

State of Florida



## Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD  
TALLAHASSEE, FLORIDA 32399-0850

**-M-E-M-O-R-A-N-D-U-M-**

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**DATE:** June 1, 2020  
**TO:** Adam Teitzman, Commission Clerk, Office of Commission Clerk  
**FROM:** Melinda Watts, Engineering Specialist, Division of Engineering *MW MR LK*  
**RE:** Docket No. 20170114-WU - Application for transfer of facilities and water Certificate No. 165-W in Pasco County from Allen LaFortune and Otis Fonder to A Utility Inc.

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Please file the attached, "Cost Valuation Study," in the above mentioned docket file.

Thank you.

MW/jp

Attachment

# FLORIDA RURAL WATER ASSOCIATION

2970 Wellington Circle • Tallahassee, FL 32309-7813  
(850) 668-2746

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### EMAIL

[frwa@frwa.net](mailto:frwa@frwa.net)

### WEBSITE

[www.frwa.net](http://www.frwa.net)

March 23, 2020

Mr. & Mrs. Troy & Beverly Fonder  
Dwelling Management Inc.  
36645 Sunshine Road  
Zephyrhills FL 33541  
Phone: (813) 788-0665  
Email: [housingmanagementinc@yahoo.com](mailto:housingmanagementinc@yahoo.com)

**Re: Engineering Valuation of Present Water System under Consideration for Acquisition  
A Utility Inc. (Tropical Trailer Park), Pasco Co., PWS: 6511859  
37407 Ray Drive, Zephyrhills FL 33541**

Dear Mr. & Mrs. Fonder:

Thank you for requesting Florida Rural Water Association assistance. We understand that the A Utility Inc. wishes to acquire the Tropical Trailer Park water system. As we discussed you can submit this offer to the Florida Public Service Commission for approval for reimbursement to be included in the rate case for the acquisition and needed improvements that would be identified in our report.

FRWA often makes this type of evaluation as part of an Engineering Valuation of Water System Assets. We will review the water system's expenses, revenues, asset values, as well as future expenditures. We will visit the system, take photographs and collect system drawings, data, and information about each system and system components. If this project description is inaccurate please let us know by return mail – we want to clearly understand your project and expectations.

We are here to help you as a FRWA Membership benefit and ask that you provide a \$3,500 contribution to FRWA in aid of engineering assistance – 50% upfront and the remainder will be invoiced as work progresses. Consultants often charge anywhere from \$15,000 to \$35,000 for this type of service.

**Information Required From You.** Before we begin work on your project we must have all the listed information about your system. If you have any questions please ask for clarification. The FRWA Circuit Rider can also work with you and confirm you included everything prior to sending.

1. **Sign and return the Attached Agreement.** Please sign the FRWA Specific Assistance Agreement below and return it to FRWA.
  - Once we have the signed agreement we will send an invoice with a link to pay the 50% upfront contribution on-line (or you can mail a check for that amount).
    - The remainder to be invoiced as work progresses.
  - When work is complete, FRWA will send a DRAFT of the Final Report along with a final invoice. Once final payment is received, FRWA will release the signed and sealed report to you.
2. **Assist FRWA with Site Visits and Collection of Data.** Please assist FRWA with the following:
  - Coordinate the Site Visit to the Water System
  - Water System Expenses and Revenues
    - Previous years audited financials as well as P&L statements for current budget year.
    - Any plans for future expenditures or recent water system improvement plans
  - Asset inventory for each system and system components, condition, and current value
  - Collect system drawings
3. **Water System Maps.** Please assist FRWA with obtaining existing Water Maps of the Water Treatment Plants and Distribution System. We're looking for original engineering plans (24" x 36") -- we'd like a copy and there are four (4) options available:
  - If they have digital copies of the plans, these can be emailed to us. The AutoCAD format is a dwg format. Adobe (pdf) files are also acceptable.
  - If the plans are large format, these can be mailed to FRWA. We'll make copies, scan them, and send them right back.
  - Copies of the large format plans can be made and scanned at a local blueprint service in your area.
  - If they don't have an accurate system map, it can be created using an aerial photo or street map and markup locations of water lines with highlighters.
    - We need the location of the existing water lines and sizes.
    - For example we use blue highlighter for water lines 12-inch and 10-inch diameter; green for 8-inch; orange for 6-inch; yellow for 4-inch and smaller; and pink for plants and tanks.
    - We need to know the pipe materials (PVC, galvanized steel pipe, etc.).
    - Valves (location),
    - Fire Hydrants (location)
    - Estimated Age (years), and
    - Condition (evaluation of the condition - excellent, good, poor, needs replacement or rehabilitation, etc.)

**FRWA will collect information** about the Water Treatment Plant and Distribution System from the FDEP database:



1. **Monthly Operating Reports (MORs)** for the last 5-years. We will use the FDEP database to download a several years of MORs showing Average Daily Demand (ADD) and Maximum-Day Demands (MDD) -- quantities of finished water produced.
2. Most recent **Sanitary Survey**. We will use the FDEP database to download this inspection report for our analysis.
3. **Water Main Distribution Asset Inventory**. We will use the Water System Map to prepare a Water Main Distribution Asset Inventory.
4. **Photographs of the Water Treatment Plants**

**FRWA Priorities.** We work on projects based on the following priorities: (1) First come, first served; (2) Readiness to proceed and completeness of data -- send all items listed above; (3) Need. System with regulatory compliance issues have priority. Economically challenged system have priority - if you can hire a consulting firm, you are encouraged to do so. Community water system, schools, churches, daycares, public facilities, etc. have priority over businesses; (4) Cooperation and appreciation for services; and (5) you must be a FRWA Member.

**Options for your Project:** As we described, you have several options to obtain the required Specific Assistance you need for your system:

1. You can always hire a consulting firm to do the work for you!
  - If you are able to hire a consulting firm we encourage you use them.
2. You can ask FRWA to assist you as a membership benefit:
  - Make a \$3,500 contribution to support FRWA's Engineering Program
    - Please provide 50% upfront and the remainder will be invoiced as work progresses.
  - You must **commit to collecting the data listed above**
  - You must be a **FRWA Member** and commit to long-term membership
  - We ask that you **be patient** – we have lots of work and few engineers
  - ~~You agree to hold FRWA and sub-consultants harmless for our assistance efforts~~ *(does not apply to cities, counties, and governmental entities)*

Please sign the enclosed FRWA Specific Assistance Agreement and return it to FRWA for our files.

Sincerely,

Sterling L. Carroll, P.E.  
 FL PE # 46151  
 FRWA State Engineer

Copy: Tom Bryant, [thomasabryant@comcast.net](mailto:thomasabryant@comcast.net)  
 Donnie Morrisn and David Hanna, FRWA Circuit Riders

Please review sign and return the acknowledgment below:

### FRWA Specific Assistance Agreement / Acknowledgment

The **A Utility Inc. (Tropical Trailer Park)** (hereafter referred to as "FRWA Member") requests FRWA's assistance and by doing so willingly and freely enters into this agreement for FRWA membership assistance with an **Engineering Valuation of Present Water System under Consideration for Acquisition**.

The FRWA Member understands that FRWA Engineers have a heavy backlog of work, cannot immediately work on this project because they serve statewide needs, and are assisting members on a first come first served basis.

This agreement is made upon the express condition that the FRWA Member agrees to hold the Florida Rural Water Association, its agents, employees, and sub-consultants harmless for any loss, damage, expense, cost, or legal liability. **The FRWA Member understands it can hire a consulting firm to do the work at any time in lieu of making a \$3,500 contribution to support FRWA's Engineering Program. Please send 50% upfront and the remainder will be invoiced as work progresses.** The FRWA Member is responsible for paying all permit application fees directly to the Agency. When work is complete, FRWA will send a Final Draft along with a final invoice. Once final payment is received, FRWA will release the signed and sealed Final Deliverable to you and FDEP.

The FRWA Member acknowledges that FRWA is non-profit membership association dedicated to assisting water and wastewater system provide Floridians with an ample affordable supply of high quality water. Further the FRWA Member agrees to commit to gather the data, maps, and information about its own system; and recognizes the backlog of work and is willing to be patient until FRWA can get to its project; and appreciates this membership service.

The FRWA Member has the option to hire an engineering consultant at any time, if the project cannot wait for FRWA Engineers' availability – FRWA would be happy to provide a refund.

FRWA Member: A Utility Inc. (Tropical Trailer Park)

Signature:  Paes

Date: 5-29-2020

**Please RSVP by April 23, 2020!** Because FRWA engineering services are in high demand we ask for your response to this offer within 30-days.

If you need more time for your decision-making process just let us know.

We understand if you choose to proceed in another way and support you in that decision. We're always here to assist water and wastewater system. Please drop a quick line to let us know or sign the agreement and return it to us. If we have not heard from you within 30-days we will assume that this offer has expired and remove your system off our list of utilities desiring FRWA engineering services.