



Wills | Trusts | Probate | Real Estate | Guardianship | Medicaid | Business Law

February 12, 2018
Via E-Filing

Carlotta S. Stauffer, Commission Clerk
Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, FL 32399-0850

RE: Docket No.: 20160220-WS; Application for original water and wastewater certificates in Sumter County by South Sumter Utility Company, LLC
Our File No.: 47206.01

Dear Ms. Stauffer:

The following is South Sumter Utility Company, LLC's ("SSU") responses to staff's Second Data Request dated January 31, 2018:

1. Late Payment Charge

- a. Please explain the labor performed by the billing specialist and administration employee when processing late payment charges.

Response: The billing specialist will review accounts for delinquent payments to try to identify any anomalies in payments from the particular customer, confirming payment was not received, and preparing the late payment notice to the customer. The supervisor will review this work to make sure it was done properly and a customer is not erroneously sent a late payment notice. This person will also be responsible for preparing reports and identifying possible trends.

- b. Please explain approximately how many late payment charges the utility anticipates administering each month based on historical data of its sister utility, Central Sumter Utility Company, LLC.

Response: Based on historical information for CSU, SSU anticipates administering late payment charges on approximately 3.4% of its customers. The chart below shows the data for CSU for the last four months.

CSU Late Charges			
Month	# of Late Charges	Total # of Customers	% of Customers with Late Charge
Oct-17	384	11392	3.4%
Nov-17	368	11461	3.2%
Dec-17	425	11513	3.7%
Jan-18	372	11574	3.2%
		Average =	3.4%

2. Meter Tampering

- a. Pursuant to Rule 25-30.320(2)(j), Florida Administrative Code, the customer is required to reimburse the utility for all changes in piping or necessary equipment in the event of an unauthorized or fraudulent use of service at actual cost. This is consistent with the utility’s request in its application. However, the investigation of meter tampering charge is cost based on the costs associated with investigating a meter tampering incident. Please provide the appropriate cost justification for an investigation of meter tampering charge.

Response: The cost associated with investigating a meter tampering event would be the same as a premise visit charge, which is \$35.13. The premise visit charge is based on the following:

- Customer Service Representative cost for Work Order Processing (Rate of \$22.60 at a processing time of 20 min. = \$7.53)
- Field Technician cost to perform the site visit and actions (CH2M labor & expenses = \$27.60)

3. Backflow Prevention Assembly Testing/ Repair/Installation

- a. The utility’s requested meter installation charge includes the costs of installing a backflow prevention assembly. Please explain why the utility would need an additional charge to cover the installation costs of a backflow prevention assembly.

Response: As required by the Florida Department of Environmental Protection, the Utility must maintain a Cross Connection Control Program to protect the water supply and distribution system. A residential meter assembly is required to have a backflow prevention device to provide the required protection, and the device is separate from the meter and carries an installation cost. The cost for a residential meter installation is inclusive of all associated costs. For a commercial connection, the backflow prevention assembly is installed by the commercial customer, so no costs for a backflow prevention assembly are included.

- b. Please indicate whether the Backflow Prevention Assembly is located on the customer or utility's side of the meter.

Response: The Backflow Prevention Assembly is located on the customer's side of the meter.

- c. Please indicate who will be performing the annual testing for the backflow prevention assembly on behalf of the utility.

Response: For a residential connection, annual testing of the backflow prevention assembly is not required. For a commercial connection, annual testing of the backflow prevention assembly is the responsibility of the customer. The Utility would only have testing performed on behalf of a non-compliant commercial customer who fails to perform the FDEP-required assembly testing activity. The backflow prevention assembly testing program will be administrated by Arnett Environmental, LLC on behalf of SSU.

- d. Please provide the appropriate cost justification explaining the costs associated with backflow prevention assembly testing such as the certified contractor bid.

Response: See Attachment 3d for the Subcontract Agreement between Arnett Environmental and American Backflow & Fire Services. A similar agreement will be executed to cover the SSU service area.

- e. Please indicate whether the customers have the option to independently hire a certified contractor to perform the testing outside of the utility's offered representative.

Response: Yes, annual testing of the backflow prevention assembly is the responsibility of the customer, and they should perform the testing. The utility would only have testing performed on behalf of a non-compliant commercial customer who fails to perform the FDEP-required assembly testing activity.

4. Miscellaneous Service Charges

- a. Please indicate who will be performing the work and administering the miscellaneous services on behalf of the utility.

Response: CH2M, the utility's operation and maintenance contractor, has been contracted to perform the field work. Through an agreement with VCCDD, administration of the miscellaneous services will be performed by VCCDD. Refer to the response to Item 11a for an example of the agreement that will be entered into between the Utility and VCCDD.

- b. Please explain in detail how the utility determined the customer service cost of \$7.53.

Response: Customer Service Representative cost for Work Order Processing is based on an hourly rate of \$22.60, including salary and overhead expenses, and a processing time of 20 min. $\$22.60 \times 20/60 = \7.53 .

- c. The Utility requested a violation reconnection charge at actual cost. Pursuant to Rule 25-30.460(1)(c), F.A.C., it is appropriate for the violation reconnection charge to be actual cost for wastewater service. Please provide the appropriate cost justification for the utility's requested violation reconnection charge for its water system.

Response: The cost for a violation reconnection for its water system is the same as a premise visit charge, \$35.13. The cost basis is described in the response to 2a.

- d. The utility is requesting all of its miscellaneous service charges to be \$35.13. Please explain whether this amount accounts for two trips or one when the outside contractor performs the miscellaneous services.

Response: The amount accounts for one (1) trip.

5. Grease and Oil Collection Device Cleaning Charge

- a. Please explain in detail what this charge would be administered for and what customers would be assessed this charge.

Response: The Utility is developing a fats, oil and grease (FOG) management program to help prevent damage and operational problems for the wastewater collection and treatment system that can be caused by the discharge of excess FOG from commercial customers. The program targets commercial customers that discharge FOG with their wastewater, such as a restaurant. The program requires installation of the proper control devices, periodic cleaning of those devices to remove accumulated material, and repair of the devices when warranted. All of the requirements are the responsibility of the customer, and under normal circumstances there will be no charge to the customer. However, In the event that a customer fails to take the proper required actions, the Utility needs to be able to perform the required activities on behalf of the non-compliant customer and collect the costs incurred from the customer. Non-compliant activities would only be performed after proper notice is given to the customer and time is allowed for them to come into compliance.

6. On schedule 8, page 14 of the application, the Utility stated that temporary bulk wastewater treatment would be provided by the City of Wildwood (City). What are the costs associated with the temporary interconnection and how are they reflected in rates?

Response: The costs of temporary interconnections are not included in the determination of rates. The interim bulk wastewater rate to be paid to Wildwood is \$3.49/1000 gal. Since the bulk wastewater rate to the City of Wildwood for interim treatment is only anticipated for about the first year, the rate to be paid to Wildwood was not used in the determination of the requested rates for SSU.

7. In response to Item 4a in staff's first data request, the Utility indicated that the City has the first right to provide service to the residents of The Villages. The following items relate to this response.

- a. Does the certificated area fall within the City of Wildwood municipal limits?

Response: Yes

- b. When was notice given to the Utility that the City chose to exercise their right to provide service? Please provide documents supporting this response.

Response: The City's right to provide service was established by the Joint Planning Agreement document and the Chapter 180 Ordinance (see Attachment 7b). No specific notice was given to the Utility by the City. This right was established prior to the Utility beginning negotiations with the City to acquire a franchise agreement.

- c. Please explain whether or how the City of Wildwood's first right to provide service conflicts with the utility's right to serve customers pursuant to Commission issued Certificate Nos. 669-W and 571-S.

Response: There is no conflict because Wildwood has granted a franchise to SSU. The franchise ordinance was provided previously to the PSC.

- d. The Utility stated that the construction and transfer of the water treatment facility (WTF) was to assure that the residents in the new phase of The Villages received the same level of service as the residents outside of the Utility's service area in The Villages. Did the City of Wildwood convey to the Utility that they were unable or unwilling to build a new WTF to serve the new phase of The Villages? If so, please provide any documentation supporting this response.

Response: The City of Wildwood was willing to construct a new WTF to serve the new phase of The Villages. However, there was concern over the City being able to meet the requirements of the development pace of The Villages. This was confirmed by the City Manager in the recent informal meeting. The only acceptable

option for both The Villages and the City was for the Utility to construct the WTF and convey it to the City. See Attachment 7d for the relevant documentation.

- e. The Utility stated that the transfer of the WTF to the City was done in lieu of paying connection and capacity fees. If the Utility did not construct and transfer the WTF, what would the total amount of capacity and connection fees paid for interconnection to the City be? Please provide any documentation supporting this response.

Response: If the Utility paid connection fees to the City instead of constructing and transferring the WTF to the City, the fees would have been the connection fees in place at the time plus any deficit if the connection fees that did not cover the entire cost of the City's water system expansion needed to supply the full demand of the development. This was confirmed by the City Manager in the recent informal meeting. See Attachment 7e for an estimate of the System Development Charges (SDC) for the proposed development that has been prepared by the City based on the City's current charge structure. It is noted that the SDC is less than the estimated cost to construct the WTF as discussed in the response to Item 1 in the Third Data Request. The WTF costs are reasonable by virtue of the fact that they are estimates provided by the engineers for the City of Wildwood, and Kimley Horn is a planning and design consultant with extensive experience in water plant design, cost estimating and construction administration. If the Utility was paying connection fees instead of transferring the WTF, the total fees would equal the cost of the WTF, therefore, there is no difference in the amount of the intangible asset that should be part of the rate base.

8. In response to Item 4c in staff's first data request, the Utility provided City Ordinance No. O2017-23. The following items relate to the Ordinance.

- a. Staff cannot locate within the Ordinance where it states that the Utility must build a new WTF, or where it requires a transfer of the WTF to the City. Please provide the location within the Ordinance where this is stated.

Response: The requirement is not directly reflected in the franchise Ordinance. The ordinance references that the terms of the bulk purchase of water from the City will be provided for in a Bulk Potable Water Agreement to be entered into between the Utility and the City. The requirement for the Utility to build and transfer the WTF was part of the Wholesale Potable Water & Wastewater Agreement between the Utility and Wildwood, a copy of which has been previously provided to the PSC.

- b. The Utility stated the decision to transfer the WTF was necessary to secure the Franchise Agreement and Wholesale Potable Water & Wastewater Agreement with the City of Wildwood. Please explain and provide any documentation elaborating on why such a transfer was necessary rather than paying a typical franchise fee.

Response: A franchise fee has nothing to do with the transfer of facilities. As stated immediately above, the transfer of facilities is pursuant to the Wholesale Potable Water & Wastewater Agreement with the City of Wildwood. The franchise agreement allows SSU to install utility facilities in the City rights of way and other rights as set forth in Section 5 of that Agreement. Also see response to 7b and Attachment 7b which sets forth the City's right to serve.

- c. Is the Utility recording the cost of construction of the WTF as a franchise fee?

Response: No. The cost is recorded as an intangible asset, just as an impact fee would be recorded.

- i. If so, please explain why the cost of construction of the WTF should be considered a reasonable franchise fee, or provide past examples where such an arrangement has been approved by the Commission.

Response: Not applicable

- d. On page 4 of the Ordinance, it states the Utility agrees to purchase water from the City at a bulk rate of \$2.49 per 1,000 gallons. Given that the Utility is constructing and donating a WTF to the City, did the Utility receive a discounted bulk rate, or is this the rate the Utility would pay if they did not transfer the WTF to the City?

Response: The bulk rate is a discounted rate of the total system unit cost. The study performed by Burton & Associates for the City set the bulk water rate at 74% of the total system unit cost. See Attachment 8d. Constructing and transferring the WTF did not impact the bulk rate to be paid, but it eliminated all connection and impact fees that would have been charged by the City. Refer to the response to Item 7e.

9. In response to Item 4d in staff's first data request, the Utility provided the bulk purchase water agreement between South Sumter and the City. The following items relate to the agreement.

- a. Is the construction of the WTF complete?

Response: No

- b. If not, has the Utility constructed an interconnection with the City?

Response: The interim interconnect is partially complete and is anticipated to be completed and cleared for service in the next few weeks. Once the WTF is complete, the interim interconnect will be normally closed, but it will remain in service to provide emergency back-up.

- c. If so, what are the costs associated with the interconnection and how are they reflected in rates?

