



WATER AND WASTEWATER CAPITAL IMPROVEMENT CHARGE STUDY

September 25, 2006



Public Resources Management Group, Inc.
Utility, Rate, Financial and Management Consultants



September 25, 2006

Mr. Frank Varella
Director of Corporate Services
Fort Pierce Utilities Authority
P.O. Box 3191
Fort Pierce, FL 34948-3191

Subject: Water and Wastewater Capital Improvement Charge Study

Dear Mr. Varella:

We have completed our study of the capital improvement charges for the Fort Pierce Utilities Authority's (the "Authority" or "FPUA") water and wastewater system (the "System") and have summarized the results of our analysis, assumptions, and recommendations in this report, which is submitted for your consideration. This report summarizes and provides a basis for the updated capital improvement charges recommended for the system, which provide a source of funding for the Authority's expansion-related capital costs.

The proposed charges have been designed to meet a number of goals and objectives. Specifically, the major objectives achieved by the capital improvement charges proposed in this study include:

- The capital improvement charges are designed to recover the capital costs associated with providing water and wastewater capacity to new development;
- The capital improvement charges are not used to fund deficiencies in the capital needs of the water and wastewater utility systems (i.e., no costs for renewal and replacement of facilities serving existing customers);
- The capital improvement charges should be based upon reasonable level of service standards that meet the needs of the Authority, are indicative of the criteria used for long term infrastructure planning, and are similar to industry standards; and
- The proposed capital improvement charges recognize the capital fee levels of neighboring utility systems.

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September 25, 2006
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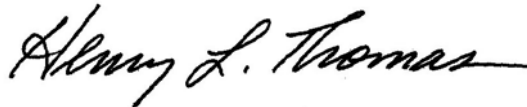
Based on information provided by the Authority and the assumptions and considerations outlined in this report, Public Resources Management Group, Inc. considers the proposed capital improvement charges to be cost-based, reasonable, and representative of the identified capital funding requirements of the system.

Following this letter, we have provided an executive summary of the report that outlines our observations and conclusions to the Authority. The accompanying report provides additional details regarding the analyses conducted on behalf of the Authority.

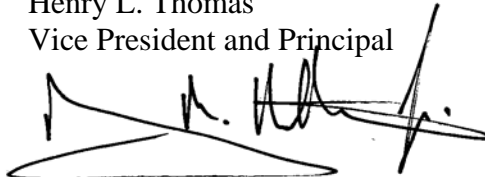
We appreciate the cooperation and assistance given to us by the Authority and its staff in the completion of the study.

Respectfully submitted,

Public Resources Management Group, Inc.



Henry L. Thomas
Vice President and Principal



Murray M. Hamilton, Jr.
Rate Analyst

HLT/dlm

Attachments

FORT PIERCE UTILITIES AUTHORITY
WATER AND WASTEWATER CAPITAL IMPROVEMENT CHARGE STUDY

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FORT PIERCE UTILITIES AUTHORITY
WATER AND WASTEWATER CAPITAL IMPROVEMENT CHARGE STUDY

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EXECUTIVE SUMMARY AND RECOMMENDATIONS

WATER AND WASTEWATER CAPITAL IMPROVEMENT CHARGE STUDY

CAPITAL IMPROVEMENT CHARGES

The purpose of water and wastewater capital improvement charges (the “capital charges”) are to assign to the extent practical, growth-related capital costs to those new customers responsible for such costs. To the extent new development imposes identifiable capital investment necessary to provide water and wastewater system capacity, modern capital funding practices include the assignment of costs to those responsible for such costs. Municipalities and other utilities, including the Authority, have recognized this strategy for many years as being an appropriate method of funding the increased capital requirements as a result of development and growth within the service area of the system.

The existing water and wastewater capital charges for the Fort Pierce Utilities Authority (the “Authority”) were made effective by the Board of Directors pursuant to Resolution No. U.A. 2004-13 on September 7, 2004. In order to provide a funding source consistent with the anticipated capital plan for the system, the Authority retained Public Resources Management Group, Inc. (PRMG) to review the capital charges and recommend changes to the level of the fees charged where considered appropriate.

The following is a summary of the observations and recommendations developed by PRMG during our investigation, analyses, and preparation of this report:

1. The imposition of capital charges satisfy the rational nexus requirements as determined by case law whereby the benefits received by the applicant (new development) must be reasonably related to the capital cost of providing utility services. The proposed capital charges are designed to meet these provisions based on the information made available by the Authority to PRMG.
2. The existing capital charges collected by the Authority for new water and wastewater connections became effective on September 7, 2004, and do not adequately recover the identifiable cost of plant capacity and line transmission capacity allocable to new customer growth. The following reflects the existing and proposed capital charges:

	Capital Improvement Charges		
	Water	Wastewater	Combined
Existing Rates	\$1,605	\$1,447	\$3,052
Proposed Rates [1]	\$1,841	\$2,815	\$4,656

[1] Amount proposed to be effective beginning ninety (90) days from the first public hearing.

3. The proposed water capital charge represents an increase of \$236 or 14.7%, the proposed wastewater capital charge represents an increase of \$1,368 or 95%. The combined effect of the proposed capital charges increases the cost to new development by \$1,604 or 52.6% above existing levels. Although the overall adjustment in the proposed charges is significant and such charges are higher than similar fees charged by neighboring utilities, the level of charges are directly related to the capital costs associated with utility plant already in service and the planned capital improvement program. The following provides a comparison of the proposed capital charges to charges collected by other jurisdictions:

Comparison of Capital Improvement Charges [1]			
	Water	Wastewater	Combined
FPUA - Proposed Rates [2]	\$1,841	\$2,815	\$4,656
City of Boca Raton	\$5,195	\$4,168	\$9,363
City of Melbourne	1,340	1,900	3,240
City of Miramar [3]	2,866	4,477	7,343
City of Port St. Lucie [4]	1,064	1,437	2,501
City of Stuart	1,120	1,600	2,720
City of Titusville	1,500	2,070	3,570
City of Vero Beach	1,016	1,330	2,346
Collier County [5]	3,415	3,515	6,930
Indian River County	1,300	2,796	4,096
Martin County	1,710	2,100	3,810
Okeechobee Utility Authority	1,650	2,500	4,150
St. Lucie County (N. Hutchinson)	1,344	1,805	3,149
St. Lucie West Services District	2,100	2,000	4,100
Sarasota County	2,720	2,031	4,751
Average of Surveyed Utilities	\$2,024	\$2,409	\$4,434

[1] Amounts reflect charges anticipated to be collected for the typical residential connection or 1 ERC derived from a survey of Florida utilities obtained in August 2006.

[2] Amount proposed to be effective ninety (90) days from the first public hearing.

[3] Amounts reflect those charges in the utility's western service territory where the majority of new development is occurring.

[4] Amounts include line extension fees charged by the utility as provided by Authority staff, and based on discussion with Authority staff, amounts best reflect comparable utility charges allocable to new development.

[5] Amounts recently adopted and were effective September 1, 2006.

4. The Level of Service (LOS) standards utilized in the development of the capital charges in this report are consistent with the Authority's current planning criteria and actual customer usage patterns and are summarized below:

	Level of Service per ERC
Water Service	300 gpd
Wastewater Service	240 gpd

(gpd) = gallons per day – average daily flow basis

5. The development of the capital costs included in the derivation of the proposed capital charges is based on the system buy-in method. Specifically, the charges are predicated on

i) the actual cost of the utility plant-in-service that has been constructed by the Authority and is available to serve future customers (growth), if any, adjusted for ii) the estimated cost of the additional capital expenditures identified in the Authority's Five-Year Capital Improvement Program necessary to meet the overall service needs of the system, including growth. Such utility plant costs are adjusted to recognize the removal of certain capital costs not considered applicable to the capital charge calculations, such as system renewal and replacement. The capital costs are allocated between existing and future customers based on the estimated benefit afforded to such customers predicated on the intent of the expenditures, existing and future capacity needs of the system, and other factors.

6. As a result of the Authority's ongoing capital improvements program relative to providing water and wastewater service to its customers, the water and wastewater capital charges should be reviewed for adequacy at least every three (3) to five (5) years.
7. In addition to the capital charges collected from new growth, it is recommended that the Authority increase its Guaranteed Revenue Charges or GRC from \$6.67 to \$8.77 per month for the water system and from \$8.80 to \$13.41 per month for the wastewater system. Also the Authority should consider charging new customers Accrued Guaranteed Revenue Charges or AGRC. This amount represents the Authority's investment in facilities in advance of and reserved for future growth and the Authority's carrying cost associated with such investment, and reflects an extension of the Authority's existing GRC policy. A proposed monthly schedule of AGRCs for the water and wastewater systems is provided in Table 2-10 on Page 2-29 at the end of this report.

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SECTION 1

INTRODUCTION

INTRODUCTION

The Fort Pierce Utilities Authority (the "Authority") owns and operates a water and wastewater utility system (the "System") to provide utility services within its boundaries. As shown below, the Authority's service territory has experienced customer growth over the past five (5) years.

Year	Average Water Bills [*]	Percent Increase	Average Wastewater Bills [*]	Percent Increase
2001	15,561	N/A	12,395	N/A
2002	15,855	1.9%	12,580	1.5%
2003	16,194	2.1%	12,778	1.6%
2004	16,497	1.9%	12,938	1.3%
2005	16,663	1.0%	12,917	(0.2%)

[*] Amounts based upon information contained in the Authority's Comprehensive Annual Financial Report (CAFR) for the Fiscal Year ended September 30, 2005 and reflect residential and general service customers.

Based on discussions with Authority staff and a schedule of planned developments, significant new growth is anticipated over the next several years. It is estimated that on average the water system will grow by approximately 7.1% per year and the wastewater system will grow by approximately 8.8% per year. Therefore, in order to maintain current levels of service, the Authority has identified the need to fund certain capital improvements to serve such anticipated growth. Additionally, where improvements have been constructed in advance of growth, the future customers should reimburse the system for the carrying cost associated with the up-front investment made by the Authority. As a result, it is critical that the Authority have updated capital improvement charges (the "capital charges") in place that recover such capital costs and to support the funding of such capital improvements. In order to meet these cost recovery objectives, the Authority authorized Public Resources Management Group, Inc. (PRMG) to conduct an analysis to determine the appropriate level of water and wastewater capital charges to be charged for new customers to the system.

CRITERIA FOR CAPITAL IMPROVEMENT CHARGES

The purpose of capital charges is to assign, to the extent practical, growth-related capital costs to those new customers responsible for such additional costs. To the extent new population growth and associated development imposes identifiable capital costs to utility services, modern capital funding practices include the assignment of such costs to those residents or system users responsible for those costs rather than the existing population base. Generally, this practice has been labeled as "growth paying its own way" to avoid burdening existing users with the cost of expansion.

Within the State of Florida, a recently adopted statute authorizes the use of impact fees (capital charges), which was developed based on case law before the Florida courts and broad grants of power including the home rule power of Florida counties and municipalities. Section 163.31801 of the Florida Statutes was created on June 14, 2006, and is referred to as the “Florida Impact Fee Act.” Within this section, the Legislature finds that impact fees (capital charges) are an important source of revenue for local government to use in funding the infrastructure necessitated by new growth. Section 163.31801 of the Florida Statutes further provides that an impact fee (capital charge) adopted by ordinance of a county or municipality or by resolution of a special district must, at a minimum:

1. Require that the calculation of the impact fee be based on the most recent and localized data;
2. Provide for accounting and reporting of impact fee revenues and expenditures in a separate accounting fund;
3. Limit administrative charges for the collection of impact fees to actual costs; and
4. Require that notice be provided no less than ninety (90) days before the effective date of an ordinance or resolution imposing a new or amended impact fee.

This section is further reinforced through existing Florida case law and the Municipal Home Rule Powers Act that grants Florida municipalities the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, as limited by legislation or as prohibited by state constitution or general law. Florida courts have ruled that the Municipal Home Rule Powers Act grants the requisite power and authority to establish valid impact fees (capital charges). The authority for Florida governments to implement valid system capital charges is further granted in the Florida Growth Management Act of 1985^[1].

The initial precedent for capital charges in Florida was set in the Florida Supreme Court decision, *Contractors and Builders Association of Pinellas Authority v. The City of Dunedin, Florida*. In this case, the Court’s ruling found that an equitable cost recovery mechanism, such as capital charges, could be levied for a specific purpose by a Florida municipality as a capital charge for services. A capital charge should not be considered as a special assessment or an additional tax. A special assessment is predicated upon an estimated increase in property value as a result of an improvement being constructed in the vicinity of the property. Further, the assessment must be directly and reasonably related to the benefit which the property receives. Conversely, capital charges are not related to the value of the improvement to the property, but rather to the property’s use of the public facility.

[1] The Act allows for capital charges under land use regulation by stating:

“This section shall be construed to encourage the use of innovative land development regulations which include provisions such as the transfer of development rights, incentive and inclusionary zoning, planned unit development, capital charges, and performance zoning.” [Florida Statutes, Sec. 163.3202(3)].

Until property is put to use and developed, there is no burden upon servicing facilities and the land use may be entirely unrelated to the value or assessment basis of the underlying land. Capital charges are distinguishable from taxes primarily in the direct relationship between amount charged and the measurable quantity of public facilities required. In the case of taxation, there is no requirement that the payment be in proportion to the quantity of public services consumed since tax revenue can be expended for any legitimate public purpose.

