

May 22, 2024

Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

Subject: Docket No. 20240011-WU-Application for certificate to provide water service in St. Johns County, by Riverdale Utility Holding, Inc.

Dear Commission Clerk:

We are in receipt of the Staff Second Data Request dated May 14, 2024. This letter and electronic attachment address the data request in the same order as presented in your letter.

1. In response to staff's first data request, the Utility provided an Excel spreadsheet showing the calculations of rate base, cost of capital, and net operating expense. The following questions are in reference to that Excel.

a. The Utility reflected \$104,443 in Salaries & Wages – Employees at 80% capacity in the tab titled "O&M." Included in that amount, on line 3, is \$23,618 allocated to Licensed Operator (contract). In a note below, the Utility explained this amount was for the cost for contract operation based on vendor price estimate. Please provide the estimate and any other methodologies used in estimating that amount. If the estimations are based off of operation costs of other comparable utilities, please provide the utilities used, as well as an explanation of what makes these utilities comparable to Riverdale.

RESPONSE:

1 – A recently received vendor price estimate for the licensed operator contract is attached. The estimate was \$2500/mo or \$30,000/yr.

2 – The original vendor price estimate of \$18,000/year was increased by a 2.5% annual inflation rate for 11 years until 80% capacity is reached)

b. Please also provide the methodologies used in calculating the amounts for Mechanic/Maintenance and Administrative/Billing on lines 4 and 5 of the tab titled "O&M". If the estimations are based off of operation costs of other comparable utilities, please provide the utilities used as well as an explanation of what makes these utilities comparable to Riverdale.

RESPONSE:

Mechanic/Maintenance

1 – The engineer of record (EOR) for the water system design used his past experience working with other small utilities to estimate the salary cost for a full time mechanic/maintenance position at \$52,000/yr.

2 – \$52,000 / year was increased by a 2.5% annual inflation rate for 11 years until 80% capacity is reached

Administrative/Billing

1 – The EOR for the water system design used his past experience working with other small utilities to estimate the salary cost for a part time administrative employee to handle billing at \$9,600/yr.

2 – \$9,600 / year was increased by a 2.5% annual inflation rate for 11 years until 80% capacity is reached)

c. With respect to the above-referenced Mechanic/Maintenance labor item, please explain the duties associated with this labor category, and explain why a newly-built water treatment plant should require 1040 hours per year in maintenance/mechanic labor.

RESPONSE: Small water systems normally have a full time mechanic/maintenance person that:

1. Monitors the plant when the licensed operator is not present.
2. Takes deliveries of chemicals and supplies.
3. Responds to customer complaints and line breaks.
4. Mows the grass and maintains the plant grounds and equipment. Plant will be utilizing spray application for some wastewater generated by the treatment process.
5. Conducts preventative maintenance under the supervision of the licensed operator.
6. Responds to emergencies.

d. The Utility reflected \$93,750 for a generator in the tab titled "Sched 1 Dist_WTP Estimate." Please provide the bid estimates and technical specifications for this item.

RESPONSE: The generator has not been sized yet. Once the exact size is known a quote will be obtained. The EOR used a quote provided to the City of Madison, Florida for estimating a cost to Riverdale.

e. The Utility reflected \$2,253,928 for the Utility's total structures and improvements account in the tab titled "Sched 1 Dist_WTP Estimate." Please explain what comprises the amount in this account.

RESPONSE: See Tab "WTP" on the previously provided referenced spreadsheet "Riverdale Initial Rates FINAL_12-12-2023", in particular, those indicating NARUC account 304.3 in the column "GL Acct#"

f. With respect to the above-referenced total structures and improvements account, please explain what additions to structures and improvements are planned in years 2026, 2028, and 2032.

RESPONSE: On the tab referred to in "e.", see WTP addition on spreadsheet row 17, and associated costs on rows 7 and 22 where applicable.

g. Please provide the bid estimate for the fire hydrants reflected on the tab titled "WTP," along with the fire hydrants' type and size. Please also provide the fire flow capacity.

RESPONSE: The fire hydrant cost was from an old estimate. A recent project (documentation attached) ended up paying \$5800.00 apiece for installed fire hydrants. Fire hydrants will be one of the St. Johns County approved units which are : American Flow Control 5-1/4" Waterous Pacer, Mueller Super Centurion 250 A423 or M&H Style 129 or 129S. System fire flow design capacity is 1,000 gpm. Hydrant is 5-1/4" with two hose ports.

2. Based on the billing determinants provided in the schedule, staff calculated an average consumption of 7,603 gallons a month. This is considered to be a high monthly average consumption. Please provide the data supporting the Utility's residential average consumption per month.

RESPONSE: This is based on the engineers use of 250 gpd per residential connection. St. Johns County Utility Department standard level of service is 250 gpd per ERC. The utility wishes to match that level of service.

3. Please explain in detail the demographics of the proposed service territory.

RESPONSE: The planned development is single family homes with 3 to 5 bedrooms on single family lots with no age restrictions.

4. The Commission sets initial residential customer deposits based on two times the average residential consumption for the 5/8" x 3/4" meter size, and two times the estimated bill for all general service meter sizes. Based on the above sentence, staff determined a residential customer deposit of \$270. As shown on Schedule 8, the Utility proposed a customer deposit of \$350. Therefore, the Utility's proposed customer deposit appears to be overstated based on the Utility's average consumption.

a. Please establish the appropriate dollar amount of customer deposits for the residential service.

RESPONSE: The utility agrees that the deposit should equal two times the average customer bill.

b. Please explain the Utility's methodology for determining the initial customer deposits for residential, and if different from the Commission methodology, please explain why.

RESPONSE: The utility agrees that the deposit should equal two times the average customer bill.

5. Please provide the electronic work papers in support of the Utility's proposed service availability charges.

RESPONSE: See the previously provided spreadsheet file "Riverdale Initial Rates FINAL_12-12-2023", tab "Shedule No 4 CIAC"

6. As shown on Schedule 5, the Utility provided cost justification for a 5/8" x 3/4" meter size and fittings, which includes installation of \$250 and service installation of \$1,250. Please provide a cost breakdown of the service installation charge.

RESPONSE: The attached pay request from a recent project shows pricing for single services and double services. The single service price should be reduced to \$500.00 and for double service to \$1000.00

We hope these responses sufficiently address your data request. If you require additional information or have additional comments, please contact us at the letterhead address or by email at wts@wetengineering.net. Thank you for your consideration.

Sincerely,
WET Engineering, Inc.

A handwritten signature in black ink, appearing to read "William T. Smoot".

William T. Smoot, P.E.

Cc: Riverdale Utility Holding, Inc.



A-F Standby Systems
Power Generation



Date: March 2, 2023

Reference: City of Madison Critical Water – **REV3**

We are pleased to offer the following quote for the above project:

Quantity 1 - Generac Industrial diesel engine-driven generator set with turbocharged/aftercooled 6-cylinder 6.7L engine, consisting of the following features and accessories:

- Stationary Emergency-Standby rated
- **175 kW Rating, wired for 277/480 VAC Three Phase, 60 Hz**
- Permanent Magnet Excitation
- UL2200
- EPA Certified
- SCAQMD
- **Standard Weather Protective Enclosure, Aluminum**
 - Baked-On Powder Coat Finish
- **180 MPH Wind Load Certified**
- H-100 Control Panel
 - Meets NFPA 99 and 110 requirements
 - Temp Range -40 to 70 degrees C
 - Digital Microprocessor:
 - Two 4-line x 20 displays, full system status
 - 3 Phase sensing, +/-0.25% digital voltage regulation
 - RS232, RS485 and Canbus remote ports
 - Waterproof connections
 - All engine sensors are 4-20ma for minimal interference
 - Programmable I/O
 - Built-in PLC for special applications
 - Engine function monitoring and control:
 - Full range standby operation; programmable auto crank, Emergency Stop, Auto-Off-Manual switch
 - Isochronous Governor, +/-0.25% frequency regulation
 - Full system status on all AC output and engine function parameters
 - Service reminders, trending, fault history (alarm log)
 - I2T function for full generator protection
 - Selectable low-speed exercise
 - 2-wire start controls for any 2-wire transfer switch
- Remote Emergency Stop Switch, Break-Glass, shipped loose
- MLCB, 100% rated, LSI Electronic Trip
 - **300 amp**
 - Shunt Trip & Auxiliary Contacts
- Battery Charger, 10 Amp, NFPA 110 compliant, installed
- 110 AH, 925 CCA Group 31 Batteries, dual-paralleled, with rack, installed
- Air Filter Restriction Indicator
- **UL142 SEALED SECONDARY DOUBLE WALL SUB-BASE FUEL TANK WITH**

