

FLORIDA UTILITY SERVICES 1, LLC  
5911 TROUBLE CREEK RD.  
NEW PORT RICHEY, FL. 34652  
863-904-5574

November 19, 2020

Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Blvd.  
Tallahassee, FL. 32399

RE: Application for a staff assisted rate case for McLoed Gardens  
Utilities, Docket # 20200168

Dear Commission Clerk:

The Following is the companies response to staff's second data  
request for the above docket file.

On behalf of the company,



Mike Smallridge.

RECEIVED-FPSC  
2020 NOV 30 PM 4:13  
COMMISSION  
CLERK

Please provide bids or invoices for the replacement of the well house. In addition, provide an anticipated date of completion.

**Company response:** Please see attached 2 bids for the building and 2 bids for electrical services.

Utility personal will be doing the additional concrete work and I have estimated concrete costs to be \$1,500. The utility requests the following in this docket to complete the well house replacement.


1. New Building=  
\$ 4, 600
2. Permits & Engineering  
\$ 388.00
3. 2 sets of Additional plans from engineer.  
\$ 325
4. Estimated concrete costs  
\$ 1, 500
5. Electrical Services  
\$ 5,300.
6. Utility Personal Labor & Misc. Materials (estimated)  
\$ 2, 000

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\$ 14,113.00

Also, in this docket, the utility requests that costs incurred for deconstruction of the current building be deferred until the utilities next rate case.

On behalf of the utility,

  
Mike Smallridge

# Parker Steel Buildings, LLC

**METAL GARAGES - BARNs - STORAGE BUILDINGS - WORKSHOPS - RV COVERS**

2985 Avenue G NW / P.O. Box 2608, Winter Haven, FL 33883

Local: (863) 845-5402

Toll Free: (800) 785-9306

ParkerSteelBuildings@Yahoo.com

[www.ParkerSteelBuildings.com](http://www.ParkerSteelBuildings.com)



## PRICE QUOTE

<b>Customer: MIKE SMALLRIDGE</b>				<b>Date: 11/17/20</b>	
<b>Phone: 352-302-7406</b>			<b>Email: MIKE@FUSILLC.COM</b>		
<b>Address:</b>				<b>County: POLK</b>	
<b>City:</b>			<b>State: FL</b>		<b>Zip:</b>
<b>Roof Size: 12' X 21'</b>		<b>Hgt: 10'</b>	<b>Gauge: 14/26</b>	<b>Roof Type: VERTICAL</b>	<b>Walls: HORIZON</b>
<b>Installation: X</b>	<b>Cement</b>	<b>Ground</b>	<b>Asphalt</b>	<b>Roof Pitch: 3:12</b>	<b>Frame Size: 12X20</b>
<b>Description: 12'X21'X10' CAROLINA GARAGE, 150MPH CERT., VERTICAL ROOF</b>					
<b>MAIN BUILDING</b>			<b>LEAN TO</b>		
<b>OPTIONS</b>	<b>SIZE / QUANTITY</b>	<b>COST</b>	<b>SIZE / QUANTITY</b>	<b>COST</b>	
Upgraded Vertical Roof w/ Overhang	12'X21'	\$1,595.00			
14 Ga. Heavy Duty Galvanized Steel	YES	INCLUDED			
26 Ga. Heavy Duty USA Metal Panels	YES	INCLUDED			
Certified Wind Load	150 MPH	INCLUDED			
Side Height	10'	\$240.00			
Sides Closed	YES	\$630.00			
Front End	YES	\$690.00			
Back End	YES	\$690.00			
Roll Up Door(s)	8X8 SIDE	\$700.00			
Roll Up Door(s)					
Walk In Door(s) Keyed Lock	36X80	\$225.00			
Window(s) Heavy Duty S.H.					
Frameout(s)/Header(s)	8X8 SIDE	\$125.00			
Connection Fee(s)					
Gable End(s)					
Extra Panel(s)					
Cut Fee(s) / J-Trim					
Extra Bow(s)					
Upgraded All Vertical Walls					
Insulation (Double Radiant Barrier)					
<b>Subtotal</b>		<b>\$4,895.00</b>		<b>\$0.00</b>	
<b>Total</b>		<b>\$4,895.00</b>			
<b>Discount</b>		<b>-\$245.00</b>			
<b>Building Price After Discount</b>		<b>\$4,650.00</b>			
<b>Tax</b>		<b>\$342.65</b>			
<b>Total</b>		<b>\$4,992.65</b>			
<b>Order Down Payment</b>		<b>\$400.00</b>			
<b>Balance Due</b>		<b>\$4,592.65</b>			