Response: Since this line will continue to be used as an emergency interconnection, the cost of the interconnection with Wildwood that will be used prior to the completion of the WTP is included in the Transmission and Distribution Main cost. The costs have been included in utility plant in service and included in rate base for the determination of rates.

10. In response to Item 7a in staff's first data request, the Utility provided the basis for using \$9.55 to calculate management fees. The following items relate to this response.

- a. Please identify and assign a dollar amount for all services provided in the \$97,696.95 monthly cost figure.

Response: See Attachment 10a.

- b. Please explain why the calculation uses only residential customers and not the total customer count.

Response: In order to utilize the cost from CSU to estimate a cost for SSU, the cost needs to be normalized. The total cost for CSU was normalized to a cost per residential customer so that it could be applied to the total number of SSU residential customers to arrive at a total cost for SSU.

$$\text{CSU total cost} / \text{CSU total residential customers} = \$9.55 \text{ gross cost per residential customer}$$

$$\$9.55 \times \text{SSU total residential customers} = \text{total SSU cost}$$

- c. Please provide the basis for including a 10 percent escalation adjustment.

Response: The costs for CSU were from 2017, and the costs for SSU were projecting to the point at which the SSU system is 80% built-out, which is anticipated in 2021. Based on accounting and engineering judgement, a 10 percent escalation was presumed reasonable over a four year period.

- d. Please provide the basis for including a 10 percent contingency adjustment.

Response: The costs for CSU were from 2017, and the costs for SSU were projecting to the point at which the SSU system is 80% built-out, which is anticipated in 2021. The 80% build-out year is an estimate based on projected home

sales, which has inherent uncertainty. Cost escalation is also based on best professional judgement, which also has inherent uncertainty. Based on accounting and engineering judgement, a 10 percent contingency was presumed reasonable.

- e. Please provide all documents and calculations to support the average monthly cost, and customer count obtained from Central Sumter Utility Company, if available.

Response: See Attachment 10e.

- f. Please explain the basis for using Central Sumter Utility as a comparable company, given that it operates and maintains a WTF while South Sumter will be a reseller.

Response: Using CSU as a comparable company is a reasonable basis because the costs are not based on the costs related to plant operation. Rather, the comparison is based on the management fees as described above. These types of costs will be similar for both CSU and SSU, so CSU costs provided the best available estimate.

- 11. In response to Item 7b in staff's first data request, the Utility stated that they are responsible for computer hardware and software required by The Villages Center Community Development District (VCCDD) to operate its current accounting activities related to utilities.

- a. Please further explain the arrangement between the Utility and VCCDD.

Response: Village Center Community Development District (VCCDD) is a local unit of special-purpose government formed under Chapter 190 of the Florida Statutes. VCCDD provides billing and customer service functions for all of the water and wastewater utility systems that serve The Villages development. SSU will enter into an agreement with VCCDD for them to provide the same services to the customers of SSU. A copy of an agreement between CSU, a private PSC regulated utility in The Villages, and VCCDD is provided in Attachment 11a. It is anticipated that the agreement between SSU and VCCDD will be substantially similar.

- b. What are the costs associated with computer hardware and software and how are they reflected in rates?

Response: The costs associated with computer hardware and software were not included and are not reflected in rates. The impact to the rates would be insignificant if it was included.

- c. In its response, the Utility stated that VCCDD currently provides billing, collection and remittance services for all utilities operating within The Villages. If VCCDD

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services existing utilities, why is South Sumter responsible for costs associated with computer hardware and software?

Response: As noted above, these costs were not included in the rates.

d. Does South Sumter and VCCDD have any common or related entities, or common person or that owns interest in both companies?

Response: No. SSU is a privately owned Limited Liability Company, and VCCDD is a local unit of special-purpose government formed under Chapter 190 of the Florida Statutes.

12. In response to Item 7c in staff's first data request, the Utility provided a detailed calculation for management services. Please explain why this calculation uses only residential customers and not the total customer count.

Response: See response to Item 10.b.

13. Please provide any additional support documentation for costs related to the construction of the Utility, including, but not limited to the WTF.

Response: Documentation of construction costs to date of the SSU infrastructure is provided in Attachment 13. No construction costs associated with the WTP have been incurred to date.

Should you or staff have any questions regarding this response, please do not hesitate to give me a call.

Very truly yours,

/s/ Martin S. Friedman

MARTIN S. FRIEDMAN
For the Firm

MSF/

cc: Rob Eddy (via e-mail)
Trey Arnett (via e-mail)
Jennifer Crawford, Esquire (via e-mail)

ATTACHMENT “3d”



SUBCONTRACT AGREEMENT

PROJECT: NON-COMPLIANT BACKFLOW ASSEMBLY TESTING, MAINTENANCE,
REPAIR, AND INSTALLATION

SUBCONTRACTOR: AMERICAN BACKFLOW & FIRE SERVICES, INC.
P.O. BOX 121722
CLERMONT, FL 34712
PHONE: (877) 393-5544
FAX: (352) 432-3950

CONTRACTOR: ARNETT ENVIRONMENTAL, LLC
1038 LAKE SUMTER LANDING
THE VILLAGES, FL 32162
PHONE: 352-753-4747
FAX: 352-753-1296

OWNERS: VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
894 OLD MILL RUN
THE VILLAGES, FL 32162

NORTH SUMTER COUNTY UTILITY DEPENDENT DISTRICT
894 OLD MILL RUN
THE VILLAGES, FL 32162

1. GENERAL CONDITIONS

Agreement:

Arnett Environmental, LLC (herein "Contractor") and American Backflow & Fire Protection Services, Inc. (herein "Subcontractor") have agreed that Subcontractor will perform the Scope of Services described herein. The Scope of Services covered by this Agreement will be performed in accordance with the provisions included within this form and any attachments or schedules. This Agreement supersedes all prior agreements and understandings and may only be changed by written amendment executed by both parties.

For the consideration hereinafter named, the Subcontractor covenants and agrees with Contractor, as follows:

Term and Termination:

Execution of this Agreement by Contractor and Subcontractor will be authorization for Subcontractor to proceed with the Scope of Services unless otherwise provided for in this Agreement. The agreement is for one (1) year commencing October 1, 2017 and expiring September 30, 2018. This agreement may be renewed by mutual written consent of the parties.

All or part of this Agreement may be terminated by either party for its convenience upon 60 days written notice. In such event, Subcontractor will be entitled to compensation for the Scope of Services performed up to the date of termination and reasonable termination expenses as determined within the discretion of Contractor. Subcontractor will not be entitled to compensation or profit on any Scope of Services not performed.

Additional Services:

Subcontractor shall be fully compensated by Contractor for all additional services performed by Subcontractor.

Except for the Compensation described in Section 3 for the Scope of Services described in Section 2, compensation for all additional services shall be agreed to in writing by the Contractor and Subcontractor prior to any additional services being performed.

Insurance:

Subcontractor shall be required to maintain and provide evidence of the following insurance:

- General Liability - no less than \$1,000,000 per occurrence and in the aggregate for bodily injury and property damage.
- Automobile - no less than \$500,000 per occurrence and in the aggregate for bodily injury and property damage.
- Worker's Compensation as required by the laws of the State of Florida.

Subcontractor shall provide Contractor with a Certificate of Insurance prior to commencing any work in connection with the Agreement. Certificate(s) shall be dated and show:

- The name of the insured, the name of the insurer, the number of the policy, and its effective date and termination date.
- The certificate shall list the Contractor and the Owners as additional insured on General Liability and Automobile Liability Insurance.
- Waiver of Subrogation.

- Insurance policies shall be written on companies authorized to do business in the State of Florida.

Provide the following documentation:

- Copy of your Occupational and/or Business License, if applicable.
- W-9 Form completed and returned. Please be sure to indicate whether or not your company is incorporated.

Independent Contractor:

Subcontractor is an independent contractor and will maintain complete control of and responsibility for its employees, subcontractors, and agents. Subcontractor shall also be solely responsible for the means and methods for carrying out the Scope of Services and for the safety of its employees, lower-tier subcontractors, and agents. Nothing contained in the Agreement will create a contractual relationship between Owner(s) and Subcontractors.

Subcontractor agrees that it is as fully responsible to Contractor for the acts and omissions of its Lower-Tier Subcontractors and of persons either directly or indirectly employed by them as it is for the acts and omissions of persons directly employed by Subcontractor.

Force Majeure:

Neither party to this Agreement will be liable to the other party for delays in performing the Work, or for the direct or indirect cost resulting from such delays, that may result from acts of God, acts of governmental authorities, extraordinary weather conditions or other natural catastrophes, or any other cause beyond the reasonable control or contemplation of either party. Each party will take reasonable steps to mitigate the impact of any Force Majeure.

Indemnification:

To the maximum extent permitted by law, Subcontractor will indemnify Contractor, Owners, and their officers, subcontractors, affiliated corporations, and employees from all claims, damages, losses, and costs, including litigation expenses and attorney's fees, arising out of or resulting from, or alleged to have resulted from, the performance of the Scope of Services, including any act or omission of Subcontractor, any Lower-Tier Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable. The foregoing will not apply in the event that the claim, damages, losses, or expenses are caused by the sole negligence of Contractor or Owner but will apply to losses caused by the concurrent fault or negligence of Contractor or Owner and Subcontractor.

Limitation of Liability:

Subcontractor liability for damages to Contractor shall be limited to the amount of compensation provided to the Subcontractor as a result of this Agreement, unless such damages are caused in part or in whole by the negligence of Subcontractor. In such case, Subcontractor shall be liable to Contractor for the percentage share that Subcontractor's negligence bears to the total negligence.

Entire Agreement:

This Agreement represents the entire agreement between the parties with respect to the Scope of Services to be performed hereunder and supersedes any and all prior or contemporaneous understandings, representations and agreements, oral or written. This Agreement may not be modified, except in writing, signed by authorized representatives of the parties.

Costs and Attorney's Fees:

In the event of default by either party hereto, the defaulting party shall be liable for all costs and expenses,

including reasonable attorney's fees, incurred by the other party in enforcing its rights hereunder, whether litigation be instituted or not, and at the trial court or appellate court level.

Governing Law; Venue:

This Agreement shall be governed by and construed under the laws of the State of Florida. Venue for any proceeding based on this Agreement shall lie exclusively in the state court of competent jurisdiction in Sumter County, Florida.

Severability:

If any of the provisions contained in this Agreement are held invalid, illegal, or unenforceable, the enforceability of the other remaining provisions shall not be affected or impaired thereby. Limitations of liability, indemnities, and other express representations shall survive termination of this Agreement for any cause.

Assignability:

The Subcontractor without obtaining permission in writing from the Contractor shall not assign this Contract.

2. SCOPE OF SERVICES

Subcontractor agrees to furnish all material, labor, supervision, tools, appliances, insurance, and certificates necessary to complete in a proper, efficient and workmanlike manner, in strict accordance with governing agencies, and Owner criteria, all of the Scope of Services as called for by this Agreement.

Contractor shall furnish a list of locations to Subcontractor of backflow assemblies which require test, repair, or installation services. Subcontractor shall test and/or make repairs that are necessary to ensure proper operation of the assembly.

Subcontractor shall provide a written estimate to Contractor and obtain written authorization for any test, repair, or installation exceeding the cost of the amounts shown in "Section 3. Compensation" of the Agreement, unless failure to proceed can cause physical damage or harm to persons or property.

Installations at certain locations identified by Contractor must be coordinated through Commercial Property Management (CPM).

If coordination through CPM is necessary, Subcontractor will contact CPM directly for instructions to proceed with proper device location. CPM can be reached by calling (352) 750-9455. The primary contact person for backflow prevention assembly coordination at CPM is Crystal Reed.

The services performed shall be in accordance with the requirements of the Owners Cross Connection Control Handbook, all applicable laws and regulations, and Owners criteria.

3. COMPENSATION

Rate Per Backflow Assembly		
Test and Certify	Domestic and Irrigation Assemblies Larger than 2 Inches	\$80.00
Test and Certify	Domestic and Irrigation Assemblies 2 Inches and Smaller	\$50.00
Test and Certify	Fireline Assemblies Larger than 2 Inches	\$100.00
Test and Certify	Fire Bypass Assemblies (all sizes)	\$50.00
Repair or Replacement Over \$200	Written estimate to be provided to Contractor by Subcontractor on a case by case basis	

Payment Terms:

Services shall be billed by the Subcontractor to the Contractor on a monthly basis. Monthly invoices shall be received by the third work day of the month following the month when services were provided. If received in accordance with this schedule, invoices will be paid by the 20th of the month following the month in which services were provided. If a monthly invoice is received after the third work day of the month, the invoice will be paid by the 20th of the month following the month in which the invoice was received. A work day is considered to be Monday through Friday, excluding national holidays.

