

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:** June 30, 2016

**TO:** Carlotta S. Stauffer, Commission Clerk, Office of Commission Clerk

**FROM:** Penelope D. Buys, Engineering Specialist III, Division of Engineering *PDB 2*

**RE:** Docket No. 150181-WU – Application for staff-assisted rate case in Duval County by Neighborhood Utilities, Inc.

---

Please place the following documents in the docket file. These documents are emails from the Utility addressing concerns with office rent and a pro forma item.

## Penny Buys

---

**From:** Larry O'Steen <wlarryo@hotmail.com>  
**Sent:** Thursday, June 30, 2016 12:00 PM  
**To:** Penny Buys  
**Subject:** Docket No. 150181-WU - Neighborhood Utilities  
**Attachments:** 1371 Cassat Ave..jpg; 1379 revised.jpg; Rent quote 06292016.pdf

Please see attached quote for office space as discussed.

Thank you,

*Larry O'Steen*  
*Neighborhood Utilities, Inc.*

---

**From:** [wlarryo@hotmail.com](mailto:wlarryo@hotmail.com)  
**To:** [wlarryo@hotmail.com](mailto:wlarryo@hotmail.com)  
**Subject:** 1371 cassat  
**Date:** Wed, 29 Jun 2016 16:16:32 -0400

*Larry O'Steen*

[Print](#)[Close](#)

---

## Floor Plans

---

From: **A-B Distributors, Inc.** (abinc@bellsouth.net)

Sent: Wed 6/29/16 3:14 PM

To: wlarryo@hotmail.com (wlarryo@hotmail.com)

2 attachments

1371 Cassat Ave..jpg (240.9 KB) , 1379 revised.jpg (223.0 KB)

Larry:

Enclosed are the floor plans for suites 1371 and 1379 Cassat Ave. in the United Professional Complex.

The leasing information is as follows:

**\*\* Term - Minimum 1 year**

**\*\* Rate for a 1 or 2 year lease**

**Year 1 - \$13.50 SF base rent + sales tax.**

**Year 2 - \$13.90 SF base rent + sales tax.**

**\*\* There is no CAM charge.**

**\*\* The Landlord pays the water, sewer and dumpster bills.**

**\*\* A security deposit equivalent to one months rent is required.**

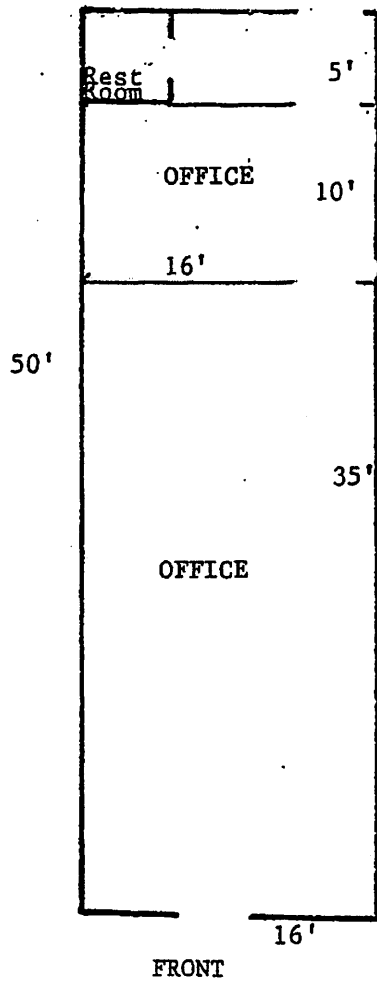
We appreciate you considering A-B Distributors, Inc for your companies leasing needs.

Please call me at 786-3220 if you have any questions.

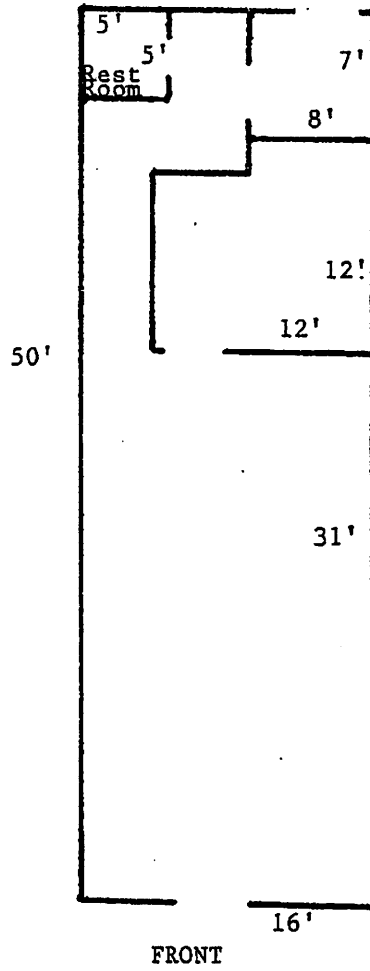
Best Regards,  
G. Randy Edwards/kjr  
Administrator