Based on Section 163.31801 of the Florida Statutes and existing Florida case law, certain conditions are required to develop a valid capital charge. Generally, it is our understanding that these conditions involve the following issues:

1. The capital charge must meet the “dual rational nexus” test. First, capital charges are valid when a reasonable impact or rationale exists between the anticipated need for additional capital facilities and the growth in population. Second, capital charges are valid when a reasonable association, or rational nexus, exists between the expenditure of the capital charge proceeds and the benefits accruing to the growth from those proceeds.
2. The system of fees and charges should be set up so that there is not an intentional windfall to existing users.
3. The capital charge should only cover the capital cost of construction and related costs thereto (engineering, legal, financing, administrative, etc.) for capital expansions or other additional capital requirements that are required solely due to growth. Therefore, expenses due to rehabilitation or replacement of a facility serving existing customers (e.g., replacement of a capital asset) or an increase in the level of service should be borne by all users of the facility (i.e. existing and future users). Likewise, increased expenses due to operation and maintenance of that facility should be borne by all users of the facility.
4. The Authority should maintain a capital charge resolution that explicitly restricts the use of capital charges collected. Therefore, capital charge revenue should be set aside in a separate account, and separate accounting must be made for those funds to ensure that they are used only for the lawful purposes described above.
5. The Authority shall provide advanced notice of not less than ninety (90) days before the effective date of a resolution amending the existing capital charges.

Based on the criteria above, the proposed capital charges, which are set forth in subsequent sections herein: i) include only the estimated capital cost of facilities necessary to serve anticipated population growth; ii) do not reflect costs associated with renewal and replacement of any existing capital assets (except for any portion of upgrades allocable to growth, such as ("upsizing" transmission lines); and iii) do not include any costs of operation and maintenance of any facilities.

As can be seen above, the courts and recent legislation have addressed three areas associated with the development of the capital charge. These areas include i) the "fair share" rules dealing with payment of the fee by the affected property owners; ii) the "rational nexus" rules, which focus on the expenditure or purpose of the fee; and iii) the "credits" rules, which recognize fee offsets.

The fair share rules address that the fee can only be used for capital expenditures that are attributable to new growth. The fee cannot be used to finance level of service deficiencies or the replacement of existing facilities required to provide services to existing users. The rules do allow for establishing different fees for different classes of customers and the ability for the payment of a reduced capital charge if applicants can demonstrate that their development will have smaller impact (or capital requirement) than assumed in the fee determination. Additionally, the fair share rules recognize that the cost of facilities used by both existing customers and new growth must be apportioned between the two user groups with respect to fee utilization or expenditure such that the user groups are treated equally and one group does not subsidize the other.

The rational nexus or benefit rule requires that there be a reasonable relationship between the need for capital facilities (which deals with level of service) and the benefits to be received by new growth for which the fee will be expended. There are two conditions that limit where and when a capital charge can be collected and used. With respect to the first condition, although there is no specific limit as to distance between an applicant paying the fee and the capital expenditure to be constructed by the fee, there should be a geographical relationship between fee collection and use. The Authority's capital improvement program and the overall management of the system are considered to be system-wide and not based on specific utility zones or geographical areas. As such, the capital charges are determined on a system-wide basis. The second nexus condition recognizes that the property must receive a benefit from the public services for which the fee is being applied. With respect to the water and wastewater charge, these facilities are used by and are constructed on behalf of all the property within the Authority's service area and benefit both residential and commercial customers. As such, all new growth requesting capacity from the system (either water and/or wastewater) are subject to the application of the capital charges.

The credit rule recognizes that if an agency has received property in the form of cost-free capital or there is specific revenue (taxes) that will be used for the capital expenditures necessitated by new growth, a credit should be applied to the capital charge. Examples of cost free capital include grants, contributions by developers, and other sources, which provide funds for the capital expenditures. The credit rule allows for the recovery of costs from new development through capital charges, net of such cost-free capital.

Section 2 of this report provides a general discussion of the methodology used in the development of the proportionate charge for new water and wastewater services. Included is a discussion of the methods and major assumptions used in the development of the calculated and proposed capital charges for water and wastewater service.

SECTION 2

DEVELOPMENT OF WATER AND WASTEWATER CAPITAL IMPROVEMENT CHARGES

GENERAL

This section of the report summarizes the basis for the development of the Authority's proposed water and wastewater capital charges. Included in this section is a presentation of the existing capital charges for the water and wastewater systems, a discussion of the derivation of the proposed capital charges, and a comparison of the existing and proposed charges with other neighboring jurisdictions.

EXISTING CAPITAL IMPROVEMENT CHARGES

The existing capital charges for the Authority's water and wastewater system were made effective pursuant to Resolution No. U.A. 2004-13 on September 7, 2004. These capital charges reflect a one-time charge to new development, which comprise both a plant capacity and transmission component. The capital charges reflect the system level costs and are paid by all new development connecting to the water and wastewater systems. The following reflects the existing capital charges for the Authority:

	Existing Capital Improvement Charges [*]		
	Water	Wastewater	Combined
Existing Rates	\$1,605	\$1,447	\$3,052

[*] Amounts derived from Resolution No. U.A. 2004-13 and reflect the existing charge for an equivalent residential connection, 1 ERC.

CAPITAL IMPROVEMENT CHARGE METHODS

There are several different methods generally recognized for the calculation of capital charges. The calculation is dependent on the type of charge being calculated (e.g., water, police services, transportation, etc.), cost and engineering data available, and the availability of other local data such as household and population projections, current levels of service, and other related items. There are two general methods for calculating capital charges: i) the improvements-driven method and ii) the standards-driven method. Both methods have been utilized in the development of capital charges for local governments in Florida.

The improvements-driven method is an approach that utilizes a specific list of planned capital improvements over a period of time. The charge corresponds to the level of capital improvements, which have been identified in the capital improvements element of a local government's Comprehensive Land Use Plan or capital improvement budget of the utility. The standards-driven method does not utilize the cost of improvements based on anticipated needs, but rather on the theoretical cost of the improvements for incremental development. For example, the standards-driven method for a transportation capital charge would consider the theoretical cost of a mile of a new road by the trip capacity of a mile of road to establish the cost

per trip. The primary difference between the two methodologies is how the capital costs are calculated.

Both methods have their advantages and disadvantages as summarized below:

Improvements-Driven Method Advantages:

- It is based on anticipated capital improvements, thus providing a definite relationship between the level of the capital charge and the need for the expenditure.
- The use of charges can be shown to be attributable to growth based on the nature of the specific expenditures anticipated by the capital improvement plan utilized in the analysis.

Improvements-Driven Method Disadvantages:

- Due to limited planning information, the capital charge may be based on an intermediate range forecast of capital improvements (e.g., five years), which may not fully reflect the level of cost associated with meeting the needs of new growth since major capital improvements needed to serve new growth may be beyond the time frame of the capital forecast.
- The forecast of capital improvements required for new development is still an estimate of cost and is subject to revisions and update.
- It may be difficult to apportion the cost of specific improvements between existing deficiencies, upgrades benefiting both existing and future customers, and additional capacity to serve new growth.

Standards-Driven Method Advantages:

- The charge is based on a certain level of service and type of facility, and it may be easier to estimate the cost of the capital facilities based on level of service.
- The development of the charge does not require a detailed projection of future capital improvements and associated costs, and is more applicable to the needs of a small utility due to constraints of staff and resources.

Standards-Driven Method Disadvantages:

- The capital costs for the capital charge may not be associated with anticipated or current capital needs as identified by the utility, thus increasing the potential of not providing a clear relationship between the charge and its use.
- The development of the standard for the capital facilities is based primarily on theoretical service levels using engineering, planning, and financial judgment, although this may be somewhat mitigated by the level of service standards included in the comprehensive planning process.

The development of capital charges based on the improvements-driven method is more readily applicable when capital facilities can be allocated between both current and future users based on reasonable and defensible data and estimates of facility utilization. The improvements-driven method is most often used by utility systems because this method works well in conjunction with the capital planning process of the utility business.

The development of the capital charges in this report is based on the improvements-driven method since a capital improvements plan has been prepared by the Authority pursuant to the identification of the capital needs as documented in the Authority's Five-Year Capital Improvement Program. This methodology is modified to recognize existing available and unused capacity that is available from the existing utility plants, if any, which are currently in service, and available to meet near-term growth requirements to derive an average cost allocable to new growth (essentially, a system "buy-in" approach).

DESIGN OF CAPITAL IMPROVEMENT CHARGES

With respect to the improvements-driven approach to designing capital charges, generally there are two significant components to be addressed. These two components include i) the level of service to be apportioned to the applicants that request system capacity; and ii) the level or amount of capital costs to be recovered from a new applicant requesting service. Both of these issues are related to the level of the capital charge expressed on an ERC basis (the lowest denominator for the fee, which is discussed later in this report).

Level of Service Requirements

In the evaluation of the capital facility needs for providing water and wastewater utility services, it is critical that a level of service (LOS) standard is established. Pursuant to Chapter 9J-5, Florida Administrative Code (FAC), the "level of service means an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility." Essentially, the level of service standards are established in order to ensure that adequate facility capacity will be provided for future development and for purposes of issuing development orders or permits, pursuant to F. S. Section 163.3202(2)(g). As further stated in the FAC, each local government shall establish an LOS standard for each public facility located within the boundary for which such local government has authority to issue development orders or permits. Such LOS standards are set for each individual facility or facility type or class and not on a system-wide basis.

For water and wastewater service, the level of service that is commonly used in the industry is the amount of capacity (service) allocable to an ERC expressed as the amount of usage (gallons) allocated on an average daily basis. The level of service generally represents the amount of capacity allocable to an ERC, whether such capacity is actually used (commonly referred to as "readiness to serve"). As previously mentioned, an ERC is representative of the average capacity required to service a typical individually metered single-family residential account. This class of users represents the largest amount of customers served by a public utility such as

the Authority's and generally the lowest level of usage requirements for a specifically metered account.

The Authority's existing capital charge resolution has established the level of service per water ERC at 300 gallons per day (gpd) expressed on an average daily use basis. The corresponding wastewater level of service is 240 gpd per ERC expressed on an average daily use basis. Based on discussions with the Authority, this analysis recognized the continuation of the currently adopted level of service.

Existing Plant-in-Service

In the determination of the capital charges associated with the servicing of future customers, excess capacity, if any, of the existing utility system available to serve such growth should be considered. Since such capacity is available to serve the near-term incremental growth of the utility system, it is appropriate to evaluate the capacity availability of such facilities. In order to evaluate the availability of the existing utility plant-in-service to meet future capacity needs, it is necessary to functionalize the plant by specific plant requirement. The functionalization of the existing plant is necessary to i) identify those assets which should be included in the determination of the capital charges; and ii) to match existing plant type to the capital improvements to meet future service needs.

The functional cost categories are based on the purpose of the assets and the service that such assets provide. The following is a summary of the functional cost categories for the utility plant-in-service identified in this report.

Functional Plant Categories	
Water Service	Wastewater Service
Supply/Treatment	Treatment
Transmission	Effluent Disposal
Distribution/Contributed Assets	Transmission
Meter Services	Collection/Contributed Assets
Equipment/Other	Equipment/Other

It is necessary to functionalize the utility plant into these cost categories so that a proper charge can be developed. Generally, only the costs associated with supply, treatment, disposal, and "backbone" transmission facilities are included in the capital charge, while the Authority's investment in water distribution lines and wastewater collection lines including contributed assets are excluded from such charge. The remaining assets of the Authority that include meters and services, minor equipment, and other miscellaneous assets are also excluded from the development of the proposed capital charges.

On July 10, 2006, the Authority provided its fixed assets listing to serve as the basis for functionalizing the existing plant-in-service, which totals \$157 million. The classification of the plant assets to each utility function was based on the description (use) of the asset as contained in the Authority's accounting records, discussions with the Authority, and judgment. As can be

seen below, the majority of the assets are considered to be either treatment plant or transmission-related.

Functionalized Water System Assets [1]						
	Total System	Supply and Treatment	Transmission	Distribution	Meters/ Hydrants	Equip./ Other
Reported Water Plant-In-Service [2]	\$87,578	\$37,029	\$33,499	\$12,507	\$3,734	\$809
Percent of Water Plant-In-Service	100.0 %	42.3%	38.3%	14.1%	4.3%	1.0%

[1] Amounts based on fixed asset records as of July 10, 2006 and other financial information as provided by the Authority and is summarized on Page 2-12 in Table 2-1.

[2] Amounts shown in \$1000s; figures may vary due to rounding.

Functionalized Wastewater System Assets [1]						
	Total System	Treatment	Effluent Disposal	Transmission	Collection	Equip./ Other
Reported Wastewater Plant-In-Service [2]	\$70,021	\$20,343	\$3,212	\$37,220	\$8,634	\$612
Percent of Wastewater Plant-In-Service	100.0 %	29.1%	4.6%	53.2%	12.2%	0.9%

[1] Amounts based on fixed asset records as of July 10, 2006 and other financial information as provided by the Authority and is summarized on Page 2-12 in Table 2-1.