4. ACCEPTANCE


By signing below, both parties acknowledge they have received a copy of this agreement, have read it, and understand it in its entirety. Both parties further agree to be bound by the conditions set forth in the Subcontract Agreement.

IN WITNESS WHEREOF, both parties have duly executed this Subcontract Agreement on the date written below.

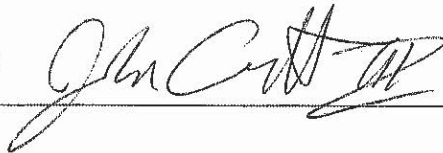
American Backflow & Fire Services, L.L.C.

Arnett Environmental, L.L.C.

By:



By:



Gary Gamache, Owner

John Arnett, III, President

Date:

9-7-17

Date:

9/7/2017

ATTACHMENT “7b”

RESOLUTION NO. 751

A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING TO EXERCISE THE POWERS GRANTED BY CHAPTER 180, FLORIDA STATUTES, PROVIDING FOR A UTILITY TO BE CONSTRUCTED OR EXTENDED AND THE PURPOSE OF THE UTILITY, THE PROPOSED TERRITORY TO BE INCLUDED IN THE EXTENSION OF THIS PARTICULAR UTILITY, WHAT MORTGAGE REVENUES, CERTIFICATES OR DEBENTURES, IF ANY, ARE TO BE ISSUED TO FINANCE THE PROJECT, THE COST OF THE PROJECT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the incorporated municipality of the City of Wildwood, Florida, is authorized by chapter 180, Florida Statutes, to extend its water and sewer systems outside of the City boundaries; and,

WHEREAS, the City of Wildwood, Florida, has enacted Ordinance No. 304 for purposes of extending its utility zone five miles from the City limits in compliance with requirements of Chapter 180, Florida Statutes; and,

WHEREAS, the City is authorized to extend the following utilities: water into a portion of the existing five mile zone; and,

WHEREAS, the portion of the five mile zone where utilities are proposed to be extended is identified in Exhibit "A" attached hereto; and,

WHEREAS, the City enacted a resolution proposing extension of a utility into a particular area under Chapter 180, Florida Statutes; and,

WHEREAS, the City invited all interested persons to file objections and NO objections were filed; and,

WHEREAS, a public hearing was held on February 14, 2000, at the City Hall Annex, 110 E. Wonders Street, which was within thirty (30) days of passage of the resolution proposing the extension; and,

WHEREAS, the Board of City Commissioners of Wildwood, Florida, determined that it is in the best interest of the health, safety and welfare of the citizens and residents of the City and County to require connection with water systems when available to reduce pollution and to provide for the safe disposal of human waste; and,

WHEREAS, the Commission has further determined that requiring mandatory connection any water system owned and operated by the municipality is reasonable and will promote the extension of the water system into unincorporated areas of Sumter County, Florida; and

WHEREAS, the provision of water will allow a more efficient use of the County's water supplies and will provide for a more healthy environment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF WILDWOOD, FLORIDA:

SECTION 1. Construction of the City of Wildwood extension of the following utilities: water in an area included in the five mile zone provided for in Chapter 180, Florida Statutes is hereby authorized.

SECTION 2. The territory in which those utilities will be available after construction is that identified in the attached Exhibit "A".

SECTION 3. The project will be financed by: Payment for extension by the developer/owner of the property to which it is being extended through payment to the City, of the water authority account balance at the date of closing and transferring title to the City of the Wells and water system owned by the developer.

SECTION 4. The City is authorized to incur the cost of the project which is estimated to be \$50,000.00.


SECTION 5. The following objections to the project were made: NONE

The City has responded to the objection as follows: NONE

DONE AND RESOLVED, THIS 14th day of February, 2000, by the City Commission of the City of Wildwood, Florida.

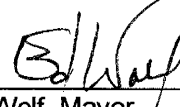
SEAL

ATTEST:



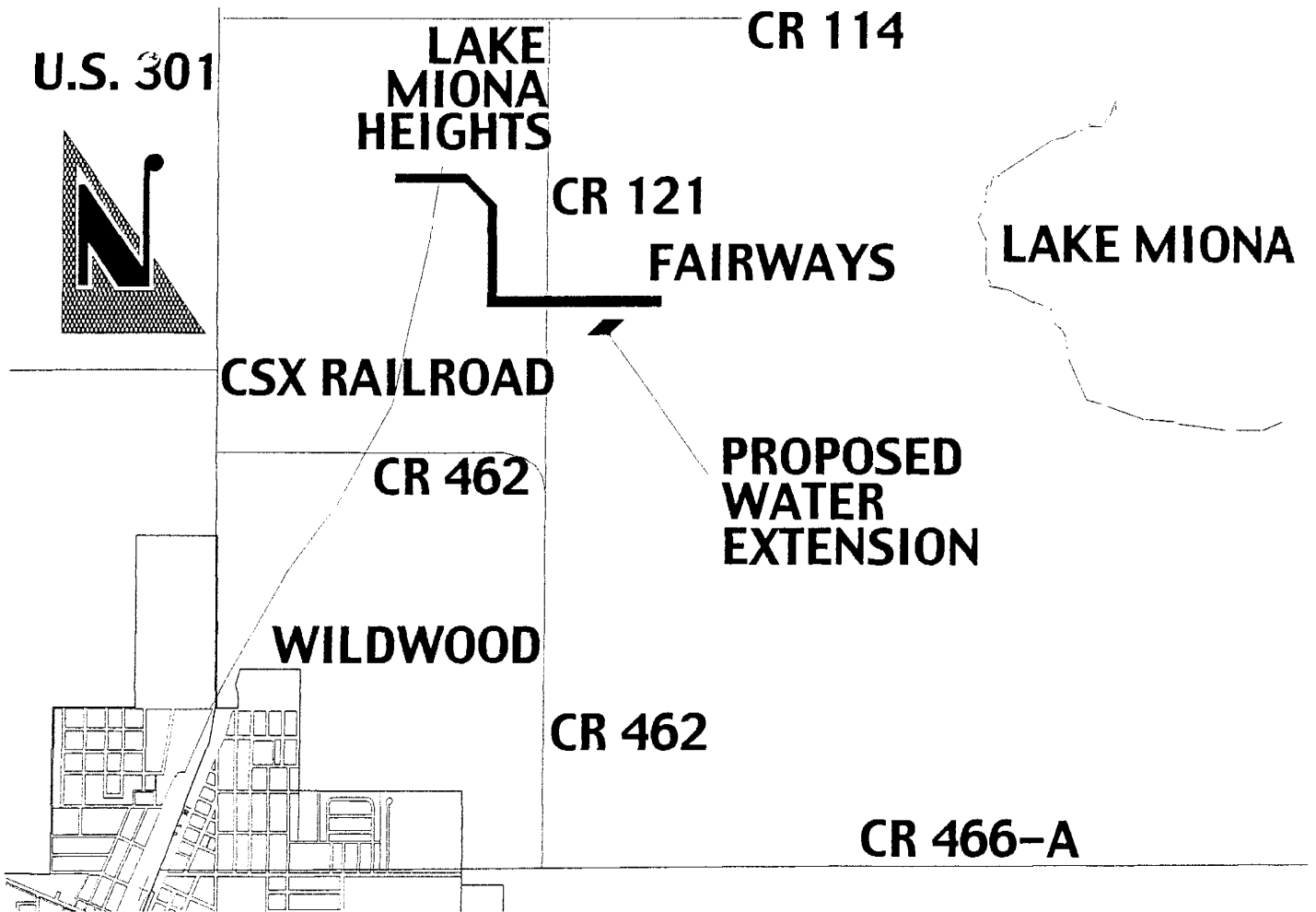
Joseph Jacobs, City Clerk

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA



Ed Wolf, Mayor

EXHIBIT "A"



RESOLUTION NO. 853

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA APPROVING EXERCISE OF THE POWERS GRANTED BY CHAPTER 180, FLORIDA STATUTES; AND TO EXTEND WATER UTILITIES AS INDICATED IN RESOLUTION NO. 851; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the incorporated municipality of the City of Wildwood, Florida, is authorized by Chapter 180, Florida Statutes, to extend its water and wastewater system outside of the City boundaries; and,

WHEREAS, the City of Wildwood, Florida has enacted Section 19-369, Code of Ordinances of the City of Wildwood, for purposes of extending its utility zone five miles from the City limits in compliance with requirements of Chapter 180, Florida Statutes, and,

WHEREAS, the City has previously extended the following utilities:

Water services into the following portion of its existing five mile utility zone:

1. From the City limits at the southernmost point where U.S. 301 travels through the City south along U.S. 301 to S.R. 468; west from 301 along S.R. 468 to the west side of the Florida Turnpike.
2. From the intersection of S.R. 468 and C.R. 501 to the southern side of the Coleman Federal Prison and then east and north across the Coleman Federal Prison property to loop back into C.R. 501 at the northern edge of the Coleman Federal Prison property.
3. From intersection of S.R. 468 and the Florida Turnpike south along the Florida Turnpike to the Okahumpka Service Plaza located on the Florida Turnpike.
4. Along S.R. 44 from the western boundary of the City west to C.R. 231 (along both sides of S.R. 44 from western boundary of the City to Monarch Road and continuing on north side of S.R. 44 west to C.R. 231)
5. From the eastern boundary of the City east along both sides of S.R. 44 to C.R. 468.
6. From S.R. 44 across the following property:

See attached Exhibit "A"

Hereinafter "the LHTW property".

7. From S.R. 44 across the following property:

See attached Exhibit "B"

Hereinafter "the Hideaway property".

8. Along U.S. 301 From the northernmost City boundary abutting U.S. 301 north to C.R. 462E
9. From the following-described property:

See Attached Exhibit "C" (hereinafter "the Stuart irby property"), west along C.R. 462 To C.R. 131.

10. From the following property:

See attached Exhibit "D" (hereinafter "the Avesta property"), north along the Seaboard Coast Line Railroad to 124A.

11. From Seaboard Coast Line Railroad east along C.R. 462 to C.R. 131.
12. From C.R. 124A north to C.R. 114.
13. From the intersection of the Seaboard Coast Line Railroad and C.R. 124A east to C.R. 121.
14. Along C.R. 121 to the intersection of C.R. 121 and C.R. 125 and from thence along C.R. 125A, 125B, 125C and 125D.
described property:

WHEREAS, The City enacted Resolution No. 851 proposing extension of water into a particular area under Chapter 180, Florida Statutes; and,

WHEREAS, The City invited all interested persons to file written objections to the proposed extension with the City on or before June 9, 2003, the date the City held a public hearing on Resolution No. 851; and,

WHEREAS, The City Commission of the City of Wildwood, Florida, has determined that it is in the best interest of the health, safety and welfare of the citizens and residents of the City and County to require connection with water and wastewater systems when available to provide a more healthy environment,, and,

WHEREAS, The Commission has further determined that requiring mandatory connection to the City's water system is reasonable and will promote the extension of the water system into unincorporated areas of Sumter County, Florida, and,

WHEREAS, a public hearing was held on June 9, 2003, and the City Commission voted to approve Resolution No. 851; and,

WHEREAS, after hearing all of the evidence presented to it, the City Commission determined that the provision of water services will allow a more efficient use of the County's water supplies and provide for a more healthy environment for the residents of Sumter County.

NOW THEREFORE, BE IT RESOLVED, by the City Commission of the City of Wildwood, Florida:

SECTION 1. The extension of water services into the area described above and in Resolution No 851 is hereby approved.

SECTION 2. This resolution shall become effective from the date it is passed by the City Commission of the City of Wildwood, Florida.