Tax 7.00%



### THANK YOU

*Authorized Carolina Carports, Inc. Dealer  
 Free Delivery and Installation time approximately 60 days  
 from permitting /concrete ready notice. Quote good for 30 days.  
 Concrete and permit fees are separate.  
 To Order Please Call 863-845-5402*

## Mike Smallridge

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**From:** Parker Steel Buildings [parkersteelbuildings@yahoo.com]  
**Sent:** Tuesday, November 17, 2020 10:23 AM  
**To:** mike@fus1llc.com  
**Subject:** Metal Garage Quote  
**Attachments:** MIKE SMALLRIDGE QUOTE - Sheet1.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Mike,

Thank you for your interest in our Metal Buildings. Attached is your quote for a 12'x21'x10' Carolina Garage, 150 mph wind certified, 14 ga. framing with vertical roof and horizontal sides on existing level concrete. Our buildings come with strong 26 ga. USA metal panels, welded tubular steel framing and a 20 year warranty. We can install the building in approximately 60 days from level site ready notice. Polk Permitting and engineering fees are \$325. Here are some job locations we finished recently in Polk if you want to drive by and take a look: 755 W. Pierce St., Lake Alfred, 1639 Lake Howard Dr NW, Winter Haven; 6428 Crystal Beach Rd, Winter Haven; 5173 and 5159 Crystal Beach Rd, Winter Haven; 3210 Combee Dairy Rd., Auburndale; 1329 Arrowhead Ct, Auburndale; 4232 Spring Lane, Lakeland. If you have any questions or would like me come out to your site and mark your set backs and layout the building please contact me anytime.

Thank You,

Greg Parker  
Parker Steel Buildings, LLC  
863-845-5402  
[www.parkersteelbuildings.com](http://www.parkersteelbuildings.com)

## Mike Smallridge

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**From:** Jeffrey Miller [jeff@milcoconstruction.com]  
**Sent:** Wednesday, November 18, 2020 10:00 AM  
**To:** Mike Smallridge  
**Subject:** Re: Well house building.

Mike,

I have figured a 12' x 20' x 10' eave ht galvanized tubular style metal structure, 14 ga galvanized tubing supports 5' on center.

26 ga R panels for roof and 26 ga R panels for walls.

150 mph wind loads , 8' x 8' roll up door, 4070 walk door, gable vents each end.

Permits, installed on your slab.....\$ 16,000

Jeffrey E. Miller

Milco Construction Inc of FI  
" Our Reputation is Building"  
Miltrax Development, LLC  
Miller Development, LLC  
Fawn Creek Farm Partnership  
Twin Creek Bluff Farm

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**From:** Mike Smallridge <[mike@fus1llc.com](mailto:mike@fus1llc.com)>  
**Sent:** Friday, November 13, 2020 8:14 AM  
**To:** Jeffrey Miller  
**Subject:** Well house building.

Hi Jeff, thanks for taking the time to speak with me yesterday. To recap, I am searching for bids for a 12x20 metal building with a 8x8 garage type door and a 40 walk in door with vented roof that will be installed on my concrete slab. This bid should include all required permits. Please respond to this email and call with any questions.

Mike Smallridge  
352-302-7406

# Central water & electric utility service[Your Name]

[5570 Suite 90 US-17-92W Haines City FL, 33844Street Address] | [City, ST ZIP Code] |  
[Phone] | [Email]

**[Date]**

[McCloud estates Recipient Name]

[Title]

[Company]

[Address]

Eagle Lake FL, [City, ST ZIP Code]

**Dear [Recipient]:**

SCOPE CONSISTS OF THE FOLLOWING

REMOVE EXISTING EQUIPMENT ,

[FURNISH PERMITS.

RE-INSTALL EQUIPMENT AFTER NEW BUILDING IS BUILT.

THE COST TO PROVIDE THE LISTED SERVICE IS LISTED BELOW AND IS GOOD FOR 30  
DAYS.

If you're ready to write, just select this tip text and start

16529.33

typing to replace it with your own. Don't include space to the right or left of the characters in  
your selection.]

[Apply any text formatting you see in this letter with just a click from the Home tab, in the Styles  
group.]

[Wondering what to include in your cover letter? It's a good idea to include key points about why you're a great fit for the company and the best choice for the specific job. Of course, don't forget to ask for the interview—but keep it brief! A cover letter shouldn't read like a novel, no matter how great a plot you've got.]