- 972 USABLE GALLONS AT 90% CAPACITY.
- TO PROVIDE **72 HRS RUN TIME** BASED ON A GENERAC SD175 WITH CONSUMPTION OF 13.5 GPH BASED ON GENSET OPERATING AT 100% LOAD.
- DIMENSIONS 181"L X 47"W X 45.5"H EQUIPPED WITH A 20" END WALL STUB UP AREA.
- WEIGHT IS ESTIMATED TO BE 2970 LBS.
- Engine Coolant Heater, 1500W
- Crankcase Oil Heater, 200W, Shipped Loose
- Engine Run Relay, 10A
- 120V GFCI and 240V Outlet
- Optional Fan and Belt Guards
- 3 Owner's Manuals
- 5-Year Comprehensive Warranty

Quantity 1 - Generac Industrial gaseous engine-driven generator, turbocharged/aftercooled 6 cylinder 14.2L engine, consisting of the following features and accessories:

- Stationary Emergency-Standby rated
- **250 kW Rating, wired for 277/480 VAC three phase, 60 Hz**
- Permanent Magnet Excitation
- **Standard Weather Protective Enclosure, Aluminum**
 - Industrial Grey Baked-On Powder Coat Finish
- **180 MPH Wind Load Certified**
- UL2200
- Power Zone Digital Control Panel for Single or MPS Generators
 - Meets NFPA 99 and 110 requirements
 - Temp Range -40 to 70 degrees C
 - Humidity 2 – 95% (Non Condensing)
 - UL6200
 - C-ETL-US
 - CE
 - FCC
 - IEC801 (Radiated Emissions, Susceptibility, and Surge Immunity)
 - 7" Resistive Color Touchscreen
 - Built-in Wi-Fi, Bluetooth, and Webserver
 - IP65 (front)
 - Auto/Manual/Off key switch, Alarm Indication, Not in Auto Indication, audible alarm, emergency stop switch
 - Dual Core Digital Microprocessor
 - RS485, Ethernet and CANbus ports
 - All engine sensors are 4-20ma for minimal interference
 - Sensors: Oil Pressure, optional Oil Temp, Coolant Temp and Level, Fuel Level/Pressure (where applicable), Engine Speed, DC Battery Voltage, Run-time Hours, Generator Voltages, Amps, Frequency, Power, Power Factor
 - Alarm Status: Low or High AC Voltage, Low or High Battery Voltage, Low or High Frequency, Pre-low or Low Oil Pressure, Pre-high or High Oil Temp (optional), Low Water Level and Temp, Pre-high or High Engine Temp, High, Low, and Critical-low Fuel Level/Pressure (where applicable), Overcrank, Over and Under Speed, Unit Not in Automatic
 - Programmable I/O
 - Built-in PLC for special applications
 - Engine function monitoring and control:
 - Full range standby operation; programmable auto crank, Emergency Stop, Auto-Off-Manual switch
 - Isochronous Governor

