Utility Special District Meeting
Agenda
Marina Event Center - 190 E. 13th Street
Riviera Beach, FL 33404
September 23, 2026
6:00 PM

Be advised, that the meeting location is subject to change. The public is encouraged to visit the City's website, www.rivierabch.com, for up to date information on meeting location and information.

Chairperson
Glen Spiritis, Ph.D - District 4

Vice Chair
Fercella Davis-Panier - District 5

Board Members
Bruce Guyton - District 1
KaShamba Miller-Anderson - District 2
Shirley D. Lanier - District 3

Ex-Officio Board Member
Mayor Douglas A. Lawson

Administration
William E. Wilkins, City Manager
Deborah Hall, MMC, District Clerk
Dawn S. Wynn, Esq., District Attorney
Randy Sherman, CPA, CGFO, CTP, District Finance Director

ADA Notice

This meeting is open to the Public. In accordance with the Americans with Disabilities Act of 1990, persons in need of a special accommodation to participate in the proceedings shall contact the Office of the City Clerk at 561-845-4090 no later than 2 days (48 hours) prior to the proceedings.
To request material in accessible format, sign language interpreters, hearing impaired accommodation, or any accommodation to review any document or participate in these proceedings, please contact the Florida Relay Services 1-800- 955-8771 (TDD) or 1-800-955-8770 (voice) for assistance.

Public Comments Information

If anyone wants to speak on an agenda item, please complete a public comment card located at the front desk and give it to the City Clerk staff before the City Council takes up the item for discussion and before the public comments section is announced. In no event will anyone be allowed to submit a comment card to speak on an agenda item after the title of the item is read or considered.

Consent Agenda: Total time allotted for comment on the Consent Agenda to each member of the public is three (3) minutes.

Regular Agenda: Members of the public will be given three (3) minutes to speak on any regular agenda item.

Please note that the time limit for public comment may be reduced by a vote of the City Council based on the voluminous nature of public comment cards.

Civility and Decorum: Please be reminded that the City of Riviera Beach is committed to civility and decorum by its officials, employees, and members of the public who attend this meeting. The City Council has adopted "Rules of Decorum Governing Public Conduct during Official Meetings", which provides in pertinent part:

- Board Members shall be recognized by the Chair and shall not interrupt a speaker.
- Public comment shall be addressed to the Board as a whole and not to any individual on the dais or in the audience.
- Displays of anger, rudeness, ridicule, impatience, lack of respect and personal attacks are strictly prohibited.
- Unauthorized remarks from the audience, stamping of feet, clapping, whistles, yells and similar demonstrations shall not be permitted.
- Offenders may be removed from the meeting.
- Please mute or turn off cell phone at the start of the meeting. Failure to do so may result in being barred from the meeting.

Lobbying - Ordinance 4001 - Adopted September 2011

Lobbyist registration and reporting forms are available for you online and in print. Forms can be obtained in the Office of the City Clerk and Council Chambers. Registration and reporting forms shall be submitted to the Office of the City Clerk.

CALL TO ORDER

Roll Call

Invocation

Pledge of Allegiance

AGENDA Approval

Additions, Deletions, Substitutions

Disclosures

Adoption of Agenda

Comments From the Public on Consent Agenda (Three Minutes Limitation)

CONSENT AGENDA

Routine Board Business. The Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Board member or member of staff.

1. Minutes

1.a **July 14, 2026, Utility Special District Board of Directors Meeting Minutes.**

Debrah Hall, District Clerk, (561) 983-1710

Staff recommends a Motion to approve the July 14, 2026, Utility Special District Board of Directors Meeting Minutes.
Cover Page
July 14, 2026 Utility Special District Meeting Minutes.pdf

2. Resolutions

2.a **Resolution Number 74-26: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, authorizing Settlement in the case of Close Construction v. City of Riviera Beach Case No. 4D2023-0051/L.T. No. 50-2016-CA-013117A; Authorizing Governmental Claims Solutions to make a payment in the amount of One Hundred Fifty Thousand Dollars and Zero Cents ($150,000.00) as full and final settlement; and providing an effective date.**

Dawn S. Wynn, Esq., City Attorney, (561) 845-4069

Staff recommends a Motion for the Board to approve Resolution Number 74-26.

Cover Page

END OF CONSENT AGENDA

3. Unfinished Business

Petitions and Communications for filing

4. Awards and Presentations

4.a **Presentations of Updates on Utility Special District Projects.**

Joshua Niemann, Utility Special District Executive Director, (561) 845-4185

Staff recommends that the Mayor and USD Board members receive these Presentations.
Cover Page
Brown & Caldwell_Owner's Rep_Update_9-1-26.pdf
Haskell-CDM Smith_JV Update_September 2026.pdf
Globaltech_Wellfield Rehab Proj_Update_09032026.pdf
U.S. Water Services_Monthly Report_Sept 2026_Draft.pdf

5. Public Hearings

COMMENTS FROM THE PUBLIC - 5:45 PM Non-Agenda Item Speakers (Three Minute Limitation)
Public Comments shall begin at 5:45 PM unless there is no further business of the Board, which in that event, it shall begin sooner. In addition, if an item is being considered at 5:45 PM, then comments from the public shall begin immediately after the item has been concluded.

6. Items Tabled

REGULAR AGENDA

7. Resolutions on Regular Agenda

8. Discussion and Deliberation

8.a **Discussion on Using Emergency Contractor Services for Water Distribution and Wastewater Collection Service Line Breaks.**

Joshua Niemann, Utility Special District Executive Director, (561) 845-4185

It is recommended that the Mayor and the Utility Special District Board provide direction on whether emergency repairs should be authorized through a blanket purchase order prior to services being rendered or be presented to the USD Board

of Directors retroactively for approval.
Cover Page
Resolution_Number_17-26UD.docx
Res 37-26UD - Hinterland Group_FM Emergency Repair.pdf

8.b **Discussion on the Utility Billing Process and Meter status.**

Randy M. Sherman, