

STAFF'S FIFTH DATA REQUEST

Re: Docket No. 20170219-WS Application for a staff assisted rate case in Polk County by River Ranch Water Management, LLC

1. Has the meter for the River Ranch RV park been replaced? If so, what size meter was installed? If not, when do you expect the meter to be replaced?
Yes, a 6" meter was installed July 23, 2018
2. Please refer to Staff's Fourth Data Request question number 2. Did the utility receive more than one bid for the installation of the meter at the RV park? If yes, please provide the bids. If no, please explain why.
No, Vincent Plumbing is familiar with our water system and the routing of the lines. Vincent is a local vendor and does require an eight hour minimum and does not charge for estimates nor does he charge travel time.
3. Are there any other water uses in the service area that have not been metered? If so, when do you expect those uses to be metered?
Installation is pending for two meters for River Ranch Condo Association, Courtyard Buildings, and replacement of the Laundry Meter. The utility hopes to have this completed by Mid-August
4. For all meters installed after the test year ended September 30, 2017:
Please see attached two invoices and spreadsheet
 - a) Please provide an invoice for all meters.
 - b) Please identify the customer location and meter size.
 - c) Please provide the number of units behind the meter.
5. For each meter installed after the test year, please specify whether the meter is a replacement of an existing meter or a new meter installation.
Please see the attached spreadsheet
6. Please refer to Staff's Fourth Data Request question number 3. Does the utility have plans to test meters throughout the service area? If yes, please provide a timeline for when the testing will be completed.
The Utility is reaching out to Florida Rural Water to schedule testing of individual meters; the time frame is not established.

7. In response to Staff's Third Data Request, the utility indicated it does not separately meter irrigation for the RV park. Please provide an estimate the percentage of water used for irrigation in the RV park for the 12-month period ended September 30, 2017?

There is no possible way for the utility to calculate the RV usage for irrigation, any recommendation for figuring this would be welcomed.

8. Please refer to the invoice from PPG Architectural Finishes that is dated September 24, 2013. Is this invoice for painting of the water tank or wastewater plant? If neither, please explain what this invoice is for.

The paint from PPG Architectural was for painting of the water tanks.

9. Please refer to invoice numbers 39473 and 38973 from Earth Balance. Please identify the tasks conducted by the Biologist III, Operations Coordinator, Project Manager, and Graphics Specialist regarding the installation of the water tank.

39473 Professional Services associated with wetland review for the water tank improvement area, August 2015.

38973 Professional services associated with coordination and meeting with Florida Department of Environmental Protection (FDEP) in association with the wetland review for the Water Treatment facility pond expansion and preparation of wetland boundary map, January 2015.

The Biologist is doing the field work.

The graphics person created the graphics for the report.

The other two are doing peer review and report review for a combined 1-1/4 hour.

10. What was the catalyst for beginning the design and permitting of the wastewater plant upgrade? If the need for the upgrade was triggered by a regulatory body, please provide documentation that would indicate the need for an upgrade.

We had planned some additional development, but did not move forward with the development plans.

11. Please explain why the wastewater plant upgrade was halted.

No current need to expand since we put the development on hold.

12. Does the utility have plans to resume the construction of the wastewater plant upgrade? If yes:

NO

- a) When will construction resume? *N/A*

- b) Will the utility be able to use the preliminary design and permitting plans, the cost of which are included in McDonald Group invoice numbers 3454, 3586 and 3527, or will these need to be updated, amended, or recertified? *N/A*
- c) Will the utility be able to use the hydrogeological evaluation, the costs of which are included in Universal Engineering Services invoice numbers 163634, 181878, 171852, or will it need to be updated, amended, or recertified? *N/A*
- d) Will the utility be able to use the engineering analysis, the cost of which are included in Universal Engineering Service invoice number 188060, or will it need to be updated, amended, or recertified? *N/A*

13. Did the utility receive bids for the construction of the wastewater plant upgrade? If yes, please provide the bids. If no, please explain why.

No, there is no current need to expand.

14. Did the utility receive bids for the construction of the water tank? If yes, please provide the bids. If no, please explain why.

Yes, see attached proposals from Wayne Automatic Fire Sprinklers, US Water Services Corporation, and Red Fox Trucking, Inc.

15. Please refer to the invoice provided by Vincent Plumbing dated April 10, 2014.

a) How many fire hydrants were installed?

One Hydrant between the Skeet House and Glamping

b) Were the fire hydrants listed on this invoice new or replacements?

1 New 6" Fire Hydrant Assembly

c) Did the utility receive bids for the installation of the fire hydrant(s)? If yes, please provide the bids. If no, please explain why.

No other bids were taken Vincent Plumbing is a Westgate preferred vendor

16. How many total fire hydrants are located in the entire service area of River Ranch Utilities?

Thirty-five (35)

Question #4a

Vincent Plumbing Inc.

P.O. Box 237234 Cocoa FL 32923

Phone # 321-288-0088

Invoice Number
RRWM72018-2"

JOB NAME: River Ranch

Description Supply& Install (5) 2" Water Meters

MATERIAL: \$5,102.00
TAX @ .06: \$306.12
FREIGHT: \$0.00

TOTAL MATERIAL: \$5,408.12

DIRECT LABOR COST:

PERSONAL	HOURS	RATE/HR	TOTAL
PROJECT MANGER	0.00	\$90.00	\$0.00
SUPERINTENDENT	0.00	\$85.00	\$0.00
PLUMBER	21.00	\$79.00	\$1,659.00
PLUMBER #2	0.00	\$75.00	\$0.00
Helper	21.00	\$69.00	\$1,449.00

TOTAL DIRECT LABOR COST: \$3,108.00

EQUIPMENT: Excavator

TOTAL EQUIPMENT COST: \$425.00

SUMMARY

COMMENTS

MATERIAL COST	\$5,408.12
DIRECT LABOR COST	\$3,108.00
TOTAL EQUIPMENT COST	\$425.00
JOB COST	\$8,941.12
Tax on Material	\$0.00
TOTAL COST	\$9,366.12

APPROVAL _____ DATE _____

2" Water Meters

Question # 4a

Vincent Plumbing Inc.

P.O. Box 237234 Cocoa FL 32923

Phone # 321-288-0088

**Invoice #
RRWM71518-3/4"**

JOB NAME: River Ranch

Description Supply & Install (15) 3/4" Water Meters

**MATERIAL: \$5,100.00
TAX @ .06: \$306.00
FREIGHT: \$0.00**

TOTAL MATERIAL: \$5,406.00

DIRECT LABOR COST:

PERSONAL	HOURS	RATE/HR	TOTAL
PROJECT MANGER	0.00	\$90.00	\$0.00
SUPERINTENDENT	0.00	\$85.00	\$0.00
PLUMBER	30.00	\$79.00	\$2,370.00
PLUMBER #2	0.00	\$75.00	\$0.00
Helper	30.00	\$69.00	\$2,070.00

TOTAL DIRECT LABOR COST: \$4,440.00

EQUIPMENT:

TOTAL EQUIPMENT COST:

SUMMARY

COMMENTS

MATERIAL COST	\$5,406.00
DIRECT LABOR COST	\$4,440.00
TOTAL EQUIPMENT COST	\$0.00
JOB COST	\$9,846.00
Tax on Material	\$0.00
TOTAL COST	\$9,846.00

APPROVAL _____ DATE _____

34" Water Meters

Question 4b
4c

STAFF'S FIFTH DATA REQUEST

Re: Docket No. 20170219-WS Application for a staff assisted rate case in Polk County by River Ranch Water Manag

Response to questions 4a, 4b, 4c and 5

Customer	Location	Size	Number of Units	New/Replace
Westgate River Ranch	Rail Cars/Bunk House's	2"	10	New
River Ranch Condo	Pool Feed	2"	Pool	New
Westgate River Ranch	Tee Pee's	2"	10	New
Westgate River Ranch	Marina	2"	39 Boat Slips	New
River Ranch Condo	Employ's Lot # 12	3/4	1	Replace
River Ranch Condo	Employ's Lot # 5	3/4	1	Replace
River Ranch Condo	Employ's Lot # 7	3/4	1	Replace
Long Hammock Owner's Assoc	Phase I RV Lot # 29	3/4	1	Replace
River Ranch Condo	Cottage # 406	3/4	1	Replace
Donna Hinz	25234 Oakmont Dr	3/4	1	Replace
John Peeinger	25311 Canterbury Dr	3/4	1	Replace
Eric Isecke	25343 Columbia Cir	3/4	1	Replace
No Current Owner	25333 Canterbury Dr	3/4	1	Replace
Caroline Palmisano	25355 Canterbury Dr	3/4	1	Replace
Richard Jackson	6154 Riviera Dr	3/4	1	Replace
Cindy Hudson	6126 Riviera Dr	3/4	1	Replace
River Ranch Chapel	Church	3/4	1	New
Westgate River Ranch	WG RV Bathhouse	3/4	1	New
Westgate River Ranch	Glamping	3/4	2 Bathhouses	New
RRRV Owners	RRRV Park	6"	367	Replace
River Ranch Condo	Court Yard East	2"	24	New - Install Pending
River Ranch Condo	Court Yard West	2"	24	New - Install Pending
Westgate River Ranch	Laundry	1"	1	Replacement and Invoice Pending

Question #14



WAYNE
Automatic Fire Sprinklers, Inc.
Total Site Development

Wayne Automatic Fire Sprinklers, Inc. is pleased to provide a proposal for the project and scope listed below.

PROJECT: Westgate River Ranch Water System			Date: 03/25/2015		
CUSTOMER: Westgate Resorts					
ITEM #	Bid Item Description	QTY	Unit	Unit Price	Total
GENERAL CONDITIONS					
1	MOBILIZATION	1	LS	\$6,275.07	\$6,275.07
2	SURVEY & CERTIFIED AS-BUILTS	1	LS	\$4,183.38	\$4,183.38
3	DENSITY TESTING	1	LS	\$1,533.91	\$1,533.91
4	STRIP & COMPACT PAD FOR TANK	1	LS	\$6,452.01	\$6,452.01
5	4" DI DRAIN PIPING	1	EA	\$6,530.51	\$6,530.51
6	8" DR-18 PVC	120	LF	\$50.21	\$6,025.70
7	10" DR 18 PVC	180	LF	\$55.91	\$10,063.48
8	AURORA PUMP AND ALL ASSOCIATED PIPING & VALVES	1	EA	\$36,792.17	\$36,792.17
9	5,000 GALLON HYDROPNUEMATIC TANK W/ PAD	1	EA	\$83,640.35	\$83,640.35
10	100,000 GALLON CROM WATER STORAGE TANK	1	EA	\$287,365.46	\$287,365.46
11	FITTINGS	1	LS	\$32,167.03	\$32,167.03
12	TESTING	1	LS	\$8,113.43	\$8,113.43
13	RE-GRADE & SOD DISTURBED AREA	10,000	SF	\$1.08	\$10,758.19
14	LOCATES	1	LS	\$9,633.18	\$9,633.18
15	ELECTRICAL WORK INCLUDING PANELS AND WIRING	1	LS	\$129,060.63	\$129,060.63
16	GEOTECH TESTING FOR TANK PAD	1	LS	\$8,405.51	\$8,405.51
SUBTOTAL					\$647,000.00

BASE BID

Six Hundred Forty Seven Thousand Dollars & Zero Cents

\$647,000.00

Bid Qualifications:

1. This proposal is based on plans prepared by McDonald Group International, Inc. containing 12 sheets of civil drawings with a revision date of September 2013.
2. The removal of unforeseen unsuitable materials is not included.
3. Meters and meter fees are by others.
4. **Overhead power line will need to be relocated to install tank.**
5. Asphalt is based on D.O.T. price index, nominal thickness and recycled.
6. A geotech will need to be done to know how to prep for tank slab. Once this is complete price subject to change.
7. Contractors schedule is subject to revision should adverse or changed conditions occur. Including but not limited to weather changes or acts of God.
8. Strippings or topsoil to remain on site and be placed in non-structural areas.
9. Bonds, fees, npdes, etc. by others.
10. Plumbing & electrical permit included.
11. Price subject to change if not accepted within thirty (30) days.

