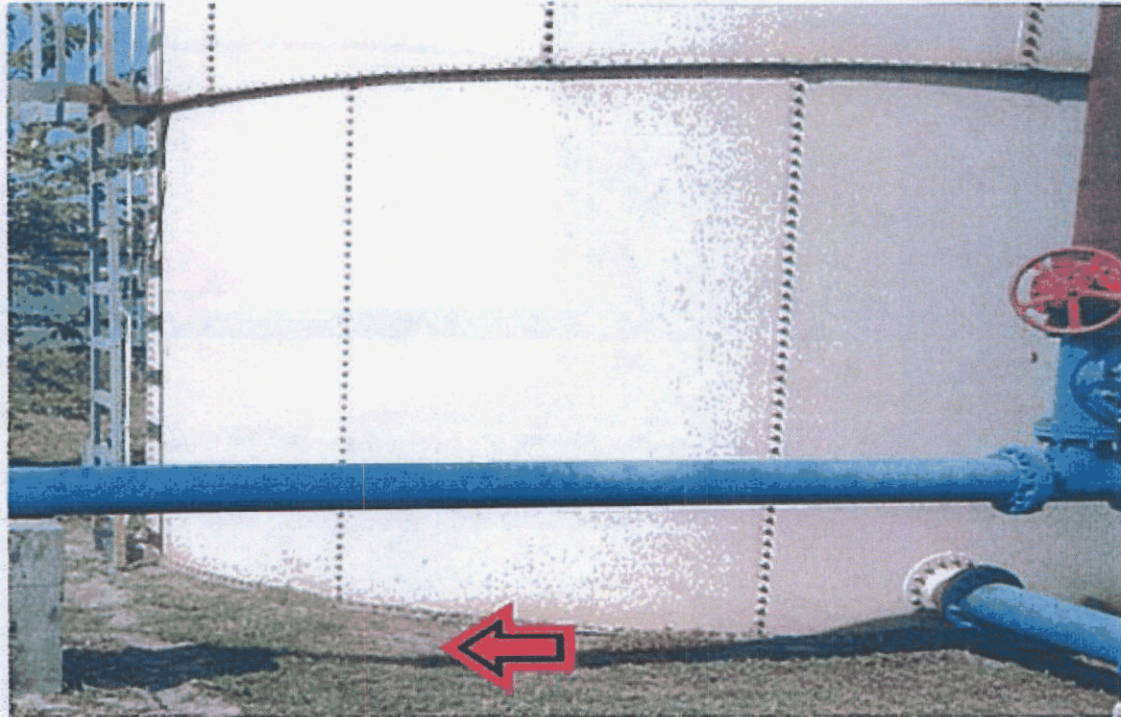


Photo shows the condition of the foundation. We recommend clearing any dirt, debris and other loose gravel away from the tank foundation, down to a minimum 6" below top of foundation as required by AWWA D100-96, Section 12.6.1: Foundations for flat bottom tanks. (see glossary pg. 3). This should be done by a local excavating company.

We further recommend repairing any cracks and spalling in the concrete with a commercial non-shrinking grout, then caulking around the base of the tank to foundation connection to prevent water from entering under the tank and sealing the foundation with a concrete sealant.

We also recommend electrically grounding the tank for lightning protection as required by OSHA, (general duty clause) (see glossary).

**Utilities Inc. of Florida
34,000 Gallon Standpipe
(LEC) Job No. 22191-E**

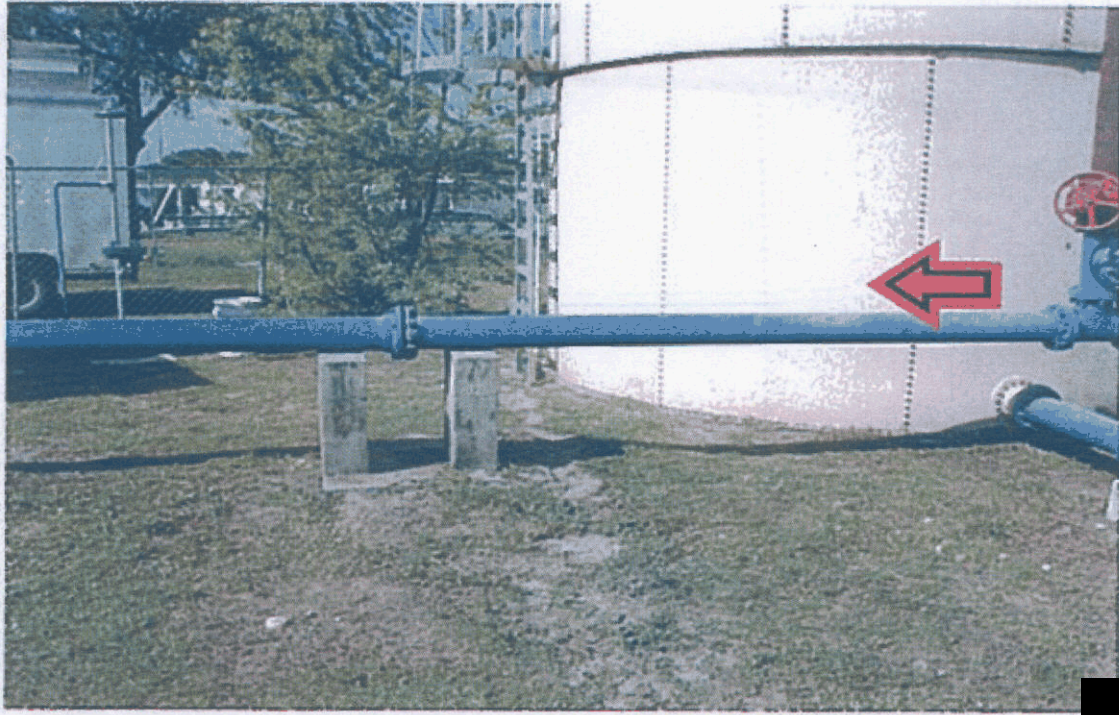


Photo shows the condition of the tank shell. The tank is not equipped with a manway. The following items are required to bring tank in compliance with AWWA D100-96, section 7.1: Shell Manways, OSHA, and TSS, (see glossary pg. 8):

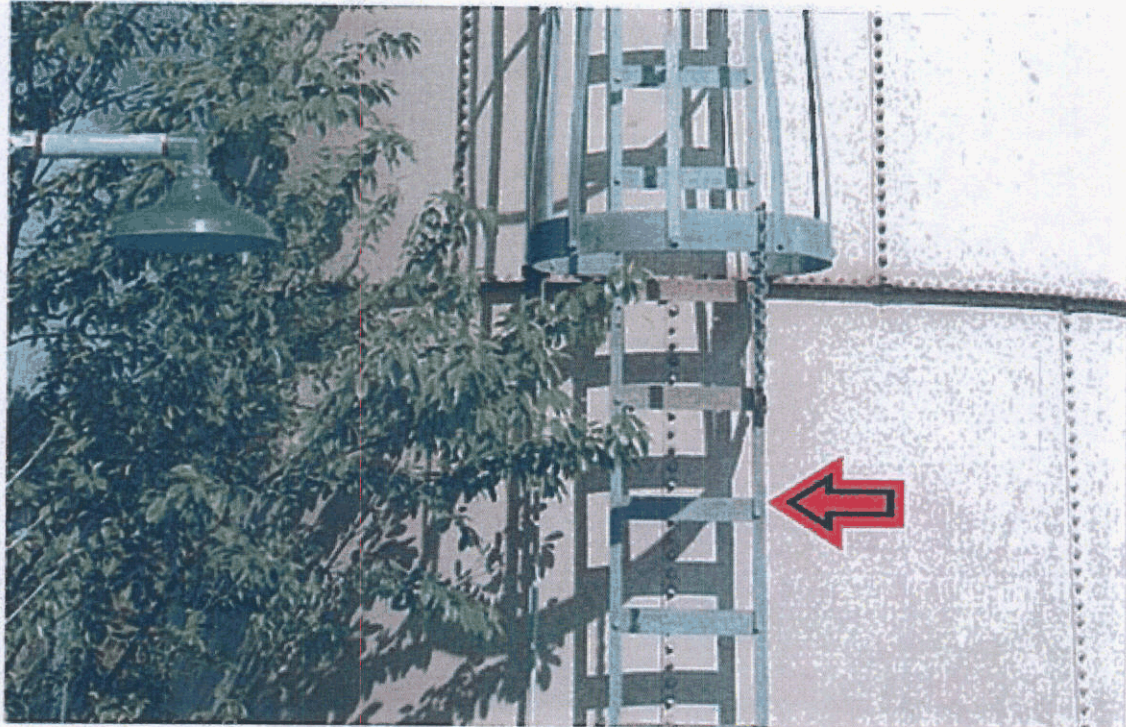
We recommend:

Install a 36" manway

Check to see if controlled

Note: For safety reasons we have recommended a 36" manway instead of the required 24" manway.

**Utilities Inc. of Florida
34,000 Gallon Standpipe
(LEC) Job No. 22191-E**



Shell ladder in above photo is in compliance with OSHA and AWWA D100-96, Section 7.4: Ladders, 7.4.1: Outside Tank Ladder, regulations. We recommend installing a cable type ladder safety device, and posting a **Fall Protection Required** sign.

For adequate fall protection, we have recommended installing a cable type ladder device.

**Utilities Inc. of Florida
34,000 Gallon Standpipe
(LEC) Job No. 22191-E**

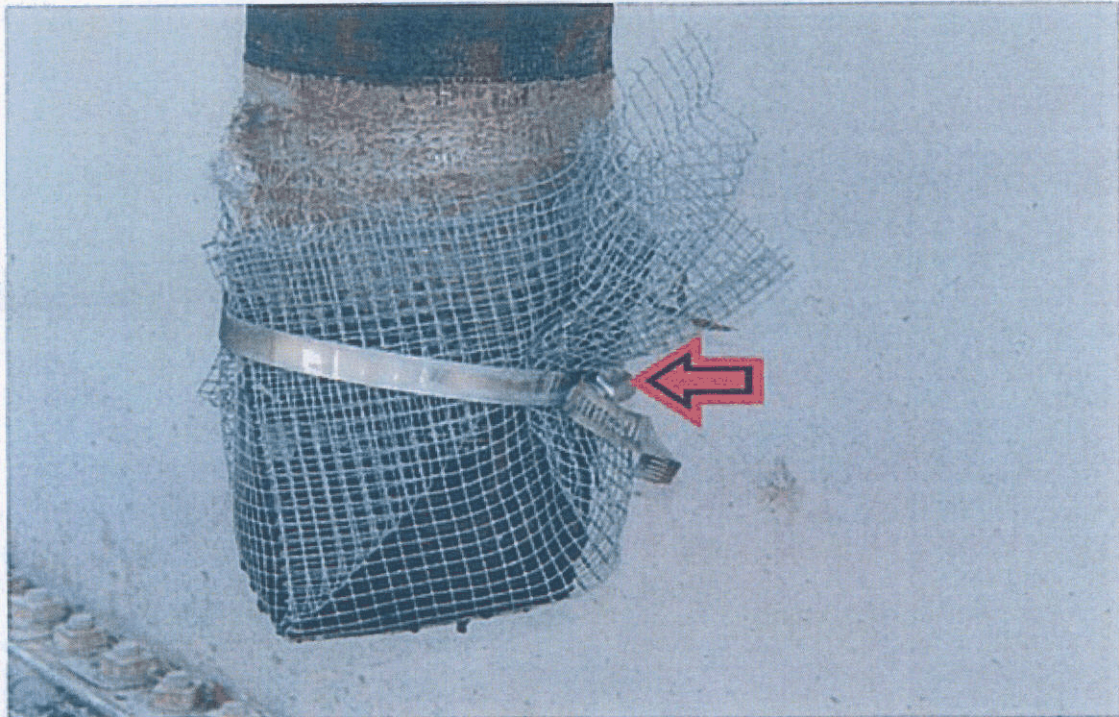