- 0.25% digital frequency regulation with: soft-start ramping - adjustable, gain - adjustable, overshoot limit - adjustable
- 3 Phase RMS Voltage Sensing
 - +/-0.5% digital voltage regulation with: soft-start voltage ramping - adjustable, loss of sensing protection - adjustable, negative power limit - adjustable, Hi/Lo voltage limit - adjustable, V/F slope and gain - adjustable, fault protection
 - Service reminders, trending, fault history (alarm log)
 - I2T function for full generator protection
 - Selectable low-speed exercise
 - 2-wire start controls for any 2-wire transfer switch
- 21 Light Annunciator - Surface
- Remote Emergency Stop Switch, Break-Glass, shipped loose
- Natural Gas fuel system
- 225 AH, 1155 CCA Group 8D Batteries, with rack, installed
- 150 MPH Wind Load Certified
- Air Filter Restriction Ind
- Battery Charger, 10 Amp, NFPA 110 compliant, installed
- Coolant Heater, 2000W, 240VAC
- 3 Owner's Manuals
- 120V GFCI and 240V Outlet
- Crankcase Oil Heater
- Engine Run Relay
- Flex Fuel Line
- Flush Mount Annunciator Kit
- Oil Temp Sender
- Optional Fan and Belt Guards
- MLCB, 100% rated, LSI Electronic Trip
 - **400 Amp**
 - Shunt trip and Auxiliary Contacts
- 5-Year Comprehensive Warranty

Quantity 1 - 300 Series, Automatic Service Entrance Delayed Transition Transfer Switch – **COODY**

- Service Voltage / Hz : 480V/60Hz
- No. of Switched Poles : 3
- Service : Three Phase, 4-wire
- AMPS: 0400
- Enclosure : 4X(P)-UL Type 4X – 304 Stainless Steel Secure
- Optional Accessories : 11BE,44G,73CC3

Quantity 1 - 300 Series, Automatic Delayed Transition Transfer Switch – **BARRFIELD**

- Service Voltage / Hz : 480V/60Hz
- No. of Switched Poles : 3
- Service : Three Phase, 4-wire
- AMPS: 0400
- Enclosure : 3R(F)-UL Type 3R Enclosure
- Optional Accessories : 11BE,44G,73CC3

Quantity 2 - Start-up and testing Including a **4-hour load bank test, M-F, 8A-5P, No Holidays**. Maximum is one trip for this start-up. It is the contractor's responsibility to ensure this generator set is completely installed, and all fuel tank testing is completed before the start up is scheduled. If at time of start-up, the installation is incomplete and/or no fuel available, an additional trip will be required to complete this start-up. Additional trip(s) will be billed to our customer.

NOTES:

- Field start-up and testing conducted by a Factory Trained Certified Technician
- **Onsite training to be done on the same day as start-up(if return trip required a return trip fee will be required)**
- Start-up and testing is limited to one (1) day on site as described above.
- Load Bank Testing will be done using a resistive type load bank.

Access within 50 feet of the generator must be provided for the load bank test. If the distance between the load bank and the generator is greater than 50 feet, we reserve the right to requote this start-up and load bank testing. The distance must be provided to calculate the required additional cable and cost for this testing.

Quantity 1 - Freight to jobsite off-loading by others

Total investment for the above equipment (Not including any applicable tax): \$208,315.00

Clarifications and Exceptions:

- *ACF takes exception to supplying a new Circuit Breaker for the existing Natural Gas Generator at Coody Water Plant.*
- *ACF takes exception to supplying any lightning protection on the generators. Must be supplied by others.*
- *SPDs supplied by others.*
- *ACF takes exception to supplying stairs and platforms as it is not required per NEC. If required additional cost will apply.*
- *Installation, field connections, and field tests requirements such as NETA, Ground Fault, Dielectric, Ring Wave & Infrared Scanning, will be provided by a 3rd party agency and is not provided by ACF.*
- *Local Noise Ordinances unknown. Should lower dBA rating required price is subject to change.*
- *No Enclosure Wind Load P.E. Calculations. Optional adder.*
- *Buyers referenced to local, state, or federal government requirements.*
- *No Anchoring Calculations and/or anchors.*
- *Fire Pump ATS Provided by Others*
- *NO PE Stamps Suppled. Optional Adder.*
- *No Offloading.*
- *No installation.*
- *No rigging.*
- *No power systems or selective coordination study.*
- *Equipment performance beyond manufacturer's design.*
- *No Storage or insurance.*
- *No third-party electrical apparatus testing / inspections, and/or special testing (emissions, noise, harmonics, etc...*
- *NO NETA Testing Must be performed by third party agency.*
- *No Special testing equipment (oscilloscope, thermal camera, harmonic analyzer, InfraRed, etc...*
- *No general, civil and/or plumbing work or materials.*
- *No electrical and/or mechanical work including materials.*
- *No engineering or permitting.*
- *No third-party testing agency.*
- *If this project is an AHCA project and AHCA does not approve quote additional cost could occur to make AHCA Compliant.*
- *No Sound Testing by ACF.*
- *No fuel or equipment rental.*
- *No Sub-base in field pressure integrity testing.*
- *No Maintenance Contract by ACF.*
- *Arc Flash/ Coordination studies are to be completed by others.*