Acceptance Of Proposal:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Signature

Date

Corporate Office: 222 Capitol Court - Ocoee, Florida 34761-3033 - (407) 656-3030 - Fax (407) 656-8026
Regional Offices: Jacksonville - Fort Myers - Pompano Beach - Tampa - Concord, NC

Question #14



4939 Cross Bayou Boulevard
New Port Richey, FL. 34652

Proposal

Project Number	
2891-5	

ATTENTION:
Westgate Resorts
Ethan Burrowes, Project Mgr.
5601 Windhover Drive

Date	Account #
3/20/2015	

Project Contact
Ethan Burrowes

Effective Term	Project
	River Ranch WTP Improvements

Description	Qty	Unit	Cost	Total
WESTGATE RESORTS- RIVER RANCH WATER TREATMENT FACILITY IMPROVEMENTS 3200 River Ranch Blvd., River Ranch FL 33867				
Mobilization	1	LS	\$ 11,306.90	\$ 11,306.90
Ground Storage tank (includes compaction w/12" base aggregate)	1	LS	\$ 261,456.56	\$ 261,456.56
Hydropneumatic Tank	1	LS	\$ 62,209.61	\$ 62,209.61
Yard Piping Pump room to Hydro tank to distr. System Note if well point dewatering is required add \$4000	1	LS	\$ 39,785.33	\$ 39,785.33
Yard Piping Aerator to storage tank to pump room Note if well point dewatering is required add \$4000	1	LS	\$ 18,165.39	\$ 18,165.39
Pump Room	1	LS	\$ 33,900.66	\$ 33,900.66
Electrical & Instrumentation	1	LS	\$ 222,129.60	\$ 222,129.60
<p>Price listed represents the specific scope of service stated above. Proposal as quoted represents, labor, material and project management specific to the items listed. With exception of emergency circumstances, should it become necessary to perform additional services due to unforeseen circumstances, a change order will be required. Change order shall be executed by the owner prior to continuation of work. Payment is expected with in 30 days from receipt of invoice(s) related to work. Effective term is 30 days from date of proposal</p>				
Thank You for allowing us to present this proposal.	Total	\$	648,954.05	

Phone #	Fax #	Toll Free	Signature to begin work: _____
727-848-8292	727-849-8860	866-753-8292	

Question # 14

Red Fox Trucking, Inc.

300 West Mitchell Hammock Rd., Suite 8 Oviedo, Florida 32765

Office (407) 365-1780

Fax (407) 366-8134

Emergency / Home (407) 291-1700

Mobile (321) 947-0463

PROJECT: **River Ranch Water Plant and Piping**

GENERAL: **River Ranch**

CFI Westgate

BID DATE: **Initial 6/2/2013 Revised 7/19/2013**

Attn : **Ethan Burrowes**

Dear Brion

Here is the price for the work we discussed at River Ranch. Let me know if we can help !

Thanks for your consideration !

ITEM NUMBER	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1.00	Sitework	1.00	ls	113,036.68	113,036.68
1.01	Demo and Clear	1.00	ls	16,132.00	16,132.00
1.02	Grading	1.00	ls	4,376.00	4,376.00
1.03	Pipe Work UnderGround	1.00	ls	80,920.00	80,920.00
1.04	Geotech, Certs, Survey	1.00	ls	10,912.32	10,912.32
1.05	Core and Seal Pipe Wall openings (by plant cont)	1.00	ls	0.00	0.00
1.06	Backfill and Cleanup	3.00	dy	232.12	696.36
2.00	All Plant Work (Wharton Smith)	1.00	ls	550,000.00	550,000.00

Total \$663,036.68

Clarifications:

- 1) Bond not included
- 2) Any deleterious materials or unsuitable materials not included
- 3) Power by Utility company as shown.
- 4) Demo material and Equipment will be disposed (Owner may retain if requested)
- 5) Existing systems required to remain to be utilized as-is (assumed acceptable per drawings)
- 6) See Plant Pricing for additional Clarifications.

NOTE: Wharton Smith performs \$ 140 million plus in plants and facilities every year. We work with them as a site subcontractor on many jobs and we believe they are one of the premier companies that perform plant work all over the Southeast (plus) . I hope this helps as they have more pull and contacts for this type of mechanical work. I promise you cannot go wrong with them performing the Water Plant Work.

Sincerely,

Scott Feldman
Construction Manager