PASSED AND RESOLVED, this 9th day of June, 2003.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST:

Joseph Jacobs
Joseph Jacobs, City Clerk

Ed Wolf
Ed Wolf, Mayor

EGR ENTERPRISES P1/4 WILLOWOOD ESTATES

That part of the West $\frac{1}{2}$ of the West $\frac{1}{2}$, SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, lying South of State Road 44; AND the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, SECTION 21, TOWNSHIP 19 SOUTH, RANGE 23 EAST; AND the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, SECTION 21, TOWNSHIP 19 SOUTH, RANGE 23 EAST; AND the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, SECTION 21, TOWNSHIP 19 SOUTH, RANGE 23 EAST; AND the East 1,000 feet of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, SECTION 21, TOWNSHIP 19 SOUTH, RANGE 23 EAST, all lying and being in Sumter County, Florida, LESS AND EXCEPT THE FOLLOWING:

BLOCK A, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14 and TRACT B;

BLOCK B, LOTS 1, 2, 3, 5, 6, 7, 9, 10, 11, 12, 13 and the Southeasterly $\frac{1}{2}$ of LOT 14, and LOTS 15, 17 and 18;

BLOCK C, That part of LOT 5, described as follows:

Beginning at the Southwest corner of said LOT 5, thence South $71^{\circ}57'40''$ East 103.02 feet to an intersection with the East boundary of said Lot, said point being on a non-tangent curve concave to the Southeast and having a radius of 60.00 feet and to which point a radial bears North $49^{\circ}02'03''$ West, thence Southwesterly along and with said curve and said East boundary, a chord bearing a distance of South $33^{\circ}42'08''$ West, 15.17 feet to the Southeast corner of said Lot, thence North $63^{\circ}33'40''$ West along the South boundary of said Lot 100 feet to the POINT OF BEGINNING, AND LOTS 1, 2, 3, 4, 6, 7, 8, 9, 10 and 11;

BLOCK D, LOTS 1, 2, 4, 6, 7 and 9, all according to HEARTY HOST LAKE RESORT SUBDIVISION, according to the plat thereof as recorded in Plat Book 3, Pages 57 and 57A, of the Public Records of Sumter County, Florida.

ALSO LESS AND EXCEPT:

BLOCK D, LOTS 10, 11, 12, 13, 14, 15, 16 and 17;

BLOCK E, LOTS 1, 2, 3, 4, 5, 6, 10, 11, 12, 13, 14, 15 and 16;

BLOCK F, LOTS 1, 2, 3, 4, 5, 6, 7 and 8, AND that part of LOTS 9 and 10 in BLOCK F, of WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK, UNIT NO. 1, according to the plat thereof recorded in Plat Book 4, Page 40, of the Public Records of Sumter County, Florida, together with a part of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, described as follows: From the Northwest corner of said LOT 9, run North $89^{\circ}38'01''$ East a distance of 120.44 feet, thence South $00^{\circ}03'32''$ East a distance of 145.00 feet, thence South $89^{\circ}38'01''$ West a distance of 60.44 feet, thence North $00^{\circ}03'32''$ West a distance of 117.50 feet, thence South $89^{\circ}38'01''$ West a distance of 60.00 feet, thence North $0^{\circ}03'40''$ West a distance of 27.5 feet to the POINT OF BEGINNING

ALL according to the plat of WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK, UNIT NO. 1 as recorded in Plat Book 4, Page 40, of the Public Records of Sumter County, Florida.

EXHIBIT

A

EXHIBIT "A" (Continued)

ALSO LESS AND EXCEPT THE FOLLOWING:

BLOCK C, LOT 19;

According to the plat of HERITAGE WOOD 'N LAKES ESTATES, as recorded in Plat Book 4, Pages 61 and 61A, of the Public Records of Sumter County, Florida.

ALSO LESS AND EXCEPT THE FOLLOWING:

BLOCK A, LOTS 4, 5 and 6;

According to the plat of HEARTY HOST LAKE RESORT, UNIT NO. 2, according to the plat thereof as recorded in Plat Book 4, Pages 62 and 62A, of the Public Records of Sumter County, Florida.

AND LESS AND EXCEPT THE FOLLOWING:

BLOCK A, LOT 1;

According to the plat of WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK, UNIT NO. 2, as recorded in Plat Book 4, Pages 63 and 63A, of the Public Records of Sumter County, Florida.

Plus

Title Enclosed in Box

The NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the South $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the North $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, less 5 acres off the West end thereof, in Section 21; and also a tract of land commencing 120 yards East of the Southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21 and running thence East to the shore of Lake Okahumpka, thence in a Northerly direction along the shore of said Lake to what was formerly J. M. Wilhelm's landline, or the East and West centerline of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 21, thence West to a point 120 yards East of the West line of said Section 21, thence South 220 yards to point of beginning, being a part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and a part of Section 21, Township 19 South, Range 23 East, Sumter County, Florida; EXCEPT that portion lying Southwesterly of the Northeast right-of-way line of Florida Sunshine State Parkway.

Parcel 1: 70 yards off South end of E ½ of NE ¼ of NE ¼ of Section 31, Township 18 South, Range 23 East;

AND Parcel 2: South ¾ of East ½ of NE ¼ of NE ¼ of Section 31, Township 18 South, Range 23 East, LESS the South 70 yards thereof, AND LESS the North 420 feet thereof and less the right-of-way for SR 35;

AND Parcel 3: A part of the N ½ of the NE ¼ of Section 31, Township 18 South, Range 23 East, Sumter County, Florida, described as follows: From the NW corner of the N ½ of the NE ¼, run S0°07'00" W, along the West line of said N ½ of NE ¼, 33.0 feet, more or less, to the South right-of-way of Highway No. 462; run thence S89°46'50" E, along said South right-of-way of Highway No. 462 a distance of 1354.96 feet to the P.O.B. of this description; from said P.O.B. run S0°06'20" W, 1288.47 feet to the South line of the N ½ of the NE ¼; run thence S89°51'00" E. Along said South line of N ½ of NE ¼, 636.11 feet to the SE corner of the W ¾ of the N ½ of the NE ¼; run thence N0°06'15" E. Along the East line of said W ¾ of the N ½ of the NE ¼ 854.00 feet; thence N 89°46'50" W. 466.70 feet; thence N0°06'15"E. 433.70 feet to the South right-of-way of Highway No. 462; run thence N89°46'50"W. Along said right-of-way of Highway No. 462 a distance of 169.37 feet to the P.O. B.

EXHIBIT

B

PARCEL NO. 1: Begin at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 23 East, Sumter County, Florida; run West 140 yards; South 105 yards; East 140 yards; North 105 yards to the Point of Beginning.

PARCEL NO. 2: The East 20 feet of the East 1/2 of the Northeast 1/4 of the Northeast 1/4, Sumter County, Florida, South of S.R. #44, in Section 17, Township 19 South, Range 23 East.

PARCEL NO. 3: Beginning at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 23 East, Sumter County, Florida; thence North 89°58'00" West along the South boundary of said Northeast 1/4 of the Northeast 1/4, 420 feet; thence North parallel to the East boundary of said Northeast 1/4 of the Northeast 1/4, 412.34 feet to the Southerly right-of-way line of said State Road, said point being 50.00 feet from and at right angle to the centerline of said State Road #44; thence South 69°43'30" East along said Southerly right-of-way line 447.74 feet to the East boundary of said Northeast 1/4 of the Northeast 1/4; thence South along said East boundary 257.43 feet to the point of beginning. Less the East 20 feet thereof.

PARCEL NO. 4: Begin at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 23 East, Sumter County, Florida; run West along the North line of said Southeast 1/4 of the Northeast 1/4, 140 yards; South 105 yards to the point of beginning; thence South 22-1/2 yards; East 140 yards; North 22-1/2 yards; West 140 yards to the point of beginning.



E 1/2 of SE 1/4 less RR right-of-way and terminal lands and less road right-of-way less comm at NE corner of E 1/2 of SE 1/4 run W 44.43 ft to pt on W right-of-way of US 301 S 929.41 ft to pob continuing S 311.55 ft to pt on N right-of-way of CR 232 S 77 deg 36 min 05 sec W 162.02 ft N 12 deg 24 min 04 sec W 124.74 ft N 224.31 ft E 185 ft to pob

EXHIBIT
D

RESOLUTION NO. 866

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA PROPOSING TO EXERCISE THE POWERS GRANTED BY CHAPTER 180, FLORIDA STATUTES; PROVIDING FOR AN EXTENSION OF WATER UTILITY INTO AN EXISTING PORTION OF THE CITY'S FIVE MILE SERVICE AREA; PROVIDING FOR THE PURPOSE OF THE UTILITIES; PROVIDING FOR THE PROPOSED TERRITORY TO BE INCLUDED IN THE EXTENSION OF THE UTILITIES; PROVIDING NO MORTGAGE REVENUES, CERTIFICATES OR DEBENTURES ARE TO BE ISSUED TO FINANCE THE PROJECT; PROVIDING FOR THE ESTIMATED COST OF THE PROJECT; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the incorporated municipality of the City of Wildwood, Florida, is authorized by Chapter 180, Florida Statutes, to extend its water system outside of the City boundaries; and,

WHEREAS, the City of Wildwood, Florida enacted Section 19-369, Code of Ordinances of the City of Wildwood, for purposes of extending its utility zone five miles from the City limits in compliance with requirements of Chapter 180, Florida Statutes, and,

WHEREAS, the City proposed to extend the following utilities:

Water services into the following portion of its existing five-mile utility zone:

Extending North on CR 213 (Walker Road) from the intersection of CR 238 and CR 213

WHEREAS, The City invited all interested persons to file written objections to the proposed extension with the City on or before _____, and held a public hearing on this proposal on that date; and,

WHEREAS, The Board of City Commission of the City of Wildwood, Florida, has determined that it is in the best interest of the health, safety and welfare of the citizens and residents of the City and County to require connection with water systems when available to provide a more healthy environment; and,

WHEREAS, The Commission has further determined that requiring mandatory connection to any water system owned and operated by the municipality is reasonable and will promote the extension of the water system into unincorporated areas of Sumter County, Florida; and,

WHEREAS, The provision of water will allow a more efficient use of the County's water supplies and provide for a more healthy environment.

NOW THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA:

SECTION 1. The City of Wildwood shall extend the following utilities; water services in an area included in the five-mile zone provided for in Chapter 180, Florida Statutes, for the purpose of promoting the health, safety and welfare of the citizens of Wildwood and Sumter County, Florida.

SECTION 2. The territory in which those utilities would be available is that identified herein.

SECTION 3. This resolution shall become effective from the date it is passed by the City Commission of the City of Wildwood, Florida.

PASSED AND ADOPTED this 10th day of November, 2003 .

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

SEAL

ATTEST: Joseph Jacobs
Joseph Jacobs, City Clerk

By: Ed Wolf
Ed Wolf, Mayor

ATTACHMENT “7d”



August 15, 2016

Gary Moyer
Vice President for Development
The Villages
1020 Lake Sumter Landing
The Villages, FL 32162

RE: Proposal for Utility Service – Portion of the City’s Utility Service Area

Gary,

Pursuant to our discussions, I have attached a document that provides the conceptual framework for two Staff-supported options concerning utility service provision for those properties that lie within the City’s Utility Service Area that may be developed by The Villages. Please note that nothing contained in the proposals have been approved by the City Commission or are intended to be binding. The details within the two frameworks are open for negotiation.

The first option is a public/private partnership proposal that could be negotiated, and the second option conceptualizes what would be required for The Villages to provide the services.

We look forward sitting down with you and your team to discuss this matter further.

Best Regards,

Jason F. McHugh, AICP
Assistant City Manager

City of Wildwood

Proposal to Developer – Southeast Service Area

1) Background

The Developer has approached the City of Wildwood (City) with a request to purchase a portion of the City's southeast utility service area (SEUSA) for the purpose of becoming the sole provider of potable water, sanitary sewer, reuse water, and solid waste services within the SEUSA. The portion of the City's SEUSA proposed to be purchased by the Developer encompasses all property lying south of SR 44, south and east of CR 468, and east of CR 501. All of this property is located within the City's Interlocal Service Boundary Agreement area with Sumter County and most of this property lies within the City limits.

The City has the following existing utility infrastructure in the SEUSA that is currently relied upon to provide water and sanitary sewer service to all customers within the City's utility service area:

- Coleman Water Treatment Plant
- CR 484 Master Lift Station
- 12-inch water main
- 14-inch sanitary sewer force main

The Coleman Water Treatment Plant is the City's main water supply source. The City's 12-inch water main is relied upon by the City as the primary source of water supply serving all customers within the City's service territory. The City's 14-inch force main is required to provide wastewater service to the Coleman Federal Correction Complex, the City's largest customer for water and wastewater service.