Photo shows the overflow pipe. The overflow pipe is not equipped with a flapper valve. We recommend installing an elbow to direct water away from the tank, a flapper valve and new screen on the existing overflow pipe and a splash pad to direct water away from the tank foundation.

**Utilities Inc. of Florida
34,000 Gallon Standpipe
(LEC) Job No. 22191-E**

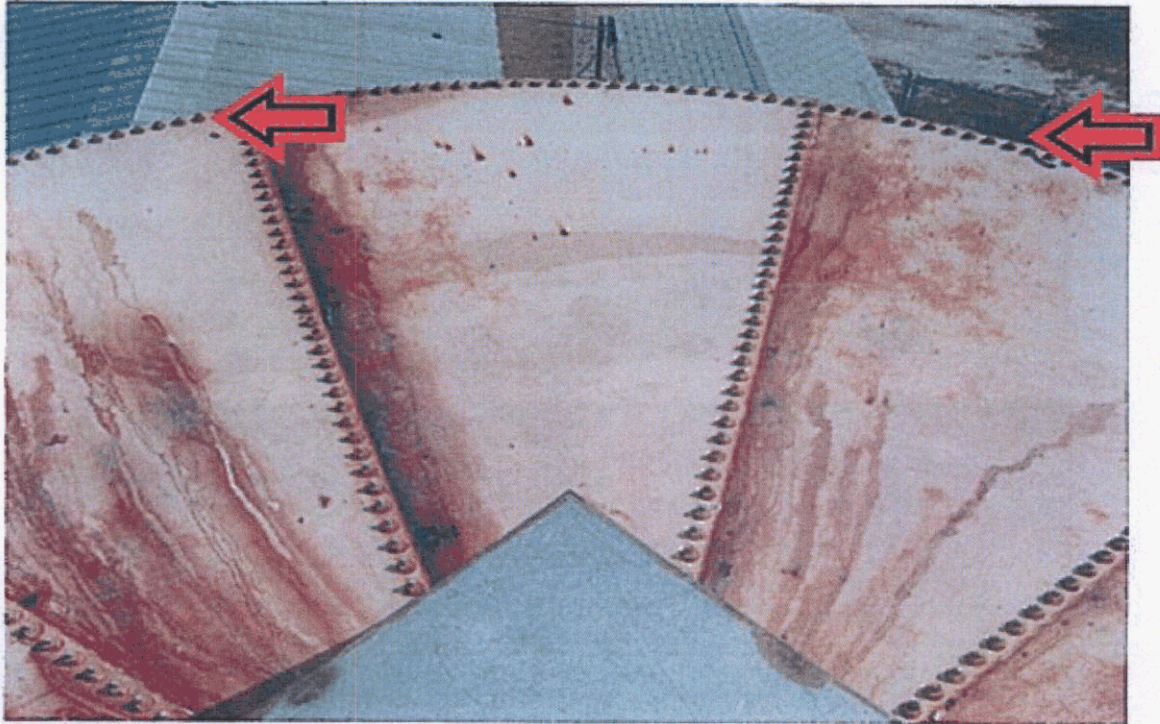


Photo shows the tank roof is not equipped with an OSHA required fall protection system. We recommend installing an approved 42" high handrail system around the circumference of the tank roof, complete with toeboard, intermediate rail and a stainless steel gate chain at the junction of the shell-to-roof access ladder and tank roof as required by OSHA (see glossary).