[2] Amounts shown in \$1000s; figures may vary due to rounding.

In addition to the existing plant assets shown above, which totals \$157 million, the Authority provided a listing of Construction Work in Progress (CWIP) that is anticipated to be capitalized to plant-in-service. The CWIP includes all capital projects either completed year-to-date or anticipated to be completed by the end of Fiscal Year 2006. Such amounts were provided by Authority staff but have not yet been reconciled to the Authority's general ledger. The CWIP allocated to the proposed capital charges totals \$6.7 million and was functionalized as follows:

Functionalized Construction Work in Progress (CWIP)				
Description	Total	Treatment	Effluent Disposal	Transmission
Water System [1]	\$5,105,059	\$2,897,809	N/A	\$2,207,250
Wastewater System [2]	<u>1,645,263</u>	<u>417,482</u>	<u>110,358</u>	<u>1,117,423</u>
Total	\$6,750,322	\$3,315,291	\$110,358	\$3,324,673
Percent	100%	49.1%	1.6%	49.3%

[1] Amounts derived from Page 2-13 as reflected in Table 2-2.

[2] Amounts derived from Pages 2-14 and 2-15 as reflected in Table 2-3.

Additional Capital Investment

As with any utility, the Authority is continually in the process of updating and expanding the water and wastewater plant facilities to serve increasing demand or capacity requirements. In order to develop a capital charge that is consistent with the capital costs of the system, the cost of the Authority's capital improvements that are anticipated to meet such future needs are reflected in the proposed capital charges. The Authority staff developed a Five-Year Capital Improvement Plan based upon a master plan developed by the Authority's engineers, which outlines a number of capital improvements for the water and wastewater system. These improvements are for i) expansions of system to meet new growth; ii) upgrades to existing assets which may benefit both current and future users of the system (e.g., a transmission line relocation); and iii) replacement of assets or conducting capital programs which only benefit current users of the system.

Table 2-4 that begins on Page 2-16, at the end of this report, provides a detailed listing of all planned water and wastewater improvements and expansions. The five-year plan totals \$106.7 million; however, based on discussions with staff, only approximately \$97.3 million in capital improvements from the five-year projected capital improvements have been considered in the determination of the proposed charges. Tables 2-5 and 2-6 that begin on Pages 2-19 and 2-21, respectively, reflect the allocation of costs associated with the capital plan and the functionalization of project costs. Generally, for the purposes of calculating the capital charges, the capital plan was reduced by \$9.4 million for projects that benefit only existing customers such as water main replacements and sewer line and lift station rehabilitation. The remaining projects totaling \$97.3 million were further functionalized as follows:

	Water System [1]				
	Total	Existing Assets [2]		Future Assets [3]	
		Treatment	Transmission	Treatment	Transmission
Total Capital Projects	<u>\$20,037,000</u>	<u>\$5,886,001</u>	<u>\$1,928,180</u>	<u>\$4,604,499</u>	<u>\$7,618,320</u>

[1] Amounts derived from Table 2-5 beginning on Page 2-19 at the end of this report.

[2] Amounts reflect improvements to existing assets that will provide future benefit to existing and possibly future customers.

[3] Amount reflects expansion-related improvements to new assets to serve new growth. The Authority's current plan will expand the water system by 3.0 MGD on a maximum daily flow basis.

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Wastewater System [1]				
Existing Assets [2]				
	Total	Treatment	Transmission	Disposal
Total Capital Projects	<u>\$9,726,288</u>	<u>\$330,924</u>	<u>\$9,395,364</u>	<u>\$ 0</u>
Future Assets [3]				
	Total	Treatment	Transmission	Disposal
Total Capital Projects	<u>\$67,545,512</u>	<u>\$47,929,076</u>	<u>\$5,866,436</u>	<u>\$13,750,000</u>
Total System				
	Total	Treatment	Transmission	Disposal
Total Capital Projects	<u>\$77,271,800</u>	<u>\$48,260,000</u>	<u>\$15,261,800</u>	<u>\$13,750,000</u>

[1] Amounts derived from Table 2-6 beginning on Page 2-21 at the end of this report.

[2] Amounts reflect improvements to existing assets that will provide future benefit to existing and possibly future customers.

[3] Amount reflects expansion-related improvements to new assets to serve new growth. The Authority's current plan will expand the wastewater system by 5.0 MGD.

As can be seen above, the Authority has identified a significant amount of capital needs to serve the future growth of the system, and a large portion of such amounts are recognized in the development of the proposed capital charges.

Design of Water Capital Improvement Charge

As shown on Pages 2-23 and 2-24, Table 2-7 presents the proposed water capital charge of \$1,841, which represents an increase of \$236 or 14.7% to the existing charge. The reasons for this increase are due to i) the continued improvements being made upon the system to improve water capacity, including expansion of the R.O. WTP by 3.0 MGD on a maximum daily flow basis; ii) the need to upgrade the facilities to meet both existing customers and future demands as identified in the Authority's capital improvement program; and iii) the cost of constructing new facilities has increased substantially since the last update to the Authority's existing capital charge level. Although the increase in the charge appears significant when expressed on a percentage basis, as will be discussed later in this report, the proposed charge is based on current costs and is reasonably comparable with other Florida utilities.

In the development of the proposed water capital charge, several assumptions were utilized in the analysis. The major assumptions utilized in the design of the proposed water capital charges are as follows:

1. The existing water supply and treatment facilities have approximately 25.9% existing plant capacity available to serve new growth based on: i) the design capacity of the existing water treatment plant facilities; and ii) estimated peak day to average daily flow factors based on recent historical relationships experienced by the water system. Therefore, the proposed capital charge reflects the proportionate share of the existing plant anticipated to serve new development plus the planned expansion of 3.0 MGD.

2. The capital costs identified in the Authority's Five-Year Capital Improvement Program are incorporated into the determination of the capital charges as appropriate on a project specific basis. Those facilities considered to be entirely allocable to growth are included in the fee determination at full cost (i.e., 100% of the total cost). For capital expenditures which are solely for the replacement of existing assets directly benefiting existing customers or considered as an on-site cost (provide service to a local area such as a development which would normally be constructed and subsequently contributed to the Authority by a developer), such amounts are not reflected as an appropriate cost to be recovered from the application of capital charges. A summary of capital improvement costs considered in the development of the capital charges is reflected in Table 2-5 beginning on Page 2-19.
3. For the capital costs identified as transmission system upgrades, which benefit both existing and future users, the total cost of such improvements is recognized in the analysis. Since the transmission function capacity is difficult to ascertain except at "build-out" conditions, the total existing assets (expressed at original cost and not on a replacement or current cost basis) plus the planned expansions are recognized, thus estimating a "buy-in" cost for new users for this component of the system.
4. The level of service for a water ERC is assumed to remain at 300 gallons per day (gpd) expressed on an average daily flow (ADF) basis predicated on historical average capacity requirements of a typical Authority residential connection and as previously adopted by the Authority in its existing resolution. Based on the water systems experienced peaking factor of 1.25, the implied level of service used in this analysis on a maximum daily flow (MDF) basis was 375 gpd.
5. For the development of the proposed capital charge, no existing or planned capital facility costs associated with distribution facilities have been included in the calculation of the charge. Additionally, capital costs included in the development of the proposed capital charge were reduced by \$500,000 based upon an anticipated grant to be received by the Authority for completion of the plant expansion.

Beginning on Page 2-23 and as shown on Table 2-7, the analysis utilizes estimated capital costs for the water supply/treatment/transmission system, ERC service requirements, and current fixed asset and plant capacity data regarding the water system. By designing the water capital charge to recover costs on a prospective basis, an attempt is made to design a charge that will provide funds on a reasonable basis in order to reflect the cost of capacity needed to meet the future needs of the water system. It should be noted that in the event the construction costs, capacity requirements, or utility service area materially change from what is reflected on Table 2-7, Page 2-23, the water capital charges may need to be adjusted accordingly.

As shown on Table 2-7, Pages 2-23 and 2-24, the proposed water capital charge is recommended to be \$1,841 per ERC. Based on the capital facilities associated with the determination of the charge, the functional breakdown of the components of the rate are as follows:

<u>Proposed Capital Improvement Charge [*]</u>	
Water Supply/Treatment	\$948.16
Water Transmission	<u>893.63</u>
Total Fee	1,841.79
Recommended Fee	<u>\$1,841.00</u>
Cost Per Gallon	<u>\$6.137</u>

[*] Amounts derived from Table 2-7 beginning on Page 2-23.

Design of Wastewater Capital Improvement Charge

As shown on Pages 2-25 and 2-26, Table 2-8 presents the proposed wastewater capital charge of \$2,815, which represents an increase of \$1,368 or 95% over the Authority's existing charge. The reasons for this increase include i) the continued improvements being made upon the system to improve wastewater treatment and disposal capacity, including expansion of the wastewater system by 5.0 MGD with a new mainland WTP; ii) the need to improve the wastewater transmission capabilities of the wastewater system; and iii) the cost of constructing new facilities has increased substantially since the last update to the Authority's existing capital charge level. Although the increase in the capital charge appears significant when expressed on a percentage basis, as will be discussed later in this report, the proposed charge is based on current costs and is reasonably comparable with other Florida utilities.

In the development of the proposed wastewater capital charge, several assumptions were utilized in the analysis. The major assumptions utilized in the design of the proposed capital charge are:

1. The existing wastewater treatment facilities have approximately 35.9% existing plant capacity available to serve new growth, based on: i) the design capacity of the existing wastewater treatment plant facilities; and ii) estimated average daily flows recently experienced for the wastewater system. Therefore, the proposed capital charge reflects the proportionate share of the existing plant anticipated to serve new development plus the planned new mainland facility of 5.0 MGD.
2. The capital costs identified in the Authority's Five-Year Capital Improvement Program are incorporated into the determination of the capital charges as appropriate. Those facilities that are considered to be entirely allocable to growth are included in the fee determination at full cost (i.e., 100% of the total cost). Capital expenditures anticipated solely for the replacement of existing assets which directly benefit existing customers or expenditures for facilities considered on-site costs (these facilities that provide service to a local area such as a development which would normally be constructed and subsequently contributed to the Authority by a developer), are not included in the proposed capital charges. A summary of the capital costs considered in the development of the capital charges is reflected in Table 2-6 beginning on Page 2-21.
3. The cost of transmission system upgrades, which benefit both existing and future users, is recognized in the analysis. Since the transmission function capacity is difficult to ascertain

except at "build-out" conditions, the total existing assets (expressed at original cost and not on a replacement or current cost basis) plus the planned expansions are recognized, thus estimating a "buy-in" cost for new users for this component of the system.

4. The level of service for a wastewater ERC is assumed to remain at 240 gallons per day (gpd) expressed on an average daily flow (ADF) basis consistent with the Authority's existing wastewater resolution.
5. For the development of the proposed capital charge, no existing or planned capital facility costs associated with collection facilities have been included in the calculation of the charge. Additionally, capital costs included in the development of the proposed capital charge were reduced by \$11,065,235 based upon an anticipated grant of \$7,865,235 from the State of Florida and a contribution of \$3,200,000 from the Florida Municipal Power Agency (FMPA) for completion of the deep well.

Beginning on Page 2-25 and as shown on Table 2-8, the analysis utilizes the estimated capital costs for the wastewater transmission/treatment/disposal system, ERC service requirements, and current fixed asset and plant capacity data regarding the wastewater system. By designing the wastewater system capital charge to recover costs on a prospective basis, an attempt is made to provide funds on a reasonable basis in order to reflect the cost of capacity needed to meet the future needs of the wastewater system. It should be noted that in the event the construction costs, capacity requirements, or utility service area materially change from what is reflected on Table 2-8, Pages 2-25 and 2-26, the wastewater capital charge may need to be adjusted accordingly.

As shown on Table 2-8, Pages 2-25 and 2-26, the proposed wastewater capital charge is \$2,885 per ERC. Based on the capital facilities associated with the determination of the charge, the functional breakdown of the components of the rate are as follows:

<u>Proposed Capital Improvement Charge [*]</u>	
Wastewater Treatment	\$1,786.55
Wastewater Disposal	103.72
Wastewater Transmission	<u>925.47</u>
Total Fee	\$2,815.74
Recommended Fee	<u>\$2,815.00</u>
Cost Per Gallon	<u>\$11.729</u>

[*] Amounts derived from Table 2-8 beginning on Pages 2-25 and 2-26.

Comparison with Other Utilities

In order to provide additional information to the Authority regarding the proposed capital charges, included in this report is a comparison of the Authority's existing and proposed charges with other jurisdictions. Table 2-9 on Page 2-28, provides a comparison of the existing and proposed capital improvement charges for single-family residential connections (i.e., one ERC) for the Authority with comparable fees currently imposed by other municipal/governmental water and wastewater systems. A number of factors can affect the level of charges collected by

other utilities, including, but not limited to, level of treatment required for service, asset age, density of customer base, level of service adopted by local government, amount of grant (contributions) funds received, and other factors. No in-depth analysis has been performed to determine the affect these factors could have on the fees charged by other utilities or to determine the methods used in the development of the water and wastewater charges imposed by others, nor has any analysis been made to determine whether 100% of the cost of new facilities is recovered from the other utilities' charges, or some percentage less than 100% with the balance recovered through the user charges.