The Developer wishes to assume the responsibility of providing potable water, sanitary sewer, reuse water, and solid waste services within the SEUSA. This approach is consistent with how the Developer currently operates elsewhere in Sumter County with one exception – Wildwood Springs, which is now known as The Villages of Fenney Springs (VFS). The City and the Developer recently negotiated an agreement where the City is the provider of all municipal services to the VFS with the exception of reuse water. As part of the agreement, the City allowed Developer to create a private reuse water utility to serve only customers within the VSF. In return, the City receives a 5% franchise fee for gross revenues received by the VFS reuse water utility.

The City has an existing contract with Waste Management in which Waste Management is the sole provider of solid waste services for all customers within the City limits. The City currently receives a 10% franchise fee for gross revenues from Waste Management for this service.

As provided under Florida Statute 180, the City has been authorized to provide water, sanitary sewer, reuse water, and solid waste services within the SEUSA. The City intends to honor the commitment and prefers to be the sole provider of potable water, sanitary sewer, reuse water, and solid waste services within the SEUSA.

The City's utility master plan details how the City will provide utility services within the boundaries of the City's utility service area based on anticipated population growth projections and future large scale developments known to the City. The utility master plan has provisions to extend utility services in the

southeastern portion of the City's service. The master plan also includes a capital improvement project to construct a new wastewater treatment plant in the SEUSA (the southeast wastewater treatment plant "SEWWTP"). The City Commission has authorized Staff to move forward with the planning and design of the SEWWTP. Additionally, the City's proposed FY 2016-2017 budget contains a \$1.6 million line item for the initiation of this project.

2) City's Proposal Option 1 (Preferred Option)– Public/Private Partnership

Staff will recommend entering into a public/private partnership with the Developer.

Provision of Services: The City is the provider of water, wastewater, reuse water, and solid waste services.

1) Water

- a. City will be the sole provider of potable water service
- b. City will consider establishing a reduced level of service (impact fees and system design purposes) consistent with the VFS assuming all irrigation demands are met with reuse water. If irrigation demands are served with potable water, then the level of service requirements shall not be reduced.
- c. The Developer will have the option to construct all potable water transmission lines within the SEUSA provided that all water transmission infrastructure is constructed to the City's standards. Additionally, the following provisions will be considered:
 - i. Developer has construction control over timing and may use a developer-selected contractor, provided the developer seeks bids from no fewer than 3 contractors and the lowest bidder is selected
 - ii. Developer shall be entitled to impact fee or system development charge credits for all backbone infrastructure constructed by the Developer to connect to the City's backbone infrastructure (not for local distribution lines to serve properties in the development)
 - iii. City is responsible for the additional cost of up-sizing of the water main along SR 44 as required to serve customers outside the proposed SEUSA
- d. The City will ensure adequate water supply and treatment infrastructure is available and maintained to provide service to the SEUSA based on projected demands as provided by the Developer's buildout schedule and as reserved by the purchase of connection fee credits by the Developer
- e. City shall be responsible for billing and customer service for water usage
- f. City shall ensure adequate staffing is available to provide optimal customer service. Upon commitment by the Developer, the City intends to establish a dedicated utility service staff to the SEUSA

2) Wastewater

- a. City will be the sole provider of wastewater service
- b. City will consider establishing a reduced level of service (impact fee and system design purposes) consistent with VFS, as appropriate. If the usage profile within the SEUSA changes, the City reserves the right to adjust the level of service and impact fee requirements accordingly

- c. The Developer will have the option to construct all wastewater transmission lines within the SEUSA provided that all wastewater transmission infrastructure is constructed to the City's standards. Additionally, the following provisions will be considered:
 - i. Developer has construction control over timing and may use a developer-selected contractor, provided the developer seeks bids from no fewer than 3 contractors and the lowest bidder is selected
 - ii. Developer shall be entitled to impact fee or system development charge credits for all backbone infrastructure constructed by the Developer to connect to the City's backbone infrastructure (not for local collection lines to serve properties in the development)
 - iii. City is responsible for the additional cost of up-sizing of wastewater infrastructure as required to serve customers outside the proposed SEUSA
- d. Southeast Wastewater Treatment Facility (SEWWTF)
 - i. Developer shall work with the City in locating a suitable site for a 4 MGD/day WWTF
 - 1. If spray field site at Continental Country Club is viable, Developer shall provide the City an access easement to the property
 - 2. If site is provided on property to be acquired by the Developer, the Developer shall be entitled to impact fee or system development charge credits for the appraised value of the property
 - ii. City shall immediately initiate the project once the site has been agreed upon and selected by the parties
 - iii. City shall submit for construction funding of the SEWWTF with the FDEP SRF program to establish a benchmarked interest rate (may find the City can build the plant cheaper)
 - iv. Developer shall have the option, but not the obligation, to construct the SEWWTF in accordance with the approved design and permitting.
 - v. If Developer Builds Plant:
 - 1. Developer shall be entitled to impact fee or system development charge credits for the portion of such fees related to plant capacity
 - 2. City agrees to use owner-direct purchasing to save on sales tax if such an option is not available to the CDD
 - 3. City agrees to pay for any upsizing of the SEWWTF if warranted
- e. Developer shall construct a sanitary sewer main and provide utility easements along CR 468 and SR 44 (when and where it's needed)
 - i. Developer has construction control over timing and may use a developer-selected contractor, provided the developer seeks bids from no fewer than 3 contractors and the lowest bidder is selected
 - ii. Developer shall be entitled to impact fee or system development charge credits for all backbone infrastructure constructed by the

Developer to connect to the City's backbone infrastructure (not for local collection lines to serve properties in the development).

- iii. City is responsible for any up-sizing of wastewater lines
- f. City intends to provide wastewater service as projected by the developer's buildout projections and reserved by the developer's payment of connection fees
- g. City shall be responsible for billing and customer service for sewage usage

3) Reuse Water

- a. The SEWWTF will be designed to provide reuse water for irrigation purposes
- b. City agrees to provide Developer reuse water at a bulk rate.
 - i. Bulk rate will be set at the same price City is currently providing the Developer with reuse service
 - ii. However, the City and Developer agree to renegotiate the terms of the reuse water rate and enter into a reclaimed water agreement within 5 years
 - iii. Developer shall agree to accept 100% of reuse water
 - iv. Developer shall agree to provide internal reuse system storage capacity volume equal to three times the average daily flow of the total reuse capacity per 62-610.464(2)(a) F.A.C. and 62-610(464)(4)(c) F.A.C.
- c. Developer and City shall enter into a Franchise Agreement so that the Developer may establish a private irrigation utility for retail service to its residents
- d. City shall receive a franchise fee (similar to The Villages of Fenney Springs)
- e. City shall be responsible for the construction of the reuse water mains along CR 468 and CR 501
- f. City and Developer shall agree upon delivery points for the reuse water (i.e. ponds along the reclaim water main route)
- g. Developer shall be responsible for construction of all internal reuse water mains

4) Solid Waste

- a. City will not default on its contract with Waste Management
- b. When contract with Waste Management is renewed in 2017, Developer, City, and Waste Management will negotiate in good faith on acceptable language to be added to the contract outlining acceptable level of service
- c. Franchise fee will remain constant within the contract with Waste Management

3) City's Proposal Option 2– The Developer Provides Some Service

Staff will not recommend the City cede the service area to the Developer. As an alternative, the City will consider providing bulk potable water service, and allow the Developer to provide full wastewater and reuse water service in return for a negotiated franchise fee and a Payment in Lieu of Taxes. The amount of the Payment in Lieu of Taxes shall represent the amount in net revenues the City would lose during the life of the franchise. In addition, the Developer would pay the City a bulk rate reflecting the City's cost of service, inclusive of the administrative costs and a reasonable return on its investment, using industry accepted ratemaking principles.

Please note: This proposal is subject to approval of City's current lenders per agreements disallowing the City allowing competing services within its boundaries

Provision of Services: Services are provided through a combination of City and the Developer

1) Water

- a. City agrees to sell water at a bulk rate, yet to be determined, based on demands of the Developer
- b. Developer would sell the water to its residents at a retail rate
- c. Developer shall be responsible for construction costs of water transmission infrastructure within easements along CR 468 and SR 44 (when and where it's needed)
 - i. Developer shall pay the City's plant capacity portion of its prevailing system development charges for the reserved capacity needs of the development
 - ii. City is responsible for any up-sizing of water transmission infrastructure required to serve customers outside of the SEUSA
- d. City intends to provide water service as projected by the developer's buildout projections and reserved by the developer's payment of connection fees
- e. City shall be responsible for billing the Developer or CDD

2) Wastewater

- a. Developer and City shall enter into a Franchise Agreement so that the Developer may establish a private utility for retail service to its residents
- b. City shall receive a negotiated franchise fee
- c. The City shall receive a Payment in Lieu of Taxes (amount TBD)
- d. Developer is responsible for construction of all wastewater infrastructure
- e. All wastewater infrastructure shall be constructed to City standards

3) Reuse Water

- a. Developer and City shall enter into a Franchise Agreement so that the Developer may establish a private utility for retail service to its residents
- b. City shall receive a negotiated franchise fee
- a. The City shall receive a Payment in Lieu of Taxes (amount TBD)
- b. Developer is responsible for construction of all reuse water infrastructure
- c. All reuse water infrastructure shall be constructed to City standards

4) Solid Waste.

- a. City will not default on its contract with Waste Management
- b. When contract with Waste Management is renewed in 2017, Developer, City, and Waste Management will negotiate in good faith on acceptable language to be added to the contract outlining acceptable level of service
- c. Franchise fee will remain constant within the contract with Waste Management

ATTACHMENT “7e”



February 6, 2018

Trey Arnett, P.E.
Arnett Environmental, LLC
1038 Lake Sumter Landing
The Villages, FL 32162

Mr. Arnett:

In response to your inquiry regarding the total fees for connection to the City's water system in the event that South Sumter Utility Co. did not construct and transfer the Water Treatment Facility, please find the following calculations:

8,200 SFR @ 86 gpd demand

.297 (factor) * \$1,888 = \$560.74 per DU

8,200 DU * \$560.74 = \$4,598,068

Non-residential - 92,565 gpd @ 300 gpd per ERU (Equivalent Residential Unit)

92,565/300 gpd = 308.55 ERUs

308.55 ERUs * \$1,888.00 = \$582,542.40

TOTAL SYSTEM DEVELOPMENT CHARGES (SDCs) - \$5,180,610.40

If you have any questions or need additional information, please contact me.

Thank you.

Melanie Peavy
Development Services Director
City of Wildwood

ATTACHMENT “8d”

FY 2017 Cost Allocation Summary - Water System

Units of Service*					
Customer Class	Number of ERUs	Number of Bills	Monthly Usage per ERU (kgal)	Total Monthly Usage (kgal)	Total Annual Usage (kgal)
All Customers	6,671	55,754	9.73	64,931	779,173

*Source: City's current financial forecast

Unit Cost of Service				
Functional Cost Component	FY 17 Allocated Costs	Unit Cost of Service	Units	
Source of Supply	\$ 604,475	\$ 0.78	per kgal	
Treatment	\$ 664,457	\$ 0.85	per kgal	
Transmission	\$ 671,677	\$ 0.86	per kgal	
Costs Common to Bulk Water Customers	\$ 1,940,608	\$ 2.49	per kgal	
FY 2017 Total System Unit Cost		\$ 3.36	per kgal	
Bulk Rate as % of Total System Cost		74%		

ATTACHMENT “10a”

CSU Management Fee Items

Expense Category	2017 Monthly Average
CSU Overhead Fees (Villages Accounting, Villages Administration, Villages Planning and Engineering)	14,565.94
Contract Services to VCCDD for Billing & Customer Service	12,267.17
Rent Expense	4,150.44
Insurance	1,637.50
Organizational Costs	47.24
RAF Fees	16,483.48
Property Taxes	272.92
Interest	48,272.26
Total CSU Admin Expenses	97,696.95

ATTACHMENT “10e”

SSU Management Fee Calculation

Expense	Jan	Feb	Mar	Apr	2017 Monthly Average
CSU Overhead Fees (Villages Accounting, Villages Administration, Villages Planning and Engineering)	14,086.26	14,082.50	14,210.00	15,885.00	14,565.94
Contract Services to VCCDD for Billing & Customer Service	11,891.83	12,336.05	11,204.63	13,636.18	12,267.17
Rent Expense	4,150.45	4,150.43	4,150.43	4,150.43	4,150.44
Insurance	1,912.00	1,546.00	1,546.00	1,546.00	1,637.50
Organizational Costs	47.24	47.24	47.24	47.24	47.24
RAF Fees	16,216.58	15,915.64	16,342.92	17,458.79	16,483.48
Property Taxes	272.92	272.92	272.92	272.92	272.92
Interest	51,764.68	47,915.32	48,946.71	44,462.32	48,272.26
Total CSU Admin Expenses	100,341.96	96,266.10	96,720.85	97,458.88	97,696.95

Number of CSU Customers (a)

Residential Customers	12,073	12,162	12,380	12,505	12,280
				Average/Residential Customer =	\$7.95
				Escalation at 10% =	\$0.80
				Contingency at 10% =	\$0.80
				Gross Total \$ / SSU Res. Customer =	\$9.55

(a) number of Customers is determined by the number of bills and is reported using the Balance Manager as provided in BS&A Billing software.