**Utilities Inc. of Florida
34,000 Gallon Standpipe
(LEC) Job No. 22191-E**

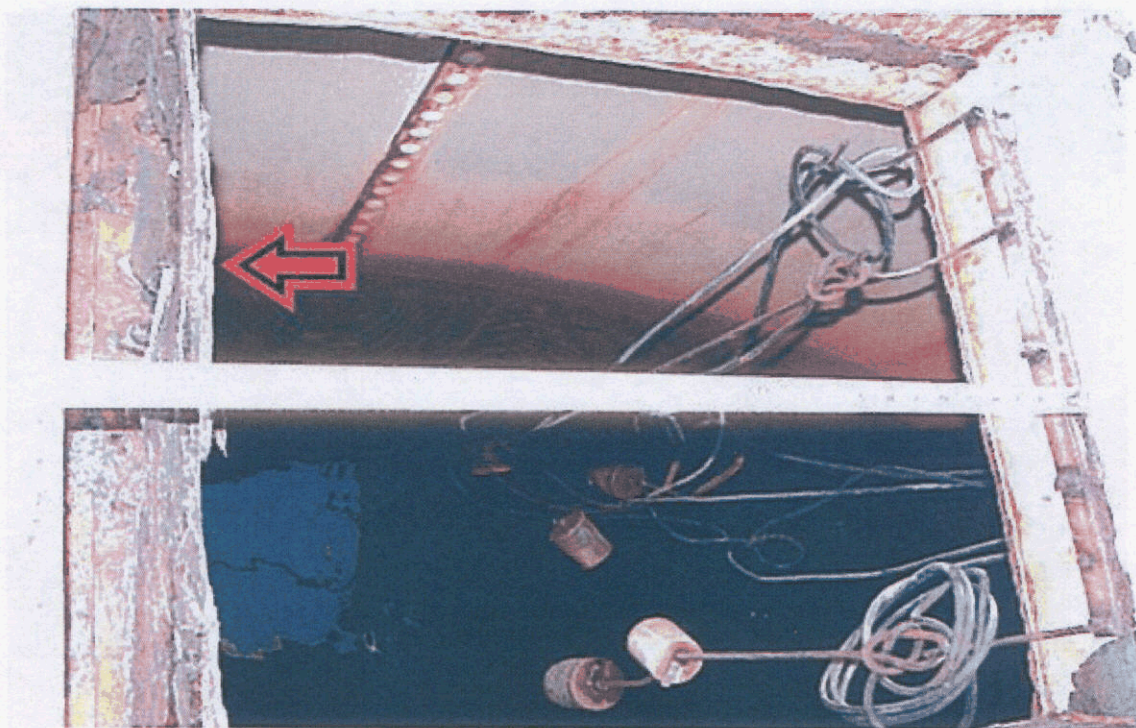


Photo shows the condition of the roof manway. Notice the manway curb is severely deteriorated. Roof openings on this tank require the following to be in compliance with OSHA, AWWA and TSS Section 7.0.8: Access, (see glossary pg. 23):

We recommend:

Replace existing manway with 36" manway

We further recommend:

Install exterior platform for rescue tripod, complete with tripod and winch

Note: For safety reasons we have recommended a 36" manway instead of the required 24" manway.