As shown on Table 2-9, Page 2-28, the average water and wastewater capital charges for the other governmental entities selected for this comparison is \$4,434 (for water and wastewater, \$2,024 and \$2,409, respectively), for a single-family residence.

Accrued Guaranteed Revenue Charges (AGRC)

In addition to the capital charges collected from new growth, it is recommended that the Authority increase the Guaranteed Revenue Charges or GRC from \$6.67 to \$8.77 per month for the water system and from \$8.80 to \$13.41 per month for the wastewater system. Also the Authority should consider charging new customers an Accrued Guaranteed Revenue Charges or AGRC. This amount represents the Authority's investment in facilities in advance of and reserved for the benefit of future growth and the Authority's carrying cost associated with such investment, and reflects an extension of the Authority's existing GRC policy. Such charges adjust monthly through January 2012, and a proposed monthly schedule of AGRCs per ERC for the water and wastewater systems is provided in Table 2-10, beginning on Page 2-29.

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Table 2-1

**Fort Pierce Utilities Authority
Water and Wastewater Capital Improvement Charge Study**

Summary of Existing Water and Wastewater Fixed Assets

Line No.	Function	Fixed Assets at Original Cost (1)	
		Water	Wastewater
Existing Assets Included in Capital Improvement Charge			
1	Treatment Plant	\$37,029,806	\$20,342,654
2	Disposal Facilities	0	3,212,117
3	Transmission	33,499,634	37,220,695
Total Embedded Costs Included in Capital Improvement Charge		\$70,529,440	\$60,775,466
Existing Assets Excluded from Capital Improvement Charge			
5	Meter Services	\$3,734,224	\$0
6	Equipment	809,833	612,300
7	Distribution / Collection Lines	8,660,319	4,088,305
8	Contributed Lines	3,449,003	3,549,936
9	Other Contributed Assets	395,238	995,976
10	Buildings	0	0
11	Land	0	0
12	Other	0	0
Total Embedded Costs Excluded from Capital Improvement Charge		\$17,048,616	\$9,246,517
14	Total Existing Fixed Assets	\$87,578,056	\$70,021,983
15	Total Existing System Assets	<u>\$157,600,039</u>	

Footnotes:

(1) Amounts as provided by the Authority on July 10, 2006.

Table 2-2

Fort Pierce Utilities Authority
Water and Wastewater Capital Improvement Charge Study

Summary of Water Construction Work in Progress

Line No.	Project Description	Project Number	Total Cost (1)	Adjustments	Adjusted Total Cost	Cost Allocation (2)		Existing Assets - Functional Category		Future Assets - Functional Category	
						Existing	Future	Supply and Treatment	Storage, Pumping & Transmission	Supply and Treatment	Storage, Pumping & Transmission
CONSTRUCTION WORK IN PROGRESS											
Water System											
1	METER/BACKFLOW PREVENTORS	603	\$413,217	(\$413,217)	\$0	100.00%	0.00%	\$0	\$0	\$0	\$0
2	METER/BACKFLOW PREVENTORS		218,981	(218,981)	0	100.00%	0.00%	0	0	0	0
3	FIRE HYDRANT REPLACEMENTS	606	43,861	(43,861)	0	100.00%	0.00%	0	0	0	0
4	FIRE HYDRANT NEW INSTALLATIONS	607	13,705	(13,705)	0	100.00%	0.00%	0	0	0	0
5	METER CHANGEOUTS	612	373,900	(373,900)	0	100.00%	0.00%	0	0	0	0
6	TELEMETRY & CONTROLS FOR WELLS	613	16,104	0	16,104	84.20%	15.80% (3)	13,560	0	2,544	0
7	MAIN/SERVICE/VALVE REPLACEMENTS	615	446,515	(446,515)	0	100.00%	0.00%	0	0	0	0
8	2", 3", 4", 6" MAIN REPLACEMENT	619	63,787	(63,787)	0	100.00%	0.00%	0	0	0	0
9	INTERGOVERNMENTAL/OVERSIZING	620	448,798	0	448,798	0.00%	100.00%	0	0	0	448,798
10	2ND ST. WATER MAIN REPLACEMENT	623	161,328	(161,328)	0	100.00%	0.00%	0	0	0	0
11	HARMONY HEIGHTS MSBU		6,203	(6,203)	0	100.00%	0.00%	0	0	0	0
12	MSBUs	625	1,006	(1,006)	0	100.00%	0.00%	0	0	0	0
13	SOUTH 26TH STREET	626	2,490	0	2,490	84.20%	15.80% (3)	0	2,097	0	393
14	ULRICH ROAD WATER MAIN	629	85,593	0	85,593	84.20%	15.80% (3)	0	72,070	0	13,524
15	PLANT SECURITY EQUIPMENT	630	6,709	0	6,709	84.20%	15.80% (3)	5,649	0	1,060	0
16	S. BRIDGE WATER MAIN ARMORING	631	87,068	0	87,068	84.20%	15.80% (3)	0	73,311	0	13,757
17	7TH ST. WATER IMPROVEMENTS	632	82,793	0	82,793	84.20%	15.80% (3)	0	69,712	0	13,081
18	13TH ST. WATER IMPROVEMENTS	633	6,047	0	6,047	84.20%	15.80% (3)	0	5,092	0	955
19	GREEN ACRES MSBU	634	193,033	0	193,033	84.20%	15.80% (3)	0	162,534	0	30,499
20	NAVAJO AVE SOUTH MSBU	635	891	(891)	0	100.00%	0.00%	0	0	0	0
21	LAKE DRIVE MSBU	636	1,309	(1,309)	0	100.00%	0.00%	0	0	0	0
22	WELL PUMP HOUSE-1701 37TH ST	641	15,611	0	15,611	84.20%	15.80% (3)	13,145	0	2,467	0
23	HIGH SERVICE PUMPS-WTP	642	21,403	0	21,403	84.20%	15.80% (3)	18,021	0	3,382	0
24	IR DRIVE/AVE A-CITRUS TO 7TH	645	195,474	0	195,474	84.20%	15.80% (3)	0	164,589	0	30,885
25	IRD - CITRUS AVE TO AVE A		96,936	0	96,936	84.20%	15.80% (3)	0	81,620	0	15,316
26	VARIABLE FREQUENCY DRIVES	646	22,916	0	22,916	84.20%	15.80% (3)	0	19,295	0	3,621
27	SUNLAND GARDENS MSBU	647	242,008	(242,008)	0	100.00%	0.00%	0	0	0	0
28	SUNLAND GARDENS MSBU-PHASE I		464,839	(464,839)	0	100.00%	0.00%	0	0	0	0
29	SUNLAND GARDENS MSBU-PHASE II	648	3,935	(3,935)	0	100.00%	0.00%	0	0	0	0
30	INDIAN RIVER ESTATES MSBU	650	759	(759)	0	100.00%	0.00%	0	0	0	0
31	WORKSTATIONS @ ESC W/WWOPS	651	11,600	0	11,600	84.20%	15.80% (3)	9,767	0	1,833	0
32	MASTER PLAN PROJECT-25TH ST.	654	119,210	0	119,210	84.20%	15.80% (3)	0	100,375	0	18,835
33	EMERGENCY RESPONSE PLAN	656	24,800	0	24,800	84.20%	15.80% (3)	0	20,881	0	3,918
34	RO PLANT EXPANSION	659	1,111,008	1,688,992 (4)	2,800,000	0.00%	100.00%	0	0	2,800,000	0
35	S. A1A-US1 TO BLUE HERON	660	34,804	0	34,804	84.20%	15.80% (3)	0	29,305	0	5,499
36	IR ESTATES MSBU	663	250	(250)	0	100.00%	0.00%	0	0	0	0
37	MASTER PLAN UPDATE & COMPUTER	670	105,539	0	105,539	84.20%	15.80% (3)	0	88,864	0	16,675
38	INDIAN RIVER DRIVE WATER MAIN	686	60,738	0	60,738	84.20%	15.80% (3)	0	51,141	0	9,597
39	SLC BULK WATER MAIN-N. US1	687	29,231	(29,231)	0	100.00%	0.00%	0	0	0	0
40	ROCK ROAD WATER MAIN EXTENSION	690	6,104	0	6,104	84.20%	15.80% (3)	0	5,140	0	965
41	PIONEER PARK SUBDIVISION	693	3,240	0	3,240	84.20%	15.80% (3)	0	2,728	0	512
42	2ND DEEP INJECTION WELL @ WTP	694	10,400	0	10,400	84.20%	15.80% (3)	8,757	0	1,643	0
43	CITRUS AVENUE MAIN EXT.	695	6,992	0	6,992	84.20%	15.80% (3)	0	5,887	0	1,105
44	ORANGE AVE/13TH ST TO 31ST ST	696	88,146	0	88,146	84.20%	15.80% (3)	0	74,219	0	13,927
45	SURFICIAL WELL ON C-25 CANAL	697	535,086	0	535,086	84.20%	15.80% (3)	0	450,542	0	84,544
46	PARKLAND AVENUE WATER MAIN EXT	698	1,440	0	1,440	84.20%	15.80% (3)	0	1,213	0	228
47	FLORIDAN AQUIFER WELLS	699	15,983	0	15,983	84.20%	15.80% (3)	13,458	0	2,525	0
48	Total Water System		\$5,901,791	(\$796,732)	\$5,105,059			\$82,356	\$1,480,616	\$2,815,454	\$726,634

Footnotes:

(1) Amounts as provided by Authority staff, which are anticipated to be capitalized to fixed assets.

(2) Amounts allocated between existing and future facilities as provided by Authority staff.

(3) Amounts Allocable between existing and future facilities as follows:

	Capacity	Percent
Lime Softening Water Treatment Plant (MGD) (MDF)	12,990	
Reverse Osmosis Water Treatment Plant (MGD) (MDF)	3,000	
Total Existing Capacity (MGD) (MDF)	15,990	84.20%
Planned Capacity Expansions (MGD) (MDF)	3,000	15.80%
Total Planned Capacity (MGD) (MDF)	18,990	100.00%

(4) Additional amount planned to be completed during Fiscal Year 2006.

Table 2-3

Fort Pierce Utilities Authority
Water and Wastewater Capital Improvement Charge Study

Summary of Wastewater Construction Work in Progress

Line No.	Description	Project Number	Total Cost (1)	Adjustments	Adjusted Total Cost	Cost Allocation (2)		Existing Assets - Functional Category		
						Existing	Future	Treatment	Transmission	Disposal
CAPITAL PROJECTS										
Wastewater System										
1	LIFT STATION IMPROVEMENTS	802	\$135,581	\$0	\$135,581	71.94%	28.06% (3)	\$0	\$97,537	\$0
2	DEFECTIVE MAINS/LATERALS	805	328,500	(328,500)	0	100.00%	0.00%	0	0	0
3	LIFT STATION CONTROL PANELS	806	77,681	0	77,681	71.94%	28.06% (3)	0	55,884	0
4	WRF RENOVATIONS	809	97	(97)	0	100.00%	0.00%	0	0	0
5	INTRUSION & INFILTRATION	812	131,400	(131,400)	0	100.00%	0.00%	0	0	0
6	WASTEWATER MAIN LINING	815	175,332	(175,332)	0	100.00%	0.00%	0	0	0
7	MANHOLE REHABILITATION	816	28,865	(28,865)	0	100.00%	0.00%	0	0	0
8	INTERGOVERNMENTAL/OVERSIZING	820	296,271	0	296,271	0.00%	100.00%	0	0	0
9	MWRF DEEP INJECTION WELLS	821	110,358	0	110,358	0.00%	100.00%	0	0	0
10	MAINLAND WRF	822	416,936	0	416,936	0.00%	100.00%	0	0	0
11	2ND STREET SEWER IMPROVEMENTS	823	128,957	0	128,957	71.94%	28.06% (3)	0	92,772	0
12	S. 26TH STREET WASTEWATER MSBU	826	4,337	(4,337)	0	100.00%	0.00%	0	0	0
13	S. BRIDGE WW MAIN ARMORING	831	2,168	0	2,168	71.94%	28.06% (3)	0	1,559	0
14	7TH ST. WW IMPROVEMENTS	832	19,890	0	19,890	71.94%	28.06% (3)	0	14,309	0
15	13TH ST. SEWER IMPROVEMENTS	833	452	0	452	71.94%	28.06% (3)	0	326	0
16	WRF SECURITY EQUIPMENT	834	546	0	546	71.94%	28.06% (3)	393	0	0
17	ROOF REPLACEMENT LIFT STA A	840	4,500	(4,500)	0	100.00%	0.00%	0	0	0
18	IR DRIVE/AVE A-CITRUS TO 7TH	845	104,963	0	104,963	71.94%	28.06% (3)	0	75,511	0
19	AIA - US1 TO BLUE HERON BLVD	850	2,665	0	2,665	71.94%	28.06% (3)	0	1,917	0
20	MASTER PLAN 25TH ST.	854	204,817	0	204,817	71.94%	28.06% (3)	0	147,345	0
21	JENKINS RD 24' FM WHTWY- OKEE	859	35,896	0	35,896	71.94%	28.06% (3)	0	25,824	0
22	WASTEWATER MASTER PLAN UPDATE	870	105,060	0	105,060	71.94%	28.06% (3)	0	75,580	0
23	ROCK ROAD FORCE MAIN EXTENSION	888	3,021	0	3,021	71.94%	28.06% (3)	0	2,173	0
24	INTRUSION & INFILTRATION	892	17,870	(17,870)	0	100.00%	0.00%	0	0	0
25	PIONEER PARK SUBDIVISION	893	238	(238)	0	100.00%	0.00%	0	0	0
26	PIONEER PARK SUBDIVISION	896	776	(776)	0	100.00%	0.00%	0	0	0
Total Wastewater System			<u>\$2,337,177</u>	<u>(\$691,914)</u>	<u>\$1,645,263</u>			<u>\$393</u>	<u>\$590,737</u>	<u>\$0</u>