UNITED PROFESSIONAL COMPLEX  
1379 Cassat Ave.  
Jacksonville, FL 32205  
Approximate 800 SF Office

1379

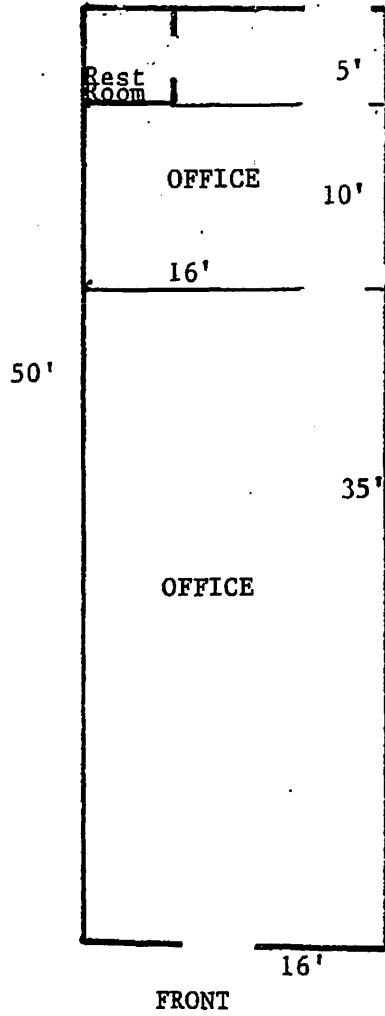


UNITED PROFESSIONAL COMPLEX  
1371 Cassat Ave.  
Jacksonville, FL 32205  
Approximate 800 SF Office

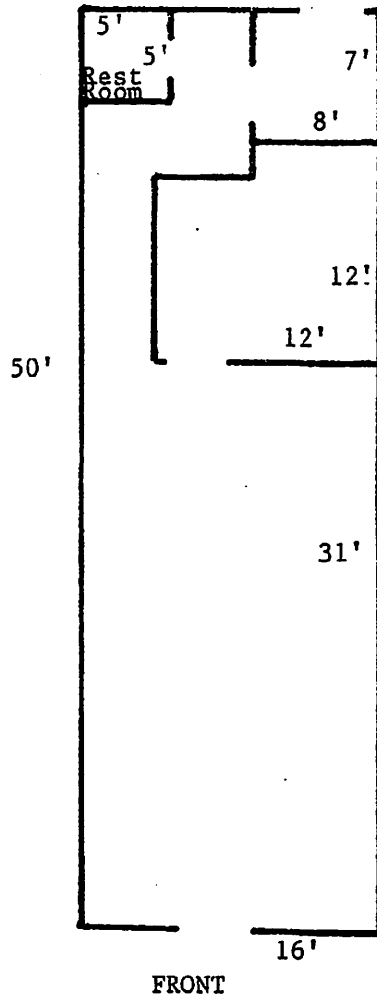


UNITED PROFESSIONAL COMPLEX  
1379 Cassat Ave.  
Jacksonville, FL 32205  
Approximate 800 SF Office

1379



UNITED PROFESSIONAL COMPLEX  
1371 Cassat Ave.  
Jacksonville, FL 32205  
Approximate 800 SF Office



## **Penny Buys**

---

**From:** Larry O'Steen <wlarryo@hotmail.com>  
**Sent:** Thursday, June 30, 2016 12:07 PM  
**To:** Penny Buys  
**Subject:** FW: proposal  
**Attachments:** neighborhood check valve.xlsx

Please see attached proposal for replacement of defective 35 year old check valve as discussed. It has been temporarily isolated and service switched to another pump.

Thank you,

*Larry O'Steen*  
*Neighborhood Utilities, Inc.*

---

**From:** [sbarkoskie@uswatercorp.net](mailto:sbarkoskie@uswatercorp.net)  
**Date:** Mon, 27 Jun 2016 16:07:43 -0400  
**Subject:** proposal  
**To:** [wlarryo@hotmail.com](mailto:wlarryo@hotmail.com)  
**CC:** [tshetterly@uswatercorp.net](mailto:tshetterly@uswatercorp.net)





4939 Cross Bayou Boulevard  
New Port Richey, FL. 34652

# Proposal

Project Number

1457-483

**Bill To:**  
Neighborhood Utility  
ATTN: Larry

Date	Account #
6/22/2016	1457

**Project Contact**  
Scott Barkoskie (904)334-0626

Effective Term	Project
30 Days	

Description	Qty	Unit	Cost	Total
This proposal is to replace the bad check valve at the WTP. The existing check valve will not shut after use resulting in the flow to run back thru the pump. In time this damage the pump and motor. The project will be time consumina do to the location of the piping.				
Material and Labor to complete the task			\$ -	\$ 4,110.50
			\$ -	\$ -
			\$ -	\$ -

Thank You for allowing us to present this proposal. Total \$ 4,110.50

Phone #	Fax #	Toll Free
727-848-8292	727-849-8860	866-753-8292

Signature to begin work: \_\_\_\_\_