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# Public Service Commission

March 25, 2024

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**STAFF'S SECOND DATA REQUEST**  
VIA EMAIL

**Re: Docket No. 20230118-WS - Application for staff-assisted rate case in Polk County by GCP Plantation Landing, LLC.**

Dear Mr. Deterding:

Staff reviewed GCP Plantation Landing LLC's (or Utility) response, dated February 26, 2024, to staff's first data request. The Utility's response is not complete. Please submit the following information for the period of July 1, 2022, to June 30, 2023, (test year), unless another time period is specified. The numbers in the list below correspond to the numbers in the original data request for which GCP Plantation Landing, LLC's response was incomplete, preceded by the letters "DR." Please provide the information requested below by **Thursday, April 25, 2024**.

**DR 2. Purchased Power:** All utility related electricity bills from the beginning of the test year to present, which include meter number and location, kilowatts used, dollars paid, and the electric company's account numbers.

GCP Plantation Landing, LLC provided purchased power bills for calendar years 2022 and 2023. The data request was for the beginning of the test year, July 1, 2022, to the present. Please provide the purchased power bills received for 2024. Please provide copies of these bills.

**DR 3. Chemicals:** A list of all chemicals used in the treatment of wastewater, amounts purchased, quantity purchased, unit prices paid and dosage rates utilized

The invoices supplied by GCP Plantation Landing, LLC contain all of the information requested except the dosage rate utilized and unit prices paid. Please provide this missing data.

**DR 4. Sludge Removal Expenses:** Please provide a schedule showing the total cost and quantity of removing the sludge, if persons other than owners, stockholders, and employees of the utility perform such work during the test year

The file the utility provided invoice numbers for sludge removal but did not provide the total cost and quantity of the sludge removal.

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**DR 5. Contractual Services - Testing:** A list of tests, along with costs paid to outside laboratories for testing the water treatment during the test year.

GCP Plantation Landing, LLC's response to DR 5 was combined with its response to DR 6. Please provide a clear list of tests and costs for Contractual Services related to testing and clearly label any files provided. Please do not combine the responsive information with non-responsive information or use the Utility's internal codes and abbreviations.

Provide a list of tests along with costs paid to outside laboratories for testing the wastewater treatment during the test year. This should be a clear list of tests and costs for Contractual Services related to testing the water treatment and any files provided should be clearly labeled.

**DR 6. Contractual Services - Other:** The costs of operation and maintenance (O&M) work not performed by utility employees with an explanation of the type of work performed. These costs include the operator's fee, mowing and grounds keeping and contracted repair for the water system.

Refer to the Excel spreadsheets in the file named "PTU Ledger and Capex 2022 and 2023" provided, it appears that these spreadsheets contain a variety of charges, many of which appear to be contractual in nature, though some are clearly not O&M or testing related. Others appear to be one-time or as-needed purchases, and still, others appear to be account-balancing or correcting entries. Please provide a list of entities with which GCP Plantation Landing, LLC has a contractual relationship to perform O&M work at the water system. For each entity, provide its name, the cost incurred pursuant to the Utility's contract with the respective entity, and an explanation of the type of work performed by each entity. Please do not combine the responsive information with non-responsive information or use the Utility's internal codes and abbreviations.

Provide the costs of O&M work not performed by utility employees with an explanation of the type of work performed for the wastewater system. Please provide a list of entities with which GCP Plantation Landing, LLC has a contractual relationship to perform O&M work at the wastewater system. For each entity, provide its name, the cost incurred pursuant to the Utility's contract with the respective entity, and an explanation of the type of work performed by each entity.

**DR 7. Transportation Expenses:** A schedule of all vehicles by serial number and description owned or leased by the utility, original cost or lease documents, whom the vehicles are assigned to, and an explanation of how they are allocated to the utility, or a copy of the log book showing miles on personal vehicles associated with utility business.

GCP Plantation Landing, LLC did not provide a response to this data request. Please verify whether the Utility owns or leases any vehicles associated with utility business.

**DR 9 MORs:** Copies of monthly operation reports (MOR) for water from July 1, 2022, through June 30, 2023 (test year), in Microsoft Excel format, if available, which includes:

FOR WASTEWATER – Total treated, total wash water, total of each chemical in points, chemical dosage rates (average).

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FOR WATER – Total water purchased or pumped, total wash water, total of each chemical in points, chemical dosages rates (average).

GCP Plantation Landing, LLC’s response to DR 8 was combined with DR 9 and DR 10, and was only responsive to DR 8. Please provide each MOR submitted to the Florida Department of Environmental Protection from July 1, 2022, through June 30, 2023.

Provide copies of discharge monitoring reports (DMR) for wastewater from July 1, 2022, through June 30, 2023 (test year), in Microsoft Excel format, if available, which includes:

FOR WASTEWATER – Total treated, total wash water, total of each chemical in points, chemical dosage rates (average).

**DR 10. Water Sold:** Copy of monthly totals of metered water sold for each month of the test year.

As noted above, nothing in the Utility’s response addressed DR 10. Please provide a copy of monthly totals of metered water sold for each month of the test year.

**DR 12. Plant Additions:** If any plant addition has been made or will be required due to a written order from a governmental agency, please provide a copy of that order.

The response of GCP Plantation, LLC was N/A. Refer to the Excel file named “PTU Ledger and Capex 2022 and 2023”. Please clarify if any items in this file are plant additions required due to a written order from a governmental agency. If so, please provide a copy of that order.

**DR 14. Assets:** A listing of all water and wastewater assets owned by the utility, including sewer piping, lift stations, etc.

Example: 200’ – 8” PVC (Sewer)

250’ – 6” PVC (Sewer)

50’ – 6” PVC Fire Hydrants (Water)

Nothing in the Utility’s response addressed DR 14. Please provide a listing of all water and wastewater assets owned by the utility, including sewer piping, lift stations, etc.

**DR 15. Number of customers:** Number of customers classified as to meter size and class (commercial or residential) for the following points in time:

- a. A minimum of 4 years prior to the beginning of the test (or calendar last) year.
- b. The beginning of the last calendar year.
- c. The end of the last calendar year.
- d. Present.

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GCP Plantation Landing, LLC's response included a profit and loss statement that included occupied revenue and non-revenue-generating sites, as well as unoccupied sites, for the years requested in DR 15. Information regarding class and meter size was not provided. Please provide the number of customers classified by meter size and class for the time periods requested.

**DR 16. Engineering Maps:** Please provide a copy of the utility's engineering maps for water and wastewater showing location and size of wastewater mains throughout the service area and customer location and classification. On each map, please identify vacant customer lots, customer meter sizes, and lift stations.

The engineering maps provided do not appear to match the entire service territory for GCP Plantation Landing, LLC. Additionally, they do not contain adequate legends necessary to depict the water and wastewater system components, they do not identify customer classification, meter sizes, or vacant lots. If GCP Plantation Landing, LLC is not in possession of water or wastewater system maps that provide the information requested in DR 16, please produce these maps and provide them in your response. Rule 25.30-125, F.A.C., requires each utility is required to maintain on file at its principal office located within the State of Florida, suitable maps, drawings and/or records of its system and facilities to show size, location, character, date of installation and installed cost of major items of plant and extension of facilities.

**DR 17. Pro Forma:** Please fill out the attached spreadsheet concerning the pro forma items the Utility is requesting. Please include any bid proposals or estimates for the pro forma items. If less than 3 bid proposals were requested for each pro forma item, please explain why.

Refer to the Excel file named "PTU Ledger and Capex 2022 and 2023". Please clarify if any items in this file are pro forma items, if so please provide the requested information. If they are not pro forma items, please clarify these expenses. Please complete the form, with explanation as necessary, as requested.

Please file all responses electronically at the Commission's website at [www.floridapsc.com](http://www.floridapsc.com), by selecting the Clerk's Office and Electronic Filing Web Form. Please contact me by phone at (850) 413-6686 or by email [owooten@psc.state.fl.us](mailto:owooten@psc.state.fl.us) if you have any questions.

Sincerely,

*s/ Orlando Wooten*

Orlando Wooten  
Engineering Specialist  
Division of Engineering

OW:da

Enclosure

cc: Office of Commission Clerk (Docket No. 20230118-WS)  
Rhonda Hicks, Office of Auditing and Performance Analysis