Footnotes:

- (1) Amounts as provided by Authority staff, which are anticipated to be capitalized to fixed assets.
- (2) Amounts allocated between existing and future facilities as provided by Authority staff.
- (3) Amounts Allocable between existing and future facilities as follows:

	Capacity	Percent
Total Existing Capacity (MGD) (ADF)	10.000	71.94%
Planned Capacity Expansions (MGD) (ADF)	3.900	28.06%
Total Planned Capacity (MGD) (ADF)	13.900	100.00%

Table 2-3

Fort Pierce Utilities Authority
Water and Wastewater Capital Improvement Charge Study

Summary of Wastewater Construction Work in Progress

Line No.	Description	Project Number	Total Cost (1)	Adjustments	Adjusted Total Cost	Cost Allocation (2)		Future Assets - Functional Category		
						Existing	Future	Treatment	Transmission	Transmission/ Disposal
CAPITAL PROJECTS										
Wastewater System										
1	LIFT STATION IMPROVEMENTS	802	\$135,581	\$0	\$135,581	71.94%	28.06% (3)	\$0	\$38,044	\$0
2	DEFECTIVE MAINS/LATERALS	805	328,500	(328,500)	0	100.00%	0.00%	0	0	0
3	LIFT STATION CONTROL PANELS	806	77,681	0	77,681	71.94%	28.06% (3)	0	21,797	0
4	WRF RENOVATIONS	809	97	(97)	0	100.00%	0.00%	0	0	0
5	INTRUSION & INFILTRATION	812	131,400	(131,400)	0	100.00%	0.00%	0	0	0
6	WASTEWATER MAIN LINING	815	175,332	(175,332)	0	100.00%	0.00%	0	0	0
7	MANHOLE REHABILITATION	816	28,865	(28,865)	0	100.00%	0.00%	0	0	0
8	INTERGOVERNMENTAL/OVERSIZING	820	296,271	0	296,271	0.00%	100.00%	0	296,271	0
9	MWRF DEEP INJECTION WELLS	821	110,358	0	110,358	0.00%	100.00%	0	0	110,358
10	MAINLAND WRF	822	416,936	0	416,936	0.00%	100.00%	416,936	0	0
11	2ND STREET SEWER IMPROVEMENTS	823	128,957	0	128,957	71.94%	28.06% (3)	0	36,185	0
12	S. 26TH STREET WASTEWATER MSBU	826	4,337	(4,337)	0	100.00%	0.00%	0	0	0
13	S. BRIDGE WW MAIN ARMORING	831	2,168	0	2,168	71.94%	28.06% (3)	0	608	0
14	7TH ST. WW IMPROVEMENTS	832	19,890	0	19,890	71.94%	28.06% (3)	0	5,581	0
15	13TH ST. SEWER IMPROVEMENTS	833	452	0	452	71.94%	28.06% (3)	0	127	0
16	WRF SECURITY EQUIPMENT	834	546	0	546	71.94%	28.06% (3)	153	0	0
17	ROOF REPLACEMENT LIFT STA A	840	4,500	(4,500)	0	100.00%	0.00%	0	0	0
18	IR DRIVE/AVE A-CITRUS TO 7TH	845	104,963	0	104,963	71.94%	28.06% (3)	0	29,453	0
19	A1A - US1 TO BLUE HERON BLVD	850	2,665	0	2,665	71.94%	28.06% (3)	0	748	0
20	MASTER PLAN 25TH ST.	854	204,817	0	204,817	71.94%	28.06% (3)	0	57,472	0
21	JENKINS RD 24" FM WHTWY- OKEE	859	35,896	0	35,896	71.94%	28.06% (3)	0	10,072	0
22	WASTEWATER MASTER PLAN UPDATE	870	105,060	0	105,060	71.94%	28.06% (3)	0	29,480	0
23	ROCK ROAD FORCE MAIN EXTENSION	888	3,021	0	3,021	71.94%	28.06% (3)	0	848	0
24	INTRUSION & INFILTRATION	892	17,870	(17,870)	0	100.00%	0.00%	0	0	0
25	PIONEER PARK SUBDIVISION	893	238	(238)	0	100.00%	0.00%	0	0	0
26	PIONEER PARK SUBDIVISION	896	776	(776)	0	100.00%	0.00%	0	0	0
Total Wastewater System			<u>\$2,337,177</u>	<u>(\$691,914)</u>	<u>\$1,645,263</u>			<u>\$417,089</u>	<u>\$526,686</u>	<u>\$110,358</u>

Footnotes:

- (1) Amounts as provided by Authority staff, which are anticipated to be capitalized to fixed assets.
- (2) Amounts allocated between existing and future facilities as provided by Authority staff.
- (3) Amounts Allocable between existing and future facilities as follows:

	Capacity	Percent
Total Existing Capacity (MGD) (ADF)	10.000	71.94%
Planned Capacity Expansions (MGD) (ADF)	3.900	28.06%
Total Planned Capacity (MGD) (ADF)	13.900	100.00%

Table 2-4

**Fort Pierce Utilities Authority
Water and Wastewater Capital Improvement Charge Study**

Summary of Capital Funding Program

Line No.	Description	Project Number	Five Year Total Base Costs (1)	Adjustments	Adjusted Five Year Total	Cost Allocation (2)		Water	Wastewater
						Water	Wastewater		
CAPITAL PROJECTS									
Water System									
<u>Water Resources</u>									
1	Plant Security Equipment	601	\$30,000	\$0	\$30,000	100.00%	0.00%	\$30,000	\$0
2	Effluent Valve / Pipe Unit #1	637	30,000	0	30,000	100.00%	0.00%	30,000	0
3	Submersible Well Pumps	632507001	70,000	0	70,000	100.00%	0.00%	70,000	0
4	Submersible Electric Motors	632507002	110,000	0	110,000	100.00%	0.00%	110,000	0
5	Lab Equipment	639507001	10,000	0	10,000	100.00%	0.00%	10,000	0
6	Pickup Trucks 1/2 Ton	639207001	107,000	0	107,000	100.00%	0.00%	107,000	0
7	Analytical Treatment Equipment	633207001	16,500	0	16,500	100.00%	0.00%	16,500	0
8	Well Boom Truck	639207002	130,000	0	130,000	100.00%	0.00%	130,000	0
9	Backwash Pump/Motor	633207002	50,000	0	50,000	100.00%	0.00%	50,000	0
10	Well Flow Meters	631407001	70,000	0	70,000	100.00%	0.00%	70,000	0
11	Ice Machine	639507002	2,000	0	2,000	100.00%	0.00%	2,000	0
12	Sandblasting Machine	639407001	2,000	0	2,000	100.00%	0.00%	2,000	0
13	Ongoing Equipment Needs	0	1,025,000	0	1,025,000	100.00%	0.00%	1,025,000	0
14	Total		1,652,500	0	1,652,500			1,652,500	0
<u>Water Operations</u>									
15	Pickup Truck 1 ton	639207003	30,000	0	30,000	100.00%	0.00%	30,000	0
16	Pickup Truck 1/2 Ton	639207004	25,000	0	25,000	100.00%	0.00%	25,000	0
17	Pickup Truck 3/4 Ton	639207005	25,000	0	25,000	100.00%	0.00%	25,000	0
18	Hand-held GPS Units	639907001	36,000	0	36,000	100.00%	0.00%	36,000	0
19	Hydrastop Equipment Upgrade	634307001	50,000	0	50,000	100.00%	0.00%	50,000	0
20	Ground Penetrating Radar	634307002	23,000	0	23,000	100.00%	0.00%	23,000	0
21	Skid-mounted Vacuum Excavator	634307003	18,000	0	18,000	100.00%	0.00%	18,000	0
22	Trailer-mounted Air Compressor	639207006	20,000	0	20,000	100.00%	0.00%	20,000	0
23	Automatic Flushing Devices	634307004	36,000	0	36,000	100.00%	0.00%	36,000	0
24	Ongoing Equipment Needs	0	852,000	0	852,000	100.00%	0.00%	852,000	0
25	Total		1,115,000	0	1,115,000			1,115,000	0
<u>Water Engineering</u>									
26	Meters/Backflow Preventor Installations	603	1,930,000	0	1,930,000	100.00%	0.00%	1,930,000	0
27	Fire Hydrants Replacements	606	84,884	0	84,884	100.00%	0.00%	84,884	0
28	Fire Hydrants New Installations	607	250,000	0	250,000	100.00%	0.00%	250,000	0
29	Meter Chargeouts and Replacements	612	650,000	0	650,000	100.00%	0.00%	650,000	0
30	Well Telemetry and Controls	613	65,000	0	65,000	100.00%	0.00%	65,000	0
31	Mains, Services & Valve Replacements	615	1,250,000	0	1,250,000	100.00%	0.00%	1,250,000	0
32	Mainline Replacement Program	619	750,000	0	750,000	100.00%	0.00%	750,000	0
33	Intergovernmental, Oversizing & Miscellaneous	620	7,256,500	0	7,256,500	100.00%	0.00%	7,256,500	0
34	2nd Deep Injection Well at WTP	694	5,010,000	0	5,010,000	100.00%	0.00%	5,010,000	0
35	Repump Metering	602	15,000	0	15,000	100.00%	0.00%	15,000	0
36	7th Street Water Improvements	632	250,000	0	250,000	100.00%	0.00%	250,000	0
37	High Service Pumps - WTP	642	100,000	0	100,000	100.00%	0.00%	100,000	0
38	Variable Frequency Drives / Repump #2	646	50,000	0	50,000	100.00%	0.00%	50,000	0
39	Master Plan 25th Street	654	100,000	0	100,000	100.00%	0.00%	100,000	0
40	US#1 _ Midway Road to Riomar	658	50,000	0	50,000	100.00%	0.00%	50,000	0
41	South A1a - US#1 to Blue Heron Boulevard	660	600,000	0	600,000	100.00%	0.00%	600,000	0
42	Valve Replacement - Repump #1	683	100,000	0	100,000	100.00%	0.00%	100,000	0
43	Replacement of Surficial Wells	697	800,000	0	800,000	100.00%	0.00%	800,000	0
44	Parkland Blvd Water Mains	698	150,000	0	150,000	100.00%	0.00%	150,000	0
45	Floridan Aquifer Wells	699	2,000,000	0	2,000,000	100.00%	0.00%	2,000,000	0
46	RO Equipment Replacement	604	250,000	0	250,000	100.00%	0.00%	250,000	0

Table 2-4

Fort Pierce Utilities Authority
Water and Wastewater Capital Improvement Charge Study

Summary of Capital Funding Program

Line No.	Description	Project Number	Five Year Total		Adjusted		Cost Allocation (2)			
			Base Costs (1)	Adjustments	Five Year Total	Water	Wastewater	Water	Wastewater	
47	Generators for Floridan Wellfield	689	850,000	0	850,000	100.00%	0.00%	850,000	0	
48	RO Plant Phase 3 Improvements	697	650,000	0	650,000	100.00%	0.00%	650,000	0	
49	Pickup Truck 1/2 Ton	639207007	25,000	0	25,000	100.00%	0.00%	25,000	0	
50	Ongoing Equipment Needs	0	0	0	0	100.00%	0.00%	0	0	
51	Total		23,236,384	0	23,236,384			23,236,384	0	
52	Total Water System		\$26,003,884	\$0	\$26,003,884			\$26,003,884	\$0	
	Wastewater System									
	<u>Wastewater Systems</u>									
53	Security Equipment - WRF	808	\$50,000	\$0	\$50,000	0.00%	100.00%	\$0	\$50,000	
54	Dry Prime Pump	836507001	60,000	0	60,000	0.00%	100.00%	0	60,000	
55	Lift Station Pumps	836307001	185,000	0	185,000	0.00%	100.00%	0	185,000	
56	Boom Truck	639207001	75,000	0	75,000	0.00%	100.00%	0	75,000	
57	Telemetry & Controls	839907001	75,000	0	75,000	0.00%	100.00%	0	75,000	
58	Pickup Truck - Utility Bed	839207002	122,500	0	122,500	0.00%	100.00%	0	122,500	
59	Lab Equipment	839507001	10,000	0	10,000	0.00%	100.00%	0	10,000	
60	Ongoing Equipment Needs	0	340,000	0	340,000	0.00%	100.00%	0	340,000	
61	Total		917,500	0	917,500			0	917,500	
	<u>Wastewater Operations</u>									
62	TV Surveillance & Grouting Vehicle	839207003	200,000	0	200,000	0.00%	100.00%	0	200,000	
63	Smoke Machine	835207001	3,500	0	3,500	0.00%	100.00%	0	3,500	
64	Cues TV & Grouting Equipment Upgrade	835207002	10,000	0	10,000	0.00%	100.00%	0	10,000	
65	Wheel-driven Camera Transporter	835207003	20,000	0	20,000	0.00%	100.00%	0	20,000	
66	Ongoing Equipment Needs	0	934,000	0	934,000	0.00%	100.00%	0	934,000	
67	Total		1,167,500	0	1,167,500			0	1,167,500	