**Sincerely,**

**THARIN WHITE  
STEPHEN JONES[Your Name]**

Consta Flow, Inc.  
 Winter Haven, FL  
 33880

# Quote

Date	Quote #
11/9/2020	2673

Name / Address
McLeod Gardens Utilities, LLC c/o Mike Smallridge 5911 Trouble Creek Rd New Port Richey, FL 34652

Description	Qty	Cost	Total
Remove existing electrical material and equipment off existing block building. Install new electrical material and equipment to match existing. New material and equipment will be installed on new metal building. Electrical permit included. McLeod Gardens  QUOTE VALID FOR 30 DAYS		5,214.00	5,214.00
<b>Total</b>			<b>\$5,214.00</b>

Phone #	Fax #
(863) 965-2599	(863) 965-1733

Signature \_\_\_\_\_



November 19, 2020



Mr. Michael Smallridge  
Florida Utility Services I, LLC  
5911 Trouble Creek Road  
New Port Richey, FL 34652

Re: McLeod Gardens Utilities, LLC  
Condition of Well Pump Building

Dear Mr. Smallridge,

We have reviewed the condition of the well house building located at the corner of Grassy Marsh Road and Lily Pad Road and recommend complete replacement of the building.

We visited the site on November 17, 2020 and observed:

- Cracking/Shifting/Misalignment of the block structure rows in the upper part of the structure.
- Cracking of existing block throughout the structure.
- Uneven/Settled foundation.
- Deterioration of roof members.

We do not believe, based on the deficiencies observed, that the structure is repairable and recommend replacement.

Please feel free to contact me with any questions.

Sincerely,

John D. Hermann, PE

Digitally signed  
by JOHN D  
HERMANN  
Date: 2020.11.19  
'12:40:43 -05'00



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOHN DRISCOLL HERMANN, PE USING A DIGITAL SIGNATURE AND DATE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**ARMINIUS CONSULTANTS, LLC**  
2501 BAYFRONT PARKWAY  
ORLANDO, FL 32806 US  
3213157674  
johnhermann@arminius.co  
www.arminius.co

# Invoice



**BILL TO**  
MR MICHAEL SMALLRIDGE  
FLORIDA UTILITY SERVICES 1, LLC  
5911 TROUBLE CREEK ROAD  
NEW PORT RICHEY, FL 34652 USA

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1004	11/19/2020	\$200.00	12/19/2020	Net 30	

ACTIVITY	AMOUNT
<b>Engineering Services:Engineering Services</b>	200.00
LETTER REGARDING MCLEOD UTILITIES BUILDING	
JUST MAIL ME A CHECK:	
<b>BALANCE DUE</b>	<b>\$200.00</b>

ARMINIUS CONSULTANTS, LLC  
2501 BAYFRONT PARKWAY  
ORLANDO, FL 32806

## Mike Smallridge

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**From:** Tetlak, Stephen [StephenTetlak@polk-county.net]  
**Sent:** Friday, November 20, 2020 10:53 AM  
**To:** 'Mike Smallridge'  
**Subject:** RE: [EXTERNAL]: Request for estimate of fees.  
**Attachments:** New Building.pdf

*Attached is the permit fee costs*

**From:** Mike Smallridge <[mike@fus1llc.com](mailto:mike@fus1llc.com)>  
**Sent:** Friday, November 20, 2020 9:37 AM  
**To:** Tetlak, Stephen <[StephenTetlak@polk-county.net](mailto:StephenTetlak@polk-county.net)>  
**Subject:** [EXTERNAL]: Request for estimate of fees.

Hi Stephen, thanks for speaking with me this morning. I am seeking an estimate on costs I may incur from Polk County such as permits and any other fees as it relates to a building replacement I am doing for my utility.

I am removing the block building and will be replacing it with a new steel building that will cover the well and related equipment for providing drinking water to my customers.

The cost of the building installed is \$ 4, 592.65. This is a bid from Parker Steel Buildings In Winter Haven. Once the building is constructed, I will need to add some lights and receptacles back to the new structure. I have not secured a bid for this service but I am estimating \$1, 000.

Thanks for your help with this. I can be reached on my cell phone anytime at 352-302-7406.

On Behalf of the utility,

Mike Smallridge  
McLoed Gardens Utilities.

**NEW Building @ \$ 4,592.65 Total job Cost**

Building Fee @ total cost of \$4,592.65 permit fee will be **\$102.00**

Electric Fee @ total cost of \$ 1000.00 permit fee will be **\$ 86.25**

Admin fee **\$ 20.00**

Plan Review Fee **\$ 102.00**

Fire Inspection Fee **\$ 71.40**

FBC 1% Surcharge fee **\$ 2.90**

BCAIB 1.5% Surcharge fee **\$ 4.35**

**TOTAL FEES \$ 388.90**