ATTACHMENT “11a”

AGREEMENT

THIS AGREEMENT (“Agreement”) is made and entered by and between **CENTRAL SUMTER UTILITY COMPANY, LLC**, a Florida limited liability company whose address is 1020 Lake Sumter Landing, The Villages, Florida 32162 (“Utility”) and **VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, whose address is 984 Old Mill Run, The Villages, Florida 32162 (“District”).

RECITALS

A. Utility is in the business of building and operating potable water and wastewater utility systems.

B. District has the ability to perform utility meter reading, billing services and customer service activities on behalf of utility providers.

C. At this time, Utility and District wish to set forth their agreement regarding the District implementing and administrating utility meter reading, billing services and customer service activities on behalf of Utility.

NOW, THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable consideration, the parties hereto agree as follows:

1. District agrees to take the necessary and proper actions to implement and administer the utility meter reading, billing services and customer service activities on behalf of Utility.

2. The bills handled by District shall call for payments to be remitted to the District and District shall remit the collected payments to the Utility no less frequently than twice per month at the address as specified by Utility in writing from time to time.

3. Utility agrees to reimburse District its costs, and associated overhead, incurred while implementing and administering the utility meter reading, billing services and customer service activities on behalf of Utility during the term of this Agreement. Reimbursement shall be based on an annual cost allocation calculation performed by the District.

4. Utility shall provide District with the necessary information, including but not limited to rate schedules, for District to perform the utility meter reading and billing services.

5. District agrees to receive and process all customer service calls and coordinate with Utility as necessary.

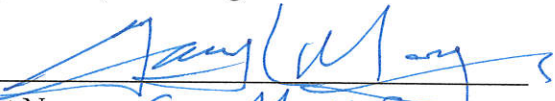
6. District and Utility agree that the initial term of this Agreement shall commence upon notice by the Utility and be for five (5) years. Thereafter, this Agreement shall automatically be extended for consecutive periods of one (1) year each.

7. This Agreement may be terminated by either party, with the terminating party providing at least thirty (30) days written notice of termination to the non-terminating party.

By signing below, the undersigned agree to act in accordance herewith.

CENTRAL SUMTER UTILITY COMPANY, LLC,
a Florida limited liability company

BY: The Villages Operating Company, a Florida corporation, its Manager


By: 
Print Name: GARY MOYER
Title: VICE PRESIDENT

Date: 3-9-17

VILLAGE CENTER COMMUNITY
DEVELOPMENT DISTRICT, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended

ATTEST:


Janet Y. Tutt, District Manager

By: 
Print Name: Stephen Drake
Title: Chairman

Date: May 10, 2017

**Central Sumter Utility Contribution
FY 2017-18
Monthly Billing**

	General Fund Tech Svcs from CSU 20001.341308	General Fund Admin Fees from CSU 20001.341310	TOTAL
ANNUAL <i>Budget Schedule #4E</i>	\$41,966.00	\$222,537.00	\$264,503.00
October	\$3,499.00	\$18,542.00	\$22,041.00
November	\$3,497.00	\$18,545.00	\$22,042.00
December	\$3,497.00	\$18,545.00	\$22,042.00
January	\$3,497.00	\$18,545.00	\$22,042.00
February	\$3,497.00	\$18,545.00	\$22,042.00
March	\$3,497.00	\$18,545.00	\$22,042.00
April	\$3,497.00	\$18,545.00	\$22,042.00
May	\$3,497.00	\$18,545.00	\$22,042.00
June	\$3,497.00	\$18,545.00	\$22,042.00
July	\$3,497.00	\$18,545.00	\$22,042.00
August	\$3,497.00	\$18,545.00	\$22,042.00
September	\$3,497.00	\$18,545.00	\$22,042.00
TOTAL	\$41,966.00	\$222,537.00	\$264,503.00

Customer No: 3073627
GL Offset: DEV

Prepared by: Karen Koitnow
09/29/2015

M:\2-ACCOUNTING (May 2012)\VOCDD Team\ANNUAL SCHEDULES\2017-18\Dev Contribution 2017-18

ATTACHMENT “13”

SCHEDULE OF UNIT PRICES
VOSO - Keller Villas (Rev #2)
 THE VILLAGES OF LAKE-SUMTER, INC
SANITARY SEWER - 6SU

SECTION III

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1			L.F.		\$0.00
2			L.F.		\$0.00
3			L.F.		\$0.00
4			EA.		\$0.00
5			EA.		\$0.00
				TOTAL	\$0.00

WATER DISTRIBUTION - SSU POTABLE

SECTION III

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	2" P.V.C. Water Main	415	L.F.	\$6.24	\$2,589.60
2	6" P.V.C. Water Main	1,582	L.F.	\$9.75	\$15,424.50
3	8" P.V.C. Water Main	105	L.F.	\$12.70	\$1,333.50
4	2" Bell Joint Restraint	6	EA.	\$58.00	\$348.00
5	6" Bell Joint Restraint	18	EA.	\$60.00	\$1,080.00
6	8" Bell Joint Restraint	3	EA.	\$92.00	\$276.00
7	6" Gate Valve and Box	5	EA.	\$724.00	\$3,620.00
8	6" x 6" x 6" MJ DI Tee	4	EA.	\$345.00	\$1,380.00
9	8" x 6" MJ DI Reducer	1	EA.	\$282.00	\$282.00
10	6" x 2" MJ DI Tapped Cap	3	EA.	\$152.00	\$456.00
11	2" M.J.D.I. Cap	1	EA.	\$20.90	\$20.90
12	1" Service Line	1,120	L.F.	\$5.51	\$6,171.20
13	Meter Box Assembly, Single	12	EA.	\$285.00	\$3,420.00
14	Meter Box Assembly, Double	20	EA.	\$485.00	\$9,700.00
15	2" Blow-Off Assembly	2	EA.	\$872.00	\$1,744.00
16	Fire Hydrant Assembly	2	EA.	\$2,829.00	\$5,658.00
17	6" x 6" x 6" Fire Hydrant Tee	2	EA.	\$434.00	\$868.00
				TOTAL	\$54,371.70

SCHEDULE OF UNIT PRICES

VOSO - Unit 16 (Rev #3)

THE VILLAGES OF LAKE-SUMTER, INC
SANITARY SEWER - SSU

SECTION III

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
				TOTAL	\$0.00

WATER DISTRIBUTION - SSU POTABLE

SECTION III

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	2" P.V.C. Water Main (SDR 21)	136	L.F.	\$ 6.24	\$ 848.64
2	4" P.V.C. Water Main (DR 25)	1,438	L.F.	\$ 7.42	\$ 10,669.96
3	6" P.V.C. Water Main (DR 25)	2,016	L.F.	\$ 9.75	\$ 19,656.00
4	2" Bell Joint Restraint	3	EA.	\$ 58.00	\$ 174.00
5	4" Bell Joint Restraint	18	EA.	\$ 54.00	\$ 972.00
6	6" Bell Joint Restraint	31	EA.	\$ 60.00	\$ 1,860.00
7	4" Gate Valve and Box	6	EA.	\$ 734.00	\$ 4,404.00
8	6" Gate Valve and Box	7	EA.	\$ 861.00	\$ 6,027.00
9	6" x 6" x 4" MJ DI Tee	6	EA.	\$ 383.00	\$ 2,298.00
10	6" x 6" x 6" MJ DI Tee	2	EA.	\$ 397.00	\$ 794.00
11	6" x 2" MJ DI Tapped Plug	2	EA.	\$ 152.00	\$ 304.00
12	2" P.V.C. Cap	2	EA.	\$ 20.90	\$ 41.80
13	1" Service Line	1,680	L.F.	\$ 5.51	\$ 9,256.80
14	Meter Box Assembly, Single	12	EA.	\$ 285.00	\$ 3,420.00
15	Meter Box Assembly, Double	36	EA.	\$ 485.00	\$ 17,460.00
16	Fire Hydrant Assembly	3	EA.	\$ 2,829.00	\$ 8,487.00
17	6" x 6" x 6" Fire Hydrant Tee	3	EA.	\$ 434.00	\$ 1,302.00
				TOTAL	\$ 87,975.20

SCHEDULE OF UNIT PRICES
VILLAGE OF SOUTHERN OAKS MASS GRADE, PHASE I
 THE VILLAGES OF LAKE-SUMTER, INC

SHEET 4
SSU SEWER

SECTION III

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Sanitary Sewer Manhole (0'-6')	8	EA	\$ 2,155.00	\$ 17,240.00
2	Sanitary Sewer Manhole (6'-8')	4	EA	\$ 2,415.00	\$ 9,660.00
3	Sanitary Sewer Manhole (8'-10')	3	EA	\$ 2,700.00	\$ 8,100.00
4	Sanitary Sewer Manhole (10'-12')	1	EA	\$ 2,975.00	\$ 2,975.00
5	Sanitary Sewer Manhole (20'-22')	1	EA	\$ 4,415.00	\$ 4,415.00
6	8" PVC Gravity Main (SDR 26)	537	LF	\$ 26.37	\$ 14,160.69
7	8" PVC Gravity Main (SDR 35)	2,963	LF	\$ 19.54	\$ 57,897.02
8	6" PVC Service Line (SDR 35)	1,439	LF	\$ 12.86	\$ 18,505.54
9	4" PVC Service Line (SDR 35)	900	LF	\$ 11.88	\$ 10,692.00
10	8" x 4" PVC Wye (SDR 35)	26	EA	\$ 53.75	\$ 1,397.50
11	8" x 6" PVC Wye (SDR 35)	25	EA	\$ 64.00	\$ 1,600.00
12	4" x 45 PVC Bend (SDR 35)	26	EA	\$ 30.00	\$ 780.00
13	6" x 45 PVC Bend (SDR 35)	25	EA	\$ 34.95	\$ 873.75
14	Single Service Assembly (Villa)	30	EA	\$ 157.00	\$ 4,710.00
15	Single Service Assembly (Unit)	3	EA	\$ 182.00	\$ 546.00
16	Double Service Assembly	25	EA	\$ 217.50	\$ 5,437.50
17	6" PVC Clean-Out Assembly	3	EA	\$ 225.00	\$ 675.00
18	Lift Station #12 - Complete less Concrete Drive	1	LS	\$ 172,570.00	\$ 172,570.00
				TOTAL	\$ 332,235.00

SHEET 6
SSU SEWER

SECTION III

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Sanitary Sewer Manhole (0'-6')	4	EA	\$ 2,155.00	\$ 8,620.00
2	Sanitary Sewer Manhole (6'-8')	4	EA	\$ 2,415.00	\$ 9,660.00
3	Sanitary Sewer Manhole (8'-10')	3	EA	\$ 2,700.00	\$ 8,100.00
4	Sanitary Sewer Manhole (10'-12')	2	EA	\$ 2,975.00	\$ 5,950.00
5	Sanitary Sewer Manhole (12'-14')	2	EA	\$ 3,245.00	\$ 6,490.00
6	8" PVC Gravity Main (SDR 35)	2,996	LF	\$ 19.54	\$ 58,541.84
7	6" PVC Service Line (SDR 35)	1,170	LF	\$ 12.86	\$ 15,046.20
8	4" PVC Service Line (SDR 35)	1,548	LF	\$ 11.88	\$ 18,390.24
9	8" x 6" PVC Wye (SDR 26)	1	EA	\$ 80.50	\$ 80.50
10	8" x 4" PVC Wye (SDR 35)	41	EA	\$ 53.75	\$ 2,203.75
11	8" x 6" PVC Wye (SDR 35)	25	EA	\$ 64.00	\$ 1,600.00
12	6" x 45 PVC Bend (SDR 26)	1	EA	\$ 44.05	\$ 44.05
13	4" x 45 PVC Bend (SDR 35)	41	EA	\$ 30.00	\$ 1,230.00
14	6" x 45 PVC Bend (SDR 35)	25	EA	\$ 34.95	\$ 873.75
15	Single Service Assembly (Villa)	43	EA	\$ 157.00	\$ 6,751.00
16	Single Service Assembly (Unit)	1	EA	\$ 182.00	\$ 182.00
17	Double Service Assembly	25	EA	\$ 217.50	\$ 5,437.50
18	4" Clean-out Assembly	4	EA	\$ 180.00	\$ 720.00
19	Lift Station #11 - Master Lift Station - Complete	1	LS	\$ 1,324,500.00	\$ 1,324,500.00
				TOTAL	\$ 1,474,420.83