Table 2-4

Fort Pierce Utilities Authority
Water and Wastewater Capital Improvement Charge Study

Summary of Capital Funding Program

Line No.	Description	Project Number	Five Year Total Base Costs (1)	Adjustments	Adjusted Five Year Total	Cost Allocation (2)			
						Water	Wastewater	Water	Wastewater
<u>Wastewater Engineering</u>									
68	Liftstation Improvements	802	700,000	0	700,000	0.00%	100.00%	0	700,000
69	Defective Main / Lateral Replacements	805	500,000	0	500,000	0.00%	100.00%	0	500,000
70	Lift Station Control Panels	806	375,000	0	375,000	0.00%	100.00%	0	375,000
71	WRF Renovations	809	250,000	0	250,000	0.00%	100.00%	0	250,000
72	Intrusion and Infiltration	812	500,000	0	500,000	0.00%	100.00%	0	500,000
73	Wastewater Main Lining	815	1,950,000	0	1,950,000	0.00%	100.00%	0	1,950,000
74	Manhole Rehabilitation	816	250,000	0	250,000	0.00%	100.00%	0	250,000
75	Intergovernmental, Oversizing & Miscellaneous	820	2,201,800	0	2,201,800	0.00%	100.00%	0	2,201,800
76	MWRF Deep Injection Wells	821	6,750,000	0	6,750,000	0.00%	100.00%	0	6,750,000
77	MWRF Deep Injection Wells	821	7,000,000	0	7,000,000	0.00%	100.00%	0	7,000,000
78	Mainland Water Reclamation Facility	822	47,800,000	0	47,800,000	0.00%	100.00%	0	47,800,000
79	Lift Station A Generator	824	1,100,000	0	1,100,000	0.00%	100.00%	0	1,100,000
80	7th Street WW Improvements	832	150,000	0	150,000	0.00%	100.00%	0	150,000
81	A1A- US#1 to Blue Heron Blvd	850	380,000	0	380,000	0.00%	100.00%	0	380,000
82	Jenkins Road 24" Force Main	859	1,500,000	0	1,500,000	0.00%	100.00%	0	1,500,000
83	Jenkins Road 24" Force Main	855	2,500,000	0	2,500,000	0.00%	100.00%	0	2,500,000
84	Energy Drive 18" Force Main	851	370,000	0	370,000	0.00%	100.00%	0	370,000
85	Edwards Road 12" Force Main	857	1,540,000	0	1,540,000	0.00%	100.00%	0	1,540,000
86	Avenue C 16" Force Main	853	650,000	0	650,000	0.00%	100.00%	0	650,000
87	Master Liftstation Jenkins Road / Orange Avenue	856	2,170,000	0	2,170,000	0.00%	100.00%	0	2,170,000
88	Ongoing Equipment Needs	0	0	0	0	0.00%	100.00%	0	0
89	Total		78,636,800	0	78,636,800			0	78,636,800
90	Total Wastewater System		\$80,721,800	\$0	\$80,721,800			\$0	\$80,721,800
91	TOTAL CAPITAL PROJECTS		\$106,725,684	\$0	\$106,725,684			\$26,003,884	\$80,721,800

Footnotes:

(1) Amounts as provided by the Authority on July 10, 2006.

(2) Project amounts are allocated between the water and wastewater systems as provided by Authority staff.

Table 2-5

Fort Pierce Utilities Authority
Water and Wastewater Capital Improvement Charge Study

Summary of Planned Water Capital Improvements

Line No.	Description	Project Number	Five Year Total Base Costs (1)	Adjustments	Adjusted Five Year Total	Cost Allocation (2)		Existing Assets - Functional Category		Future Assets - Functional Category	
						Existing	Future	Supply and Treatment	Storage, Pumping & Transmission	Supply and Treatment	Storage, Pumping & Transmission
CAPITAL PROJECTS											
Water System											
<u>Water Resources</u>											
1	Plant Security Equipment	601	\$30,000	\$0	\$30,000	84.20%	15.80% (3)	\$25,260	\$0	\$4,740	\$0
2	Effluent Valve / Pipe Unit #1	637	30,000	0	30,000	84.20%	15.80% (3)	25,260	0	4,740	0
3	Submersible Well Pumps	632507001	70,000	0	70,000	84.20%	15.80% (3)	58,940	0	11,060	0
4	Submersible Electric Motors	632507002	110,000	0	110,000	84.20%	15.80% (3)	92,620	0	17,380	0
5	Lab Equipment	639507001	10,000	0	10,000	84.20%	15.80% (3)	8,420	0	1,580	0
6	Pickup Trucks 1/2 Ton	639207001	107,000	0	107,000	84.20%	15.80% (3)	90,094	0	16,906	0
7	Analytical Treatment Equipment	633207001	16,500	0	16,500	84.20%	15.80% (3)	13,893	0	2,607	0
8	Well Boom Truck	639207002	130,000	0	130,000	84.20%	15.80% (3)	109,460	0	20,540	0
9	Backwash Pump/Motor	633207002	50,000	0	50,000	84.20%	15.80% (3)	42,100	0	7,900	0
10	Well Flow Meters	631407001	70,000	0	70,000	84.20%	15.80% (3)	58,940	0	11,060	0
11	Ice Machine	639507002	2,000	(2,000)	0	84.20%	15.80% (3)	0	0	0	0
12	Sandblasting Machine	639407001	2,000	0	2,000	84.20%	15.80% (3)	1,684	0	316	0
13	Ongoing Equipment Needs	0	1,025,000	0	1,025,000	84.20%	15.80% (3)	863,050	0	161,950	0
14	Total		1,652,500	(2,000)	1,650,500			1,389,721	0	260,779	0
<u>Water Operations</u>											
15	Pickup Truck 1 ton	639207003	30,000	0	30,000	84.20%	15.80% (3)	0	25,260	0	4,740
16	Pickup Truck 1/2 Ton	639207004	25,000	0	25,000	84.20%	15.80% (3)	0	21,050	0	3,950
17	Pickup Truck 3/4 Ton	639207005	25,000	0	25,000	84.20%	15.80% (3)	0	21,050	0	3,950
18	Hand-held GPS Units	639907001	36,000	0	36,000	84.20%	15.80% (3)	0	30,312	0	5,688
19	Hydrastop Equipment Upgrade	634307001	50,000	0	50,000	84.20%	15.80% (3)	0	42,100	0	7,900
20	Ground Penetrating Radar	634307002	23,000	0	23,000	84.20%	15.80% (3)	0	19,366	0	3,634
21	Skid-mounted Vacuum Excavator	634307003	18,000	0	18,000	84.20%	15.80% (3)	0	15,156	0	2,844
22	Trailer-mounted Air Compressor	639207006	20,000	0	20,000	84.20%	15.80% (3)	0	16,840	0	3,160
23	Automatic Flushing Devices	634307004	36,000	0	36,000	84.20%	15.80% (3)	0	30,312	0	5,688
24	Ongoing Equipment Needs	0	852,000	0	852,000	84.20%	15.80% (3)	0	717,384	0	134,616
25	Total		1,115,000	0	1,115,000			0	938,830	0	176,170
<u>Water Engineering</u>											
26	Meters/Backflow Preventor Installations	603	1,930,000	(1,930,000)	0	100.00%	0.00%	0	0	0	0
27	Fire Hydrants Replacements	606	84,884	(84,884)	0	100.00%	0.00%	0	0	0	0
28	Fire Hydrants New Installations	607	250,000	(250,000)	0	100.00%	0.00%	0	0	0	0
29	Meter Chargeouts and Replacements	612	650,000	(650,000)	0	100.00%	0.00%	0	0	0	0
30	Well Telemetry and Controls	613	65,000	0	65,000	84.20%	15.80% (3)	54,730	0	10,270	0
31	Mains, Services & Valve Replacements	615	1,250,000	(1,250,000)	0	100.00%	0.00%	0	0	0	0
32	Mainline Replacement Program	619	750,000	(750,000)	0	100.00%	0.00%	0	0	0	0
33	Intergovernmental, Oversizing & Miscellaneous	620	7,256,500	0	7,256,500	0.00%	100.00%	0	0	0	7,256,500
34	2nd Deep Injection Well at WTP	694	5,010,000	0	5,010,000	84.20%	15.80% (3)	4,218,420	0	791,580	0
35	Repump Metering	602	15,000	0	15,000	84.20%	15.80% (3)	12,630	0	2,370	0
36	7th Street Water Improvements	632	250,000	0	250,000	84.20%	15.80% (3)	0	210,500	0	39,500
37	High Service Pumps - WTP	642	100,000	0	100,000	84.20%	15.80% (3)	84,200	0	15,800	0
38	Variable Frequency Drives / Repump #2	646	50,000	0	50,000	84.20%	15.80% (3)	42,100	0	7,900	0
39	Master Plan 25th Street	654	100,000	0	100,000	84.20%	15.80% (3)	0	84,200	0	15,800
40	US#1 _ Midway Road to Riomar	658	50,000	0	50,000	84.20%	15.80% (3)	0	42,100	0	7,900
41	South A la - US#1 to Blue Heron Boulevard	660	600,000	0	600,000	84.20%	15.80% (3)	0	505,200	0	94,800
42	Valve Replacement - Repump #1	683	100,000	0	100,000	84.20%	15.80% (3)	84,200	0	15,800	0
43	Replacement of Surficial Wells	697	800,000	(800,000)	0	100.00%	0.00%	0	0	0	0
44	Parkland Blvd Water Mains	698	150,000	0	150,000	84.20%	15.80% (3)	0	126,300	0	23,700
45	Floridan Aquifer Wells	699	2,000,000	0	2,000,000	0.00%	100.00%	0	0	2,000,000	0
46	RO Equipment Replacement	604	250,000	(250,000)	0	100.00%	0.00%	0	0	0	0
47	Generators for Floridan Wellfield	689	850,000	0	850,000	0.00%	100.00%	0	0	850,000	0
48	RO Plant Phase 3 Improvements	697	650,000	0	650,000	0.00%	100.00%	0	0	650,000	0
49	Pickup Truck 1/2 Ton	639207007	25,000	0	25,000	84.20%	15.80% (3)	0	21,050	0	3,950
50	Ongoing Equipment Needs	0	0	0	0	84.20%	15.80% (3)	0	0	0	0
51	Total		23,236,384	(5,964,884)	17,271,500			4,496,280	989,350	4,343,720	7,442,150
Total Water System			\$26,003,884	(\$5,966,884)	\$20,037,000			\$5,886,001	\$1,928,180	\$4,604,499	\$7,618,320

Table 2-5

Fort Pierce Utilities Authority
Water and Wastewater Capital Improvement Charge Study

Summary of Planned Water Capital Improvements

Line No.	Description	Project Number	Five Year Total Base Costs (1)	Adjustments	Adjusted Five Year Total	Cost Allocation (2)		Existing Assets - Functional Category		Future Assets - Functional Category	
						Existing	Future	Supply and Treatment	Storage, Pumping & Transmission	Supply and Treatment	Storage, Pumping & Transmission
52	TOTAL CAPITAL PROJECTS		<u>\$26,003,884</u>	<u>(\$5,966,884)</u>	<u>\$20,037,000</u>			<u>\$5,886,001</u>	<u>\$1,928,180</u>	<u>\$4,604,499</u>	<u>\$7,618,320</u>

Footnotes:

(1) Amounts derived from Table 2-4.

(2) Amounts allocated between existing and future facilities as provided by Authority staff.