Utilities Inc. of Florida
34,000 Gallon Standpipe
(LEC) Job No. 22191-E

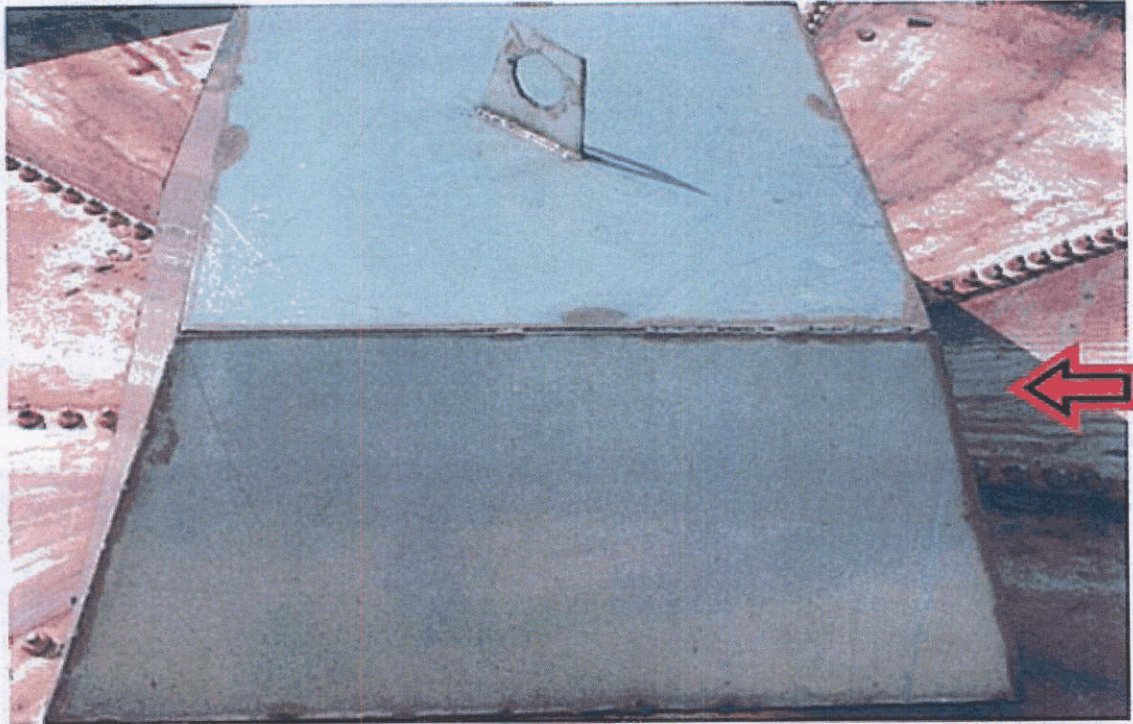
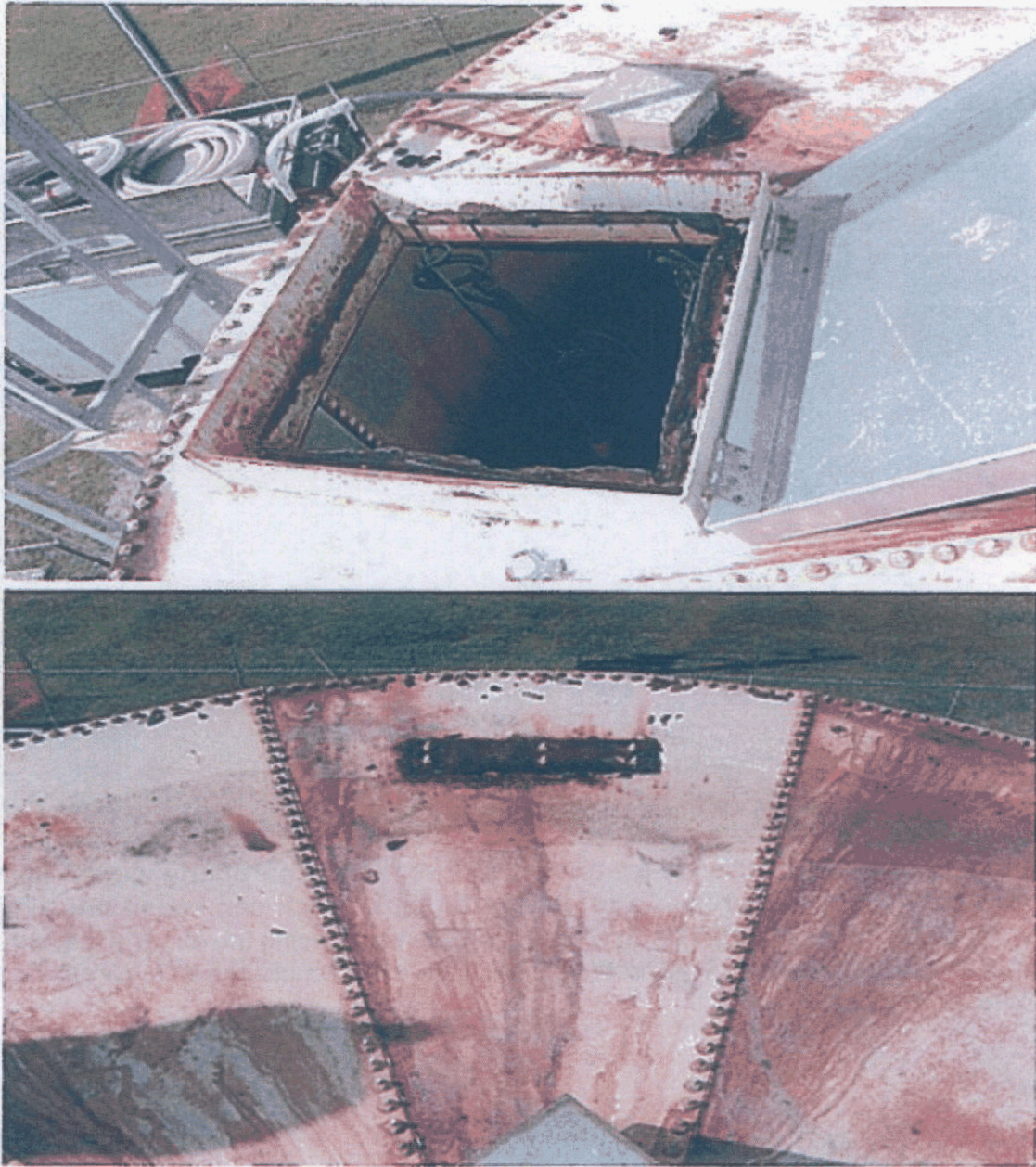