SCHEDULE OF UNIT PRICES
VILLAGE OF SOUTHERN OAKS MASS GRADE, PHASE I
 THE VILLAGES OF LAKE-SUMTER, INC

SHEET 8
SSU SEWER

SECTION III

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Sanitary Sewer Manhole (0'-6')	12	EA	\$ 2,155.00	\$ 25,860.00
2	Sanitary Sewer Manhole (6'-8')	7	EA	\$ 2,415.00	\$ 16,905.00
3	Sanitary Sewer Manhole (8'-10')	1	EA	\$ 2,700.00	\$ 2,700.00
4	Sanitary Sewer Manhole (12'-14')	1	EA	\$ 3,245.00	\$ 3,245.00
5	8" PVC Gravity Main (SDR 35)	3,630	LF	\$ 19.54	\$ 70,930.20
6	6" PVC Service Line (SDR 35)	2,025	LF	\$ 12.86	\$ 26,041.50
7	4" PVC Service Line (SDR 35)	780	LF	\$ 11.88	\$ 9,266.40
8	8" x 4" PVC Wye (SDR 35)	25	EA	\$ 53.75	\$ 1,343.75
9	8" x 6" PVC Wye (SDR 35)	37	EA	\$ 64.00	\$ 2,368.00
10	4" x 45 PVC Bend (SDR 35)	25	EA	\$ 30.00	\$ 750.00
11	6" x 45 PVC Bend (SDR 35)	37	EA	\$ 34.95	\$ 1,293.15
12	Single Service Assembly (Villa)	26	EA	\$ 157.00	\$ 4,082.00
13	Single Service Assembly (Unit)	2	EA	\$ 182.00	\$ 364.00
14	Double Service Assembly	43	EA	\$ 217.50	\$ 9,352.50
				TOTAL	\$ 174,501.50

SHEET 10
SSU SEWER

SECTION III

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Sanitary Sewer Manhole (0'-6')	10	EA	\$ 2,155.00	\$ 21,550.00
2	Sanitary Sewer Manhole (6'-8')	2	EA	\$ 2,415.00	\$ 4,830.00
3	Sanitary Sewer Manhole (8'-10')	3	EA	\$ 2,700.00	\$ 8,100.00
4	Sanitary Sewer Manhole (10'-12')	1	EA	\$ 2,975.00	\$ 2,975.00
5	Sanitary Sewer Manhole (12'-14')	2	EA	\$ 3,245.00	\$ 6,490.00
6	Sanitary Sewer Manhole (14'-16')	2	EA	\$ 3,595.00	\$ 7,190.00
7	8" PVC Gravity Main (SDR 35)	3,966	LF	\$ 19.54	\$ 77,495.64
8	6" PVC Service Line (SDR 35)	2,700	LF	\$ 12.86	\$ 34,722.00
9	4" PVC Service Line (SDR 35)	210	LF	\$ 11.88	\$ 2,494.80
10	8" x 4" PVC Wye (SDR 35)	6	EA	\$ 53.75	\$ 322.50
11	8" x 6" PVC Wye (SDR 35)	54	EA	\$ 64.00	\$ 3,456.00
12	4" x 45 PVC Bend (SDR 35)	6	EA	\$ 30.00	\$ 180.00
13	6" x 45 PVC Bend (SDR 35)	54	EA	\$ 34.95	\$ 1,887.30
14	Single Service Assembly (Villa)	7	EA	\$ 157.00	\$ 1,099.00
15	Single Service Assembly (Unit)	5	EA	\$ 182.00	\$ 910.00
16	Double Service Assembly	55	EA	\$ 217.50	\$ 11,962.50
				TOTAL	\$ 185,664.74

SCHEDULE OF UNIT PRICES
VILLAGE OF SOUTHERN OAKS MASS GRADE, PHASE I
 THE VILLAGES OF LAKE-SUMTER, INC

SHEET 12
SSU SEWER

SECTION III

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Sanitary Sewer Manhole (0'-6')	8	EA	\$ 2,155.00	\$ 17,240.00
2	Sanitary Sewer Manhole (6'-8')	1	EA	\$ 2,415.00	\$ 2,415.00
3	Sanitary Sewer Manhole (8'-10')	3	EA	\$ 2,700.00	\$ 8,100.00
4	8" PVC Gravity Main (SDR 35)	3,232	LF	\$ 19.54	\$ 63,153.28
5	6" PVC Service Line (SDR 35)	1,665	LF	\$ 12.86	\$ 21,411.90
6	8" x 6" PVC Wye (SDR 35)	37	EA	\$ 64.00	\$ 2,368.00
7	6" x 45 PVC Bend (SDR 35)	37	EA	\$ 34.95	\$ 1,293.15
8	Single Service Assembly (Unit)	7	EA	\$ 182.00	\$ 1,274.00
9	Double Service Assembly	37	EA	\$ 217.50	\$ 8,047.50
				TOTAL	\$ 125,302.83

SHEET 14
SSU SEWER

SECTION III

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Sanitary Sewer Manhole (0'-6')	8	EA	\$ 2,155.00	\$ 17,240.00
2	Sanitary Sewer Manhole (6'-8')	2	EA	\$ 2,415.00	\$ 4,830.00
3	8" PVC Gravity Main (SDR 35)	1,770	LF	\$ 19.54	\$ 34,585.80
4	6" PVC Service Line (SDR 35)	1,305	LF	\$ 12.86	\$ 16,782.30
5	8" x 6" PVC Wye (SDR 35)	23	EA	\$ 64.00	\$ 1,472.00
6	6" x 45 PVC Bend	23	EA	\$ 34.95	\$ 803.85
7	Single Service Assembly (Unit)	5	EA	\$ 182.00	\$ 910.00
8	Double Service Assembly	24	EA	\$ 217.50	\$ 5,220.00
				TOTAL	\$ 81,843.95

SHEET 16
SSU SEWER

SECTION III

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Sanitary Sewer Manhole (0'-6')	4	EA	\$ 2,155.00	\$ 8,620.00
2	Sanitary Sewer Manhole (6'-8')	5	EA	\$ 2,415.00	\$ 12,075.00
3	Sanitary Sewer Manhole (8'-10')	1	EA	\$ 2,700.00	\$ 2,700.00
4	Sanitary Sewer Manhole (10'-12')	4	EA	\$ 2,975.00	\$ 11,900.00
5	Sanitary Sewer Manhole (14'-16')	3	EA	\$ 3,595.00	\$ 10,785.00
6	Sanitary Sewer Manhole (16'-18')	1	EA	\$ 3,855.00	\$ 3,855.00
7	8" PVC Gravity Main (SDR 26)	1,004	LF	\$ 26.37	\$ 26,475.48
8	8" PVC Gravity Main (SDR 35)	2,629	LF	\$ 19.54	\$ 51,370.66
9	6" PVC Service Line (SDR 35)	1,665	LF	\$ 12.86	\$ 21,411.90
10	8" x 6" PVC Wye (SDR 26)	6	EA	\$ 80.50	\$ 483.00
11	8" x 6" PVC Wye (SDR 35)	27	EA	\$ 64.00	\$ 1,728.00
12	6" x 45 PVC Bend (SDR 26)	6	EA	\$ 44.05	\$ 264.30
13	6" x 45 PVC Bend (SDR 35)	27	EA	\$ 34.95	\$ 943.65
14	Single Service Assembly (Unit)	3	EA	\$ 182.00	\$ 546.00
15	Double Service Assembly	34	EA	\$ 217.50	\$ 7,395.00
16	Lift Station #13 - Complete Less Concrete Drive	1	L.S.	\$ 167,640.00	\$ 167,640.00
				TOTAL	\$ 328,192.99

SCHEDULE OF UNIT PRICES
VILLAGE OF SOUTHERN OAKS MASS GRADE, PHASE I
 THE VILLAGES OF LAKE-SUMTER, INC

SHEET 18
SSU SEWER

SECTION III

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Sanitary Sewer Manhole (0'-6')	3	EA	\$ 2,155.00	\$ 6,465.00
2	Sanitary Sewer Manhole (6'-8')	1	EA	\$ 2,415.00	\$ 2,415.00
3	Sanitary Sewer Manhole (8'-10')	2	EA	\$ 2,700.00	\$ 5,400.00
4	Sanitary Sewer Manhole (12'-14')	3	EA	\$ 3,245.00	\$ 9,735.00
5	Sanitary Sewer Manhole (14'-16')	1	EA	\$ 3,595.00	\$ 3,595.00
6	8" PVC Gravity Main (SDR 35)	1,485	LF	\$ 19.54	\$ 29,016.90
7	6" PVC Service Line (SDR 35)	1,350	LF	\$ 12.86	\$ 17,361.00
8	8" x 6" PVC Wye (SDR 26)	2	EA	\$ 80.50	\$ 161.00
9	8" x 6" PVC Wye (SDR 35)	26	EA	\$ 64.00	\$ 1,664.00
10	6" x 45 PVC Bend (SDR 26)	2	EA	\$ 44.05	\$ 88.10
11	6" x 45 PVC Bend (SDR 35)	26	EA	\$ 34.95	\$ 908.70
12	Single Service Assembly (Unit)	3	EA	\$ 182.00	\$ 546.00
13	Double Service Assembly	27	EA	\$ 217.50	\$ 5,872.50
				TOTAL	\$ 83,228.20

SHEET 20
SSU SEWER

SECTION III

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Sanitary Sewer Manhole (0'-6')	7	EA	\$ 2,155.00	\$ 15,085.00
2	Sanitary Sewer Manhole (6'-8')	3	EA	\$ 2,415.00	\$ 7,245.00
3	Sanitary Sewer Manhole (8'-10')	2	EA	\$ 2,700.00	\$ 5,400.00
4	Sanitary Sewer Manhole (10'-12')	2	EA	\$ 2,975.00	\$ 5,950.00
5	Sanitary Sewer Manhole (12'-14')	1	EA	\$ 3,245.00	\$ 3,245.00
6	Sanitary Sewer Manhole (14'-16')	2	EA	\$ 3,595.00	\$ 7,190.00
7	8" PVC Gravity Main (SDR 26)	356	LF	\$ 26.37	\$ 9,387.72
8	8" PVC Gravity Main (SDR 35)	3,821	LF	\$ 19.54	\$ 74,662.34
9	6" PVC Gravity Line (SDR 35)	2,430	LF	\$ 12.86	\$ 31,249.80
10	8" x 6" PVC Wye (SDR 26)	4	EA	\$ 80.50	\$ 322.00
11	8" x 6" PVC Wye (SDR 35)	43	EA	\$ 64.00	\$ 2,752.00
12	6" x 45 PVC Bend (SDR 26)	4	EA	\$ 44.05	\$ 176.20
13	6" x 45 PVC Bend (SDR 35)	43	EA	\$ 34.95	\$ 1,502.85
14	Single Service Assembly (Unit)	3	EA	\$ 182.00	\$ 546.00
15	Double Service Assembly	51	EA	\$ 217.50	\$ 11,092.50
				TOTAL	\$ 175,806.41