Notes

1. This Quotation is based upon Engineering Specifications ___E5.1 for all (3) Sites_____ & Drawings _263213 & 263600_____. No other sections shall apply.
2. Quotation is valid for 60 days. If not released to production within 60 days, pricing, delivery extension and escalation charges may apply.
3. ACF Standby Systems is not responsible for any delays in delivery due to Act of Nature, explosion, fire, strikes, accidents, war, terrorism, flood, accidents or other causes beyond our company control. Quoted shipping schedules are not guaranteed and subject to change without notice. In no case is ACF Standby Systems responsible for incidental or consequential damages.
4. ACF Standby Systems does not accept liquidated damages as a part of third party contracts.
5. Equipment will be invoiced (and payment expected according to ACF's Terms and Conditions) at the time of shipment or when ready to ship from point of origin. Delays by the buyer may result in storage fees and/or additional freight charges.
6. Completed equipment to be delivered to a 3rd party manufacturer for further fabrication will be invoiced upon shipment to the 3rd party manufacturer.
7. The warranty is that of the above-named manufacturer(s). Refer to the manufacturer's warranty statement for details. No special warranty is implied. The Manufacturer's warranty begins on the day of start-up or 6 months after shipment, whichever occurs first, not substantial completion. It is the contractor's responsibility to coordinate start-up along with the date of substantial completion.
8. If the generator set is not installed and ready for startup within 6 months of shipment it will require long term storage procedures. Please refer to the Operation and Maintenance Manual for such requirements. All costs related to long term storage is the responsibility of the purchaser. Failure to follow these procedures may void warranty and affect equipment operation. Contact ACF Standby Systems for assistance.
9. Additional sets of O&M manuals are available at an additional cost. The manufacturer's standard format shall apply. Custom O&M manuals will be available at an additional charge.
10. Startup services will not proceed until the buyer's account is current and in good standing.
11. Quotation does not include offloading, rigging, anchoring, installation, exhaust plumbing, exhaust insulation, fuel or permitting.
12. ACF Standby Systems is not responsible for testing of fuel tank(s) provided by any party. Fuel tank testing, as required by FDEP (Florida Department of Environmental Protection) Chapters 62-761 and 62-762, is the responsibility of the installing Contractor and Generator Permit Applicant. ACF Standby Systems LLC is not responsible for damages or costs incurred by any party, when a fuel tank is filled before field testing required under FDEP or testing mandated by a Local Inspector of Authority under FBC, is performed.
13. Pricing is subject to ACF Standby Systems' Payment Terms.

Terms and Conditions

This proposal is subject to ACF Terms and Conditions of Sale, attached and available at www.acfstandbysystems.com/PDF/terms_and_conditions_sale.pdf

0020714502 & 0020714511

Sincerely,

Zach Stewart

ACF Standby Systems, LLC / Generac Industrial Distributor
(352) 502-2718
z.stewart@acfpower.com

Acceptance of Quote

Prior to ordering equipment or services, please sign and return as a confirmation of the content of this proposal and the attached terms and conditions

Customer Signature

_____ PO# _____

Contractor's Application for Payment No.