Photo shows the condition of the existing roof vent. **An improperly vented tank may cause external pressure to act on the tank which can cause buckling even at low pressure differential.** We recommend replacing the existing roof vent with a vacuum-pressure, frost proof vent and screen in compliance with AWWA and TSS, (see glossary).

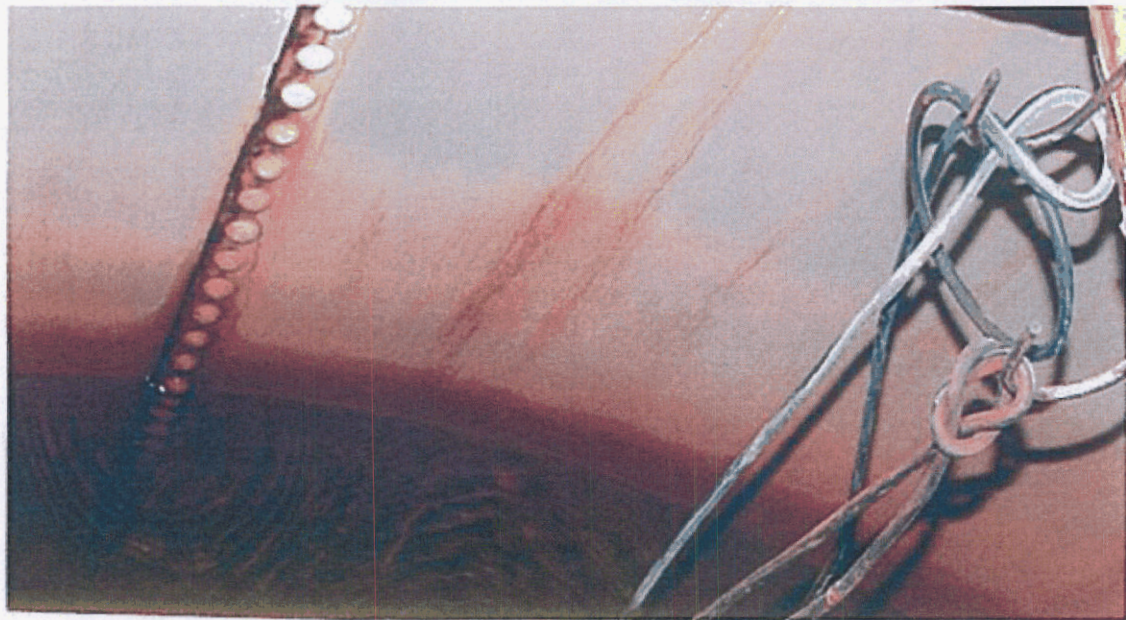
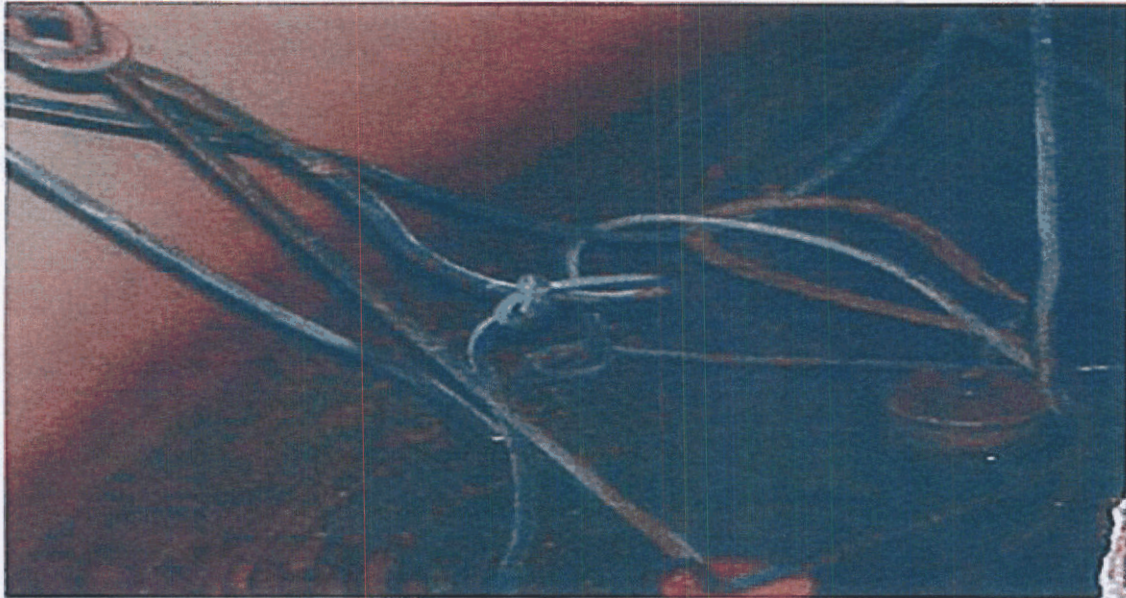
Utilities Inc. of Florida
34,000 Gallon Standpipe
(LEC) Job No. 22191-E

**Utilities Inc. of Florida
34,000 Gallon Standpipe
(LEC) Job No. 22191-E**



Photos show the condition of the exterior paint system. We recommend sand-blasting the tank exterior to an SSPC #6 (commercial) blast, apply one (1) full coat of primer, then applying one (1) finish coat of Alkyd.

**Utilities Inc. of Florida
34,000 Gallon Standpipe
(LEC) Job No. 22191-E**



Photos show the condition of the interior liner. We recommend sandblasting all rusted and abraded areas of the tank interior to an SSPC #10 (near white) blast, brushblast all remaining areas, stripe coating all seams and welds, then applying an epoxy liner to achieve 8-10 mils of dry film thickness.