(3) Amounts Allocable between existing and future facilities as follows:

	Capacity	Percent
Line Softening Water Treatment Plant (MGD) (MDF)	12.990	
Reverse Osmosis Water Treatment Plant (MGD) (MDF)	3.000	
Total Existing Capacity (MGD) (MDF)	<u>15.990</u>	84.20%
Planned Capacity Expansions (MGD) (MDF)	3.000	15.80%
Total Planned Capacity (MGD) (MDF)	<u>18.990</u>	<u>100.00%</u>

Table 2-6

Fort Pierce Utilities Authority
Water and Wastewater Capital Improvement Charge Study

Summary of Planned Wastewater Capital Improvements

Line No.	Description	Project Number	Five Year Total Base Costs (1)	Adjustments	Adjusted Five Year Total	Cost Allocation (2)		Existing Assets - Functional Category		
						Existing	Future	Treatment	Transmission	Disposal
CAPITAL PROJECTS										
Wastewater System										
<u>Wastewater Systems</u>										
1	Security Equipment - WRF	808	\$50,000	\$0	\$50,000	71.94%	28.06% (3)	\$35,970	\$0	\$0
2	Dry Prime Pump	836507001	60,000	0	60,000	71.94%	28.06% (3)	43,164	0	0
3	Lift Station Pumps	836307001	185,000	0	185,000	71.94%	28.06% (3)	0	133,089	0
4	Boom Truck	639207001	75,000	0	75,000	71.94%	28.06% (3)	0	53,955	0
5	Telemetry & Controls	839907001	75,000	0	75,000	71.94%	28.06% (3)	0	53,955	0
6	Pickup Truck - Utility Bed	839207002	122,500	0	122,500	71.94%	28.06% (3)	0	88,127	0
7	Lab Equipment	839507001	10,000	0	10,000	71.94%	28.06% (3)	7,194	0	0
8	Ongoing Equipment Needs	0	340,000	0	340,000	71.94%	28.06% (3)	244,596	0	0
9	Total		917,500	0	917,500			330,924	329,126	0
<u>Wastewater Operations</u>										
10	TV Surveillance & Grouting Vehicle	839207003	200,000	0	200,000	71.94%	28.06% (3)	0	143,880	0
11	Smoke Machine	835207001	3,500	0	3,500	71.94%	28.06% (3)	0	2,518	0
12	Cues TV & Grouting Equipment Upgrade	835207002	10,000	0	10,000	71.94%	28.06% (3)	0	7,194	0
13	Wheel-driven Camera Transporter	835207003	20,000	0	20,000	71.94%	28.06% (3)	0	14,388	0
14	Ongoing Equipment Needs	0	934,000	0	934,000	71.94%	28.06% (3)	0	671,920	0
15	Total		1,167,500	0	1,167,500			0	839,900	0
<u>Wastewater Engineering</u>										
16	Liftstation Improvements	802	700,000	0	700,000	71.94%	28.06% (3)	0	503,580	0
17	Defective Main / Lateral Replacements	805	500,000	(500,000)	0	100.00%	0.00%	0	0	0
18	Lift Station Control Panels	806	375,000	0	375,000	71.94%	28.06% (3)	0	269,775	0
19	WRF Renovations	809	250,000	(250,000)	0	100.00%	0.00%	0	0	0
20	Intrusion and Infiltration	812	500,000	(500,000)	0	100.00%	0.00%	0	0	0
21	Wastewater Main Lining	815	1,950,000	(1,950,000)	0	100.00%	0.00%	0	0	0
22	Manhole Rehabilitation	816	250,000	(250,000)	0	100.00%	0.00%	0	0	0
23	Intergovernmental, Oversizing & Miscellaneous	820	2,201,800	0	2,201,800	0.00%	100.00%	0	0	0
24	MWRF Deep Injection Wells	821	6,750,000	0	6,750,000	0.00%	100.00%	0	0	0
25	MWRF Deep Injection Wells	821	7,000,000	0	7,000,000	0.00%	100.00%	0	0	0
26	Mainland Water Reclamation Facility	822	47,800,000	0	47,800,000	0.00%	100.00%	0	0	0
27	Lift Station A Generator	824	1,100,000	0	1,100,000	71.94%	28.06% (3)	0	791,340	0
28	7th Street WW Improvements	832	150,000	0	150,000	71.94%	28.06% (3)	0	107,910	0
29	A1A- US#1 to Blue Heron Blvd	850	380,000	0	380,000	71.94%	28.06% (3)	0	273,372	0
30	Jenkins Road 24" Force Main	859	1,500,000	0	1,500,000	71.94%	28.06% (3)	0	1,079,100	0
31	Jenkins Road 24" Force Main	855	2,500,000	0	2,500,000	71.94%	28.06% (3)	0	1,798,500	0
32	Energy Drive 18" Force Main	851	370,000	0	370,000	71.94%	28.06% (3)	0	266,178	0
33	Edwards Road 12" Force Main	857	1,540,000	0	1,540,000	71.94%	28.06% (3)	0	1,107,876	0
34	Avenue C 16" Force Main	853	650,000	0	650,000	71.94%	28.06% (3)	0	467,610	0
35	Master Liftstation Jenkins Road / Orange Avenue	856	2,170,000	0	2,170,000	71.94%	28.06% (3)	0	1,561,098	0
36	Ongoing Equipment Needs	0	0	0	0	71.94%	28.06% (3)	0	0	0
37	Total		78,636,800	(3,450,000)	75,186,800			0	8,226,339	0
Total Wastewater System			\$80,721,800	(\$3,450,000)	\$77,271,800			\$330,924	\$9,395,364	\$0
38	TOTAL CAPITAL PROJECTS		\$80,721,800	(\$3,450,000)	\$77,271,800			\$330,924	\$9,395,364	\$0

Footnotes:

- (1) Amounts derived from Table 2-4.
- (2) Amounts allocated between existing and future facilities as provided by Authority staff.
- (3) Amounts Allocable between existing and future facilities as follows:

	Capacity	Percent
Total Existing Capacity (MGD) (ADF)	10.000	71.94%
Planned Capacity Expansions (MGD) (ADF)	3.900	28.06%
Total Planned Capacity (MGD) (ADF)	13.900	100.00%

Table 2-6

Fort Pierce Utilities Authority
Water and Wastewater Capital Improvement Charge Study

Summary of Planned Wastewater Capital Improvements

Line No.	Description	Project Number	Five Year Total Base Costs (1)	Adjustments	Adjusted Five Year Total	Cost Allocation (2)		Future Assets - Functional Category		
						Existing	Future	Treatment	Transmission	Disposal
CAPITAL PROJECTS										
Wastewater System										
<u>Wastewater Systems</u>										
1	Security Equipment - WRF	808	\$50,000	\$0	\$50,000	71.94%	28.06% (3)	\$14,030	\$0	\$0
2	Dry Prime Pump	836507001	60,000	0	60,000	71.94%	28.06% (3)	16,836	0	0
3	Lift Station Pumps	836307001	185,000	0	185,000	71.94%	28.06% (3)	0	51,911	0
4	Boom Truck	639207001	75,000	0	75,000	71.94%	28.06% (3)	0	21,045	0
5	Telemetry & Controls	839907001	75,000	0	75,000	71.94%	28.06% (3)	0	21,045	0
6	Pickup Truck - Utility Bed	839207002	122,500	0	122,500	71.94%	28.06% (3)	0	34,374	0
7	Lab Equipment	839507001	10,000	0	10,000	71.94%	28.06% (3)	2,806	0	0
8	Ongoing Equipment Needs	0	340,000	0	340,000	71.94%	28.06% (3)	95,404	0	0
9	Total		917,500	0	917,500			129,076	128,375	0
<u>Wastewater Operations</u>										
10	TV Surveillance & Grouting Vehicle	839207003	200,000	0	200,000	71.94%	28.06% (3)	0	56,120	0
11	Smoke Machine	835207001	3,500	0	3,500	71.94%	28.06% (3)	0	982	0
12	Cues TV & Grouting Equipment Upgrade	835207002	10,000	0	10,000	71.94%	28.06% (3)	0	2,806	0
13	Wheel-driven Camera Transporter	835207003	20,000	0	20,000	71.94%	28.06% (3)	0	5,612	0
14	Ongoing Equipment Needs	0	934,000	0	934,000	71.94%	28.06% (3)	0	262,080	0
15	Total		1,167,500	0	1,167,500			0	327,601	0
<u>Wastewater Engineering</u>										
16	Liftstation Improvements	802	700,000	0	700,000	71.94%	28.06% (3)	0	196,420	0
17	Defective Main / Lateral Replacements	805	500,000	(500,000)	0	100.00%	0.00%	0	0	0
18	Lift Station Control Panels	806	375,000	0	375,000	71.94%	28.06% (3)	0	105,225	0
19	WRF Renovations	809	250,000	(250,000)	0	100.00%	0.00%	0	0	0
20	Intrusion and Infiltration	812	500,000	(500,000)	0	100.00%	0.00%	0	0	0
21	Wastewater Main Lining	815	1,950,000	(1,950,000)	0	100.00%	0.00%	0	0	0
22	Manhole Rehabilitation	816	250,000	(250,000)	0	100.00%	0.00%	0	0	0
23	Intergovernmental, Oversizing & Miscellaneous	820	2,201,800	0	2,201,800	0.00%	100.00%	0	2,201,800	0
24	MWRF Deep Injection Wells	821	6,750,000	0	6,750,000	0.00%	100.00%	0	0	6,750,000
25	MWRF Deep Injection Wells	821	7,000,000	0	7,000,000	0.00%	100.00%	0	0	7,000,000
26	Mainland Water Reclamation Facility	822	47,800,000	0	47,800,000	0.00%	100.00%	47,800,000	0	0
27	Lift Station A Generator	824	1,100,000	0	1,100,000	71.94%	28.06% (3)	0	308,660	0
28	7th Street WW Improvements	832	150,000	0	150,000	71.94%	28.06% (3)	0	42,090	0
29	A1A- US#1 to Blue Heron Blvd	850	380,000	0	380,000	71.94%	28.06% (3)	0	106,628	0
30	Jenkins Road 24" Force Main	859	1,500,000	0	1,500,000	71.94%	28.06% (3)	0	420,900	0
31	Jenkins Road 24" Force Main	855	2,500,000	0	2,500,000	71.94%	28.06% (3)	0	701,500	0
32	Energy Drive 18" Force Main	851	370,000	0	370,000	71.94%	28.06% (3)	0	103,822	0
33	Edwards Road 12" Force Main	857	1,540,000	0	1,540,000	71.94%	28.06% (3)	0	432,124	0
34	Avenue C 16" Force Main	853	650,000	0	650,000	71.94%	28.06% (3)	0	182,390	0
35	Master Liftstation Jenkins Road / Orange Avenue	856	2,170,000	0	2,170,000	71.94%	28.06% (3)	0	608,902	0
36	Ongoing Equipment Needs	0	0	0	0	71.94%	28.06% (3)	0	0	0
37	Total		78,636,800	(3,450,000)	75,186,800			47,800,000	5,410,461	13,750,000
Total Wastewater System			\$80,721,800	(\$3,450,000)	\$77,271,800			\$47,929,076	\$5,866,436	\$13,750,000
38	TOTAL CAPITAL PROJECTS		\$80,721,800	(\$3,450,000)	\$77,271,800			\$47,929,076	\$5,866,436	\$13,750,000

Footnotes:

(1) Amounts derived from Table 2-4.

(2) Amounts allocated between existing and future facilities as provided by Authority staff.

(3) Amounts Allocable between existing and future facilities as follows:

	Capacity	Percent
Total Existing Capacity (MGD) (ADF)	10.000	71.94%
Planned Capacity Expansions (MGD) (ADF)	3.900	28.06%
Total Planned Capacity (MGD) (ADF)	13.900	100.00%

Table 2-7

**Fort Pierce Utilities Authority
Water and Wastewater Capital Improvement Charge Study**

Development of Water System Capital Improvement Charge

Line No.	Description	Amount
	Total Estimated Cost of Existing Water Production and Treatment Facilities:	
1	Cost of Existing Facilities (1)	\$37,029,806
2	Additional Costs Capitalized - CWIP (2)	82,356
3	Additional Costs Capitalized - CIP (3)	5,886,001
4	Less Receipt of Grant Funds (4)	0
5	Subtotal Water Production and Treatment Facilities	<u>\$42,998,163</u>
6	Existing Permitted Capacity of Plant Facilities (MGD) (MDF) (5)	15.990
7	Projected Maximum Daily Flow (MGD) (MDF) (6)	11.848
8	ERC Factor - (GPD) (MDF) (7)	375.0
9	Estimated ERCs Designed to be Served by Existing Facilities	42,640
10	Serviceable ERCs based on Existing Permits	42,640
11	Percent Remaining Capacity of Existing Facilities	25.90%
12	Allocation of Existing Facilities to Incremental Growth	\$11,138,111
13	Rate per ERC Associated with Existing Facilities	\$1,008.40
	Total Estimated Cost of Additional Water Production and Treatment Facilities:	
14	Additional Costs Capitalized - CWIP (2)	\$2,815,454
15	Additional Costs Capitalized - CIP (8)	4,604,499
16	Less Receipt of Grant Funds (4)	(500,000)
17	Cost of Additional Water Production/Treatment Facilities	<u>\$6,919,953</u>
18	New Plant Capacity (MGD) (MDF) (9)	3.000
19	Estimated ERCs to be Served by Additional Facilities	8,000.00
20	Rate per ERC Associated with Additional Facilities	\$864.99
21	Rate per ERC Allocable to Water Production/Treatment Facilities	<u>\$948.16</u>
	Primary Transmission System:	
22	Existing Facilities (10)	\$33,499,634
23	Additional Costs Capitalized - CWIP (2)	2,207,250
24	Additional Costs Capitalized - CIP (11)	9,546,500
25	Less Receipt of Grant Funds (12)	0
26	Total Primary Transmission Facility Costs	<u>\$45,253,384</u>
27	Estimated ERC's Served by Existing Facilities (13)	42,640
28	Estimated Future ERCs served by Transmission Facilities (13)	8,000
29	Total Estimated ERCs served by Transmission Facilities (13)	<u>50,640</u>
30	Net Rate per ERC of Primary Transmission Facilities	<u>\$893.63</u>
31	Total Combined Rate per ERC After Rate Adjustment	\$1,841.79
32	Rounded Rate per ERC	\$1,841.00
33	Cost Per Gallon	\$6.137
34	Existing Rate per ERC	\$1,605.00
35	Proposed Increase / (Decrease)	\$236.00

ADF = Average Daily Flow
MDF = Maximum Daily Flow
ERC = Equivalent Residential Unit
GPD = Gallons per Day

Footnotes continued on the following page.