	Application Period: 8/29/2023 to 9/22/23	Application Date: #5
To: City of Madison (Owner): 321 SW Rutledge Street, Madison FL 32340-2498	From (Contractor): Worth Construction & Development, Inc. 9536 County Road 136A, Live Oak, FL 32060	Via (Engineer): Saltus Engineering, Inc. P.O. Box 8969 Fleming Island, FL 32006
Project: Critical Water System Improvements	Contract:	Date: 9/22/2023
Owner's Contract No.:	Contractor's Project No.:	Engineer's Project No.: Project No. 400410

Application For Payment Change Order Summary

Approved Change Orders				
Number	Additions	Deductions		
#1		\$134,247.00	1. ORIGINAL CONTRACT PRICE.....	\$ 858,554.18
#2	110,955.66		2. Net change by Change Orders.....	\$ -16,409.33
#3	\$6,882.01		3. Current Contract Price (Line 1 ± 2).....	\$ 842,144.85
			4. TOTAL COMPLETED AND STORED TO DATE	
			(Column F total on Progress Estimates).....	\$ 829,189.19
			5. RETAINAGE:	
			a. 3% X \$829,189.19 Work Completed.....	\$ 24,875.68
			b. 5% X _____ Stored Material.....	\$ _____
			c. Total Retainage (Line 5.a + Line 5.b).....	\$ 24,875.68
			6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$ 804,313.51
			7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$ 697,070.75
			8. AMOUNT DUE THIS APPLICATION.....	\$ 107,242.76
			9. BALANCE TO FINISH, PLUS RETAINAGE	
			(Column G total on Progress Estimates + Line 5.c above).....	\$ 37,831.34
TOTALS	\$117,837.67	\$134,247.00		
NET CHANGE BY CHANGE ORDERS		-\$16,409.33		

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By: Date: 9/22/23

Payment of: \$ 107,242.76
(Line 8 or other - attach explanation of the other amount)

is recommended by: _____
David J. Bolam P.E. (Date)

Payment of: \$ _____
(Line 8 or other - attach explanation of the other amount)

is approved by: _____
Town of Madison (Date)

Approved by: _____
Funding or Financing Entity (if applicable) (Date)

Progress Estimate - Unit Price Work

Contractor's Application

For: City of Madison (contract)							Application Number:	#5			
Application Period: 8/29/2023 thur 9/22/2023							Application Date:	9/22/2023			
A					B	C	D	E	F	G	
Item					Bid Value	Estimated Quantity Installed	Value	Stored Materials (not in C)	Total Completed and Stored to Date (D + E)	% (F) B	Balance to Finish
Bid Item No.	Description										
1	Mobilization				62,927.20	1	62,927.20		\$62,927.20	100%	
2	General Conditions				128,700.00	1	128,700.00		\$128,700.00	88%	
3	Audiovisual Documentation				3,000.00	1	3,000.00		\$3,000.00	100.0%	
4	Survey				6,000.00	1	6,000.00		\$6,000.00	100.0%	
STATE ROAD 53											
5	6" HDPE DR 11 - Directional Drill				65,464.00	668	65,464.00		\$65,464.00	100.0%	
6	6" DR 25 - Open Cut				82,113.50	290	82,113.50		\$82,113.50	100.0%	
PARK LOOP											
7	6" PVC DR 25 Water Main				436,322.00	3400	436,322.00		\$436,322.00	100.0%	
8	Fire Hydrants				29,365.30	5	29,365.30		\$29,365.30	100.0%	
9	Gate Valves				6,603.50	5	6,603.50		\$6,603.50	100.0%	
10	6x6 Tapping SLV & Valves				12,780.00	4	12,780.00		\$12,780.00	100.0%	
11	2" Connection				3,087.73	1	3,087.73		\$3,087.73	100.0%	
Water Services											
12	Singles				7,790.95	19	7,790.95		\$7,790.95	100.0%	
13	Dbt Water Service				11,400.00	12	11,400.00		\$11,400.00	100.0%	
C.O. #1	City Direct Purchase of Material				(134,247.00)	1	(134,247.00)		-\$134,247.00	100.0%	
C.O. #2	Park Loop Services & Tie-in to Main Line				110,955.66	1	98,000.00		\$98,000.00	88.3%	\$12,955.66
C.O. #3	Close out on Purchase Order & Credit 290LF of 6" Watermain				6,882.01	1	6,882.01		\$6,882.01	100.0%	
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Totals					842,144.85		829,189.19	-	829,189.19	98.5%	12,955.66

FIRE HYDRANT

WATER SERVICES