SCHEDULE OF UNIT PRICES

VOSO- TALL PINES GMF THE VILLAGES OF LAKE-SUMTER, INC SANITARY SEWER - SSU

SECTION II

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	6" P.V.C SERVICE LINE	137	L.F.	\$11.00	\$1,507.00
2	6" P.V.C. CLEANOUT	1	EA.	\$190.00	\$190.00
3	8" P.V.C SERVICE LINE	183	L.F.	\$15.00	\$2,745.00
4	8" P.V.C. CLEANOUT	1	EA.	\$220.00	\$220.00
5	SANITARY MANHOLE	1	EA.	\$2,400.00	\$2,400.00
6	TIE INTO EXISTING	1	EA.	\$250.00	\$250.00
				TOTAL	\$7,312.00

WATER DISTRIBUTION - SSU POTABLE

SECTION II

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	1" SERVICE LINE	223	L.F.	\$5.00	\$1,115.00
2	2" SERVICE LINE	250	L.F.	\$6.00	\$1,500.00
3	1.5" SERVICE LINE	50	L.F.	\$5.50	\$275.00
4	1" X 1" TEE	1	EA	\$125.00	\$125.00
5	2" X 1" TEE	1	EA	\$185.00	\$185.00
6	5/8" X 3/4" METER BOX ASSEMBLY/ B.F.P	1	EA	\$900.00	\$900.00
7	8" X 2" TAPPED CAP	1	EA	\$145.00	\$145.00
8	DBL SERVICE METER / B.F.P	1	EA	\$1,500.00	\$1,500.00
9	FIRE HYDRANT ASSEMBLY	1	EA	\$3,400.00	\$3,400.00
10	CONNECTION TO 8" WM FH ASSEMBLY	1	EA	\$250.00	\$250.00
				TOTAL	\$9,395.00

SCHEDULE OF UNIT PRICES
VOSO - WILLOW TREE NRC & PP
 THE VILLAGES OF LAKE-SUMTER, INC
SANITARY SEWER - SSU

SECTION III

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	6" P.V.C Service Line	217	LF	\$ 12.00	\$ 2,604.00
2	6" P.V.C. Cleanout	2	EA	\$ 190.00	\$ 380.00
3	6" P.V.C. Wye	2	EA	\$ 90.00	\$ 180.00
4	TIE INTO EXISTING	1	EA	\$ 250.00	\$ 250.00
				TOTAL	\$ 3,414.00

WATER DISTRIBUTION - SSU POTABLE

SECTION III

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	1" Service Line	210	LF	\$ 5.00	\$ 1,050.00
2	2" Service Line	84	LF	\$ 6.00	\$ 504.00
3	1" X 1" Tee	1	EA	\$ 125.00	\$ 125.00
4	5/8"x3/4" Meter Box Assembly, Double	1	EA	\$ 1,100.00	\$ 1,100.00
5	CONNECT TO EXISTING	1	EA	\$ 250.00	\$ 250.00
				TOTAL	\$ 3,029.00

SCHEDULE OF UNIT PRICES
VOSO-MCCLURE COMMUNICATION BUILDING
 THE VILLAGES OF LAKE-SUMTER, INC
SSU - WATER DISTRIBUTION - POTABLE

SECTION III

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	1" Service Line	98	L.F.	\$ 5.00	\$ 490.00
2	2" Service Line	60	L.F.	\$ 6.00	\$ 360.00
3	Meter Box Assembly, Double (Irrigation) 5/8" X 3/4" R.P.Z	1	L.F.	\$ 1,600.00	\$ 1,600.00
4	Connect to Existing	1	EA.	\$ 250.00	\$ 250.00
				TOTAL	\$ 2,700.00

SCHEDULE OF UNIT PRICES
VILLAGES OF SOUTHERN OAKS MASS GRADE PHASE 3A
 THE VILLAGES OF LAKE-SUMTER, INC

SHEET 5
SANITARY SEWER

SECTION III

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Sanitary Sewer Manhole (0'-6')	1	EA	\$ 2,155.00	\$ 2,155.00
2	Sanitary Sewer Manhole (6'-8')	1	EA	\$ 2,415.00	\$ 2,415.00
3	Sanitary Sewer Manhole (8'-10')	2	EA	\$ 2,700.00	\$ 5,400.00
4	Sanitary Sewer Manhole (10'-12')	7	EA	\$ 2,975.00	\$ 20,825.00
5	Sanitary Sewer Manhole (14'-16')	1	EA	\$ 3,595.00	\$ 3,595.00
6	8" PVC Gravity Main (SDR 26)	142	LF	\$ 26.89	\$ 3,818.38
7	8" PVC Gravity Main (SDR 35)	2,778	LF	\$ 19.92	\$ 55,337.76
8	6" PVC Service Line (SDR 35)	585	LF	\$ 13.07	\$ 7,645.95
9	4" PVC Service Line (SDR 35)	510	LF	\$ 11.98	\$ 6,109.80
10	8" x 4" PVC Wye (SDR 35)	15	EA	\$ 53.75	\$ 806.25
11	8" x 6" PVC Wye (SDR 35)	11	EA	\$ 64.00	\$ 704.00
12	4" x 45 PVC Bend (SDR 35)	15	EA	\$ 30.00	\$ 450.00
13	6" x 45 PVC Bend (SDR 35)	11	EA	\$ 34.95	\$ 384.45
14	Single Service Assembly (Villa)	17	EA	\$ 157.00	\$ 2,669.00
15	Single Service Assembly (Unit)	1	EA	\$ 182.00	\$ 182.00
16	Double Service Assembly	12	EA	\$ 217.50	\$ 2,610.00
				TOTAL	\$ 115,107.59

SHEET 7
SANITARY SEWER

SECTION III

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Sanitary Sewer Manhole (0'-6')	6	EA	\$ 2,155.00	\$ 12,930.00
2	Sanitary Sewer Manhole (6'-8')	13	EA	\$ 2,415.00	\$ 31,395.00
3	Sanitary Sewer Manhole (8'-10')	6	EA	\$ 2,700.00	\$ 16,200.00
4	Sanitary Sewer Manhole (10'-12')	2	EA	\$ 2,975.00	\$ 5,950.00
5	8" PVC Gravity Main (SDR 35)	5,429	LF	\$ 19.92	\$ 108,145.68
6	6" PVC Service Line (SDR 35)	1,710	LF	\$ 13.07	\$ 22,349.70
7	4" PVC Service Line (SDR 35)	3,300	LF	\$ 11.98	\$ 39,534.00
8	8" x 4" PVC Wye (SDR 35)	96	EA	\$ 53.75	\$ 5,160.00
9	8" x 6" PVC Wye (SDR 35)	28	EA	\$ 64.00	\$ 1,792.00
10	4" x 45 PVC Bend (SDR 35)	96	EA	\$ 30.00	\$ 2,880.00
11	6" x 45 PVC Bend (SDR 35)	28	EA	\$ 34.95	\$ 978.60
12	Single Service Assembly (Villa)	110	EA	\$ 157.00	\$ 17,270.00
13	Single Service Assembly (Unit)	5	EA	\$ 182.00	\$ 910.00
14	Double Service Assembly	33	EA	\$ 217.50	\$ 7,177.50
15	4" Clean-out Assembly		EA	\$ 180.00	\$ -
				TOTAL	\$ 272,672.48

SHEET 9
SANITARY SEWER

SECTION III

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Sanitary Sewer Manhole (0'-6')	1	EA	\$ 2,155.00	\$ 2,155.00
2	Sanitary Sewer Manhole (6'-8')	2	EA	\$ 2,415.00	\$ 4,830.00
3	Sanitary Sewer Manhole (8'-10')	1	EA	\$ 2,700.00	\$ 2,700.00
4	Sanitary Sewer Manhole (10'-12')	2	EA	\$ 2,975.00	\$ 5,950.00
5	Sanitary Sewer Manhole (12'-14')	4	EA	\$ 3,245.00	\$ 12,980.00
6	Sanitary Sewer Manhole (18'-20')	1	EA	\$ 4,150.00	\$ 4,150.00
7	Sanitary Sewer Manhole (20'-22')	1	EA	\$ 4,415.00	\$ 4,415.00
8	8" PVC Gravity Main (SDR 26)	555	LF	\$ 26.89	\$ 14,923.95
9	8" PVC Gravity Main (SDR 35)	2,603	LF	\$ 19.92	\$ 51,851.76
10	6" PVC Service Line (SDR 35)	1,350	LF	\$ 13.07	\$ 17,644.50
11	4" PVC Service Line (SDR 35)	210	LF	\$ 11.98	\$ 2,515.80
12	8" x 4" PVC Wye (SDR 35)	6	EA	\$ 53.75	\$ 322.50
13	8" x 6" PVC Wye (SDR 35)	25	EA	\$ 64.00	\$ 1,600.00
14	4" x 45 PVC Bend (SDR 35)	6	EA	\$ 30.00	\$ 180.00
15	6" x 45 PVC Bend (SDR 35)	25	EA	\$ 34.95	\$ 873.75
16	Single Service Assembly (Villa)	7	EA	\$ 157.00	\$ 1,099.00
17	Double Service Assembly	30	EA	\$ 217.50	\$ 6,525.00
				TOTAL	\$ 134,716.26

SCHEDULE OF UNIT PRICES
VILLAGES OF SOUTHERN OAKS MASS GRADE PHASE 3A
 THE VILLAGES OF LAKE-SUMTER, INC

SHEET 11
SANITARY SEWER

SECTION III

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Sanitary Sewer Manhole (0'-6')	3	EA	\$ 2,155.00	\$ 6,465.00
2	Sanitary Sewer Manhole (6'-8')	3	EA	\$ 2,415.00	\$ 7,245.00
3	Sanitary Sewer Manhole (8'-10')	1	EA	\$ 2,700.00	\$ 2,700.00
4	Sanitary Sewer Manhole (12'-14')	1	EA	\$ 3,245.00	\$ 3,245.00
5	Sanitary Sewer Manhole (14'-16')	3	EA	\$ 3,595.00	\$ 10,785.00
6	Sanitary Sewer Manhole (16'-18')	1	EA	\$ 3,855.00	\$ 3,855.00
7	Sanitary Sewer Manhole (18'-20')	2	EA	\$ 4,150.00	\$ 8,300.00
8	Sanitary Sewer Manhole (20'-22')	1	EA	\$ 4,415.00	\$ 4,415.00
9	8" PVC Gravity Main (SDR 26)	1,096	LF	\$ 26.89	\$ 29,471.44
10	8" PVC Gravity Main (SDR 35)	2,001	LF	\$ 19.92	\$ 39,859.92
11	6" PVC Service Line (SDR 35)	1,575	LF	\$ 13.07	\$ 20,585.25
12	8" x 6" PVC Wye (SDR 26)	8	EA	\$ 80.50	\$ 644.00
13	8" x 6" PVC Wye (SDR 35)	21	EA	\$ 64.00	\$ 1,344.00
14	6" x 45 PVC Bend (SDR 26)	8	EA	\$ 44.05	\$ 352.40
15	6" x 45 PVC Bend (SDR 35)	21	EA	\$ 34.95	\$ 733.95
16	Single Service Assembly (Unit)	9	EA	\$ 182.00	\$ 1,638.00
17	Double Service Assembly	26	EA	\$ 217.50	\$ 5,655.00
				TOTAL	\$ 147,293.96

SHEET 13
SANITARY SEWER

SECTION III

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Sanitary Sewer Manhole (0'-6')	4	EA	\$ 2,155.00	\$ 8,620.00
2	Sanitary Sewer Manhole (6'-8')	5	EA	\$ 2,415.00	\$ 12,075.00
3	Sanitary Sewer Manhole (8'-10')	2	EA	\$ 2,700.00	\$ 5,400.00
4	Sanitary Sewer Manhole (10'-12')	3	EA	\$ 2,975.00	\$ 8,925.00
5	Sanitary Sewer Manhole (12'-14')	1	EA	\$ 3,245.00	\$ 3,245.00
6	Sanitary Sewer Manhole (14'-16')	1	EA	\$ 3,595.00	\$ 3,595.00
7	8" PVC Gravity Main (SDR 35)	2,860	LF	\$ 19.92	\$ 56,971.20
8	6" PVC Service Line (SDR 35)	1,035	LF	\$ 13.07	\$ 13,527.45
9	8" x 6" PVC Wye (SDR 35)	15	EA	\$ 64.00	\$ 960.00
10	6" x 45 PVC Bend (SDR 35)	15	EA	\$ 34.95	\$ 524.25
11	Single Service Assembly (Unit)	2	EA	\$ 182.00	\$ 364.00
12	Double Service Assembly	21	EA	\$ 217.50	\$ 4,567.50
				TOTAL	\$ 118,774.40