Table 2-7

**Fort Pierce Utilities Authority
Water and Wastewater Capital Improvement Charge Study
Development of Water System Capital Improvement Charge**

Footnotes:

- (1) Amount based on Table 2-1 and reflects water production and treatment assets currently in service.
- (2) Amount derived from Table 2-2 and is anticipated to be capitalized as Construction Work in Progress (CWIP).
- (3) Amount derived from Table 2-5 and reflects the planned upgrades to the existing water production and treatment facilities.
- (4) Total cost of facilities is reduced by grants and other outside funding sources, if any, as provided by the Authority.
- (5) Amount reflects the permissible capacity of the existing facilities on a maximum daily flow basis as provided by the Authority:
- | | |
|---|---------------|
| Lime Softening Water Treatment Plant (MGD) (MDF) | 12.990 |
| Reverse Osmosis Water Treatment Plant (MGD) (MDF) | 3.000 |
| Total Firm Capacity (MGD) (MDF) | <u>15.990</u> |
- (6) Amount estimated based on actual daily flow detail from Fiscal Year 2006.
- (7) Amount reflects the Authority's planned and reserved level of service for each ERC, Equivalent Residential Connection, on a maximum daily flow basis based upon experienced peak relationships:
- | | |
|--|--------------|
| Level of Service per ERC (GPD) (ADF) | 300.0 |
| Experienced Average to Peak Ratio | 1.250 |
| Estimated Level of Service per ERC (GPD) (MDF) | <u>375.0</u> |
- (8) Amount derived from Table 2-5 and reflects expansion related additions to the water production and treatment facilities.
- (9) Amount as provided by Authority staff and reflects the design capacity of such new facilities on a maximum daily flow basis.
- (10) Amount based on Table 2-1 and reflects existing water transmission and distribution assets currently in service.
- (11) Amount derived from Table 2-5 and reflects the recognized upgrades to the water transmission system.
- (12) Total cost of facilities is reduced by grants and other outside funding sources, if any, as provided by the Authority.
- (13) Amount assumes transmission capacity is consistent with existing and estimated future water treatment capacity.

Table 2-8

**Fort Pierce Utilities Authority
Water and Wastewater Capital Improvement Charge Study**

Development of Wastewater System Capital Improvement Charge

Line No.	Description	Amount
	Total Estimated Cost of Existing Wastewater Treatment Facilities:	
1	Cost of Existing Facilities (1)	\$20,342,654
2	Additional Costs Capitalized - CWIP (2)	393
3	Additional Costs Capitalized - CIP (3)	330,924
4	Less Receipt of Grant Funds (4)	0
5	Subtotal Wastewater Treatment Facilities	<u>\$20,673,971</u>
6	Existing Plant Capacity (MGD) (ADF) (5)	10.000
7	Projected Average Daily Flow (MGD) (ADF) (6)	6.408
8	ERC Factor - (GPD) (ADF) (7)	240
9	Estimated ERCs to be Served by Existing Facilities	41,667
10	Percent Remaining Capacity of Existing Facilities	35.92%
11	Allocation of Existing Facilities to Incremental Growth	\$7,426,952
12	Rate per ERC Associated with Existing Facilities	\$496.18
	Total Estimated Cost of Additional Wastewater Treatment Facilities:	
13	Additional Costs Capitalized - CWIP (2)	\$417,089
14	Additional Costs Capitalized - CIP (8)	47,929,076
15	Cost of Additional Wastewater Treatment Facilities	<u>\$48,346,165</u>
16	New Plant Capacity (MGD) (ADF) (9)	3.900
17	Estimated ERCs to be Served by Additional Facilities	16,250
18	Rate per ERC Associated with Additional Facilities	\$2,975.15
19	Rate per ERC Allocable to Wastewater Treatment Facilities	<u>\$1,786.55</u>
	Effluent Disposal System:	
20	Existing Facilities (10)	\$3,212,117
21	Additional Costs Capitalized - CWIP (2)	110,358
22	Additional Costs Capitalized - CIP (11)	13,750,000
23	Less Receipt of Grant Funds and Other Contributions(4)	<u>(11,065,235)</u>
24	Total Primary Collection Facility Costs	\$6,007,240
25	Estimated ERC's Served by Existing Facilities (12)	41,667
26	Estimated Future ERCs served by Disposal Facilities (12)	<u>16,250</u>
27	Total Estimated ERCs served by Disposal Facilities (12)	57,917
28	Net Rate per ERC of Effluent Disposal Facilities	<u>\$103.72</u>

Table 2-8

Fort Pierce Utilities Authority
Water and Wastewater Capital Improvement Charge Study

Development of Wastewater System Capital Improvement Charge

Line No.	Description	Amount
	Primary Transmission System:	
29	Existing Facilities (10)	\$37,220,695
30	Additional Costs Capitalized - CWIP (2)	1,117,422
31	Additional Costs Capitalized - CIP (11)	15,261,800
32	Less Receipt of Grant Funds (4)	0
33	Total Primary Transmission Facility Costs	\$53,599,917
34	Estimated ERC's Served by Existing Facilities (12)	41,667
35	Estimated Future ERCs served by Collection Facilities (12)	16,250
36	Total Estimated ERCs served by Collection Facilities (12)	57,917
37	Net Rate per ERC of Primary Transmission Facilities	\$925.47
38	Total Combined Rate per ERC After Rate Adjustment	\$2,815.74
39	Rounded Rate per ERC	\$2,815.00
40	Cost Per Gallon	\$11.729
41	Existing Rate per ERC	\$1,447.00
42	Proposed Increase / (Decrease)	\$1,368.00

MDF = Maximum Daily Flow
ADF = Average Daily Flow
ERC = Equivalent Residential Unit
GPD = Gallons per Day

Footnotes continued on the following page.

Table 2-8

**Fort Pierce Utilities Authority
Water and Wastewater Capital Improvement Charge Study**

Development of Wastewater System Capital Improvement Charge

Footnotes:

- (1) Amount based on Table 2-1 and reflects assets currently in service.
- (2) Amount derived from Table 2-3 and is anticipated to be capitalized as Construction Work in Progress (CWIP).
- (3) Amount derived from Table 2-6 and reflects the planned upgrades to the existing wastewater treatment facilities.
- (4) Total cost of facilities is reduced by grants and other outside funding sources, if any, as provided by the Authority.
- (5) Amount reflects the design capacity of the existing facilities on an average daily flow basis.
- (6) Amount estimated based on actual average daily flow detail from Fiscal Year 2006 as provided by the Authority.
- (7) Amount reflects the Authority's planned and reserved level of service for each Equivalent Residential Connection, on an average daily flow basis.
- (8) Amount derived from Table 2-6 and reflects expansion related additions to the wastewater treatment facilities.
- (9) Amount as provided by Authority staff and reflects the planned design capacity of such new facilities as follows:

Maximum Month ADF of Planned Mainland WRF - Phase I (MGD)	5.000
Experienced Maximum ADF to ADF Ratio	0.780
Estimated Average Daily Flow Capacity	3.900
- (10) Amount based on Table 2-1 and reflects existing wastewater transmission/collection and disposal assets currently in service.
- (11) Amount derived from Table 2-6 and reflects the recognized upgrades to the wastewater transmission and disposal system.
- (12) Amount assumes transmission and disposal capacity is consistent with the existing and estimated future wastewater treatment capacity.

Table 2-9

**Fort Pierce Utilities Authority
Water and Wastewater Capital Improvement Charge Study**

Comparison of Capital Improvement Charges for Water and Wastewater Service (1)

Line No.	Description	Residential 5/8" x 3/4" Meter		
		Water	Wastewater	Combined
Fort Pierce Utilities Authority				
1	Existing Impact Fees	\$1,605	\$1,447	\$3,052
2	Proposed Impact Fees	1,841	2,815	4,656
<u>Other Florida Utilities:</u>				
3	City of Boca Raton	\$5,195	\$4,168	\$9,363
4	City of Melbourne	1,340	1,900	3,240
5	City of Miramar (2)	2,866	4,477	7,343
6	City of Port St. Lucie (3)	1,064	1,437	2,501
7	City of Stuart	1,120	1,600	2,720
8	City of Titusville	1,500	2,070	3,570
9	City of Vero Beach	1,016	1,330	2,346
10	Collier County (4)	3,415	3,515	6,930
11	Indian River County	1,300	2,796	4,096
12	Martin County	1,710	2,100	3,810
13	Okeechobee Utility Authority	1,650	2,500	4,150
14	St. Lucie County (North Hutchinson Island)	1,344	1,805	3,149
15	St. Lucie West Services District	2,100	2,000	4,100
16	Sarasota County	2,720	2,031	4,751
17	Other Florida Utilities' Average	\$2,024	\$2,409	\$4,434

- (1) Unless otherwise noted, amounts shown reflect residential rates in effect August 2006 and are exclusive of taxes or franchise fees, if any, and reflect rates charged for inside the city service. All rates are as reported by the respective utility. This comparison is intended to show comparable charges for similar service for comparison purposes only and is not intended to be a complete listing of all rates and charges offered by each listed utility.
- (2) Amounts reflect those charges in the utility's western service territory where the majority of new development is occurring.
- (3) Amounts include line extension fees charged by the utility, and based on discussions with Authority staff, best reflects comparable utility charges allocable to new development.
- (4) Amounts recently adopted and shall become effective September 1, 2006.

Table 2-10

Fort Pierce Utilities Authority
Water and Wastewater Capital Improvement Charge Study

Proposed Accrued Guaranteed Revenue Charges (AGRC)

	Month Ending (1)											
	October	November	December	January	February	March	April	May	June	July	August	September
Water System (2)												
Fiscal Year 2007	\$0.00	\$0.00	\$0.00	\$0.00	\$8.77	\$17.54	\$26.31	\$35.08	\$43.85	\$52.62	\$61.39	\$70.16
Fiscal Year 2008	\$78.93	\$87.70	\$96.47	\$105.24	\$114.01	\$122.78	\$131.55	\$140.32	\$149.09	\$157.86	\$166.63	\$175.40
Fiscal Year 2009	\$184.17	\$192.94	\$201.71	\$210.48	\$219.25	\$228.02	\$236.79	\$245.56	\$254.33	\$263.10	\$271.87	\$280.64
Fiscal Year 2010	\$289.41	\$298.18	\$306.95	\$315.72	\$324.49	\$333.26	\$342.03	\$350.80	\$359.57	\$368.34	\$377.11	\$385.88
Fiscal Year 2011	\$394.65	\$403.42	\$412.19	\$420.96	\$429.73	\$438.50	\$447.27	\$456.04	\$464.81	\$473.58	\$482.35	\$491.12
Fiscal Year 2012	\$499.89	\$508.66	\$517.43	\$526.37	\$526.37	\$526.37	\$526.37	\$526.37	\$526.37	\$526.37	\$526.37	\$526.37
Wastewater System (3)												
Fiscal Year 2007	\$0.00	\$0.00	\$0.00	\$0.00	\$13.41	\$26.82	\$40.23	\$53.64	\$67.05	\$80.46	\$93.87	\$107.28
Fiscal Year 2008	\$120.69	\$134.10	\$147.51	\$160.92	\$174.33	\$187.74	\$201.15	\$214.56	\$227.97	\$241.38	\$254.79	\$268.20
Fiscal Year 2009	\$281.61	\$295.02	\$308.43	\$321.84	\$335.25	\$348.66	\$362.07	\$375.48	\$388.89	\$402.30	\$415.71	\$429.12
Fiscal Year 2010	\$442.53	\$455.94	\$469.35	\$482.76	\$496.17	\$509.58	\$522.99	\$536.40	\$549.81	\$563.22	\$576.63	\$590.04
Fiscal Year 2011	\$603.45	\$616.86	\$630.27	\$643.68	\$657.09	\$670.50	\$683.91	\$697.32	\$710.73	\$724.14	\$737.55	\$750.96
Fiscal Year 2012	\$764.37	\$777.78	\$791.19	\$804.86	\$804.86	\$804.86	\$804.86	\$804.86	\$804.86	\$804.86	\$804.86	\$804.86

Footnotes

(1) Amount reflects additional payments due per ERC in addition to proposed Capital Improvement Charges that identify the Authority's accrued investment in facilities for the benefit of future growth.

(2) Water System amounts based the following:

Treatment and Transmission

Proposed Capital Improvement Charge per ERC		\$1,841.00
Monthly Carrying Cost	5.0%	0.4200%
Strategic Planning Horizon (Months)		60
Total Carrying Cost		<u>\$526.37</u>
Average Amount per Month		<u>\$8.77</u>

(3) Wastewater System amounts based on the following:

Treatment and Transmission

Proposed Capital Improvement Charge per ERC		\$2,815.00
Monthly Carrying Cost	5.0%	0.4200%
Strategic Planning Horizon (Months)		60
Total Carrying Cost		<u>\$804.86</u>
Average Amount per Month		<u>\$13.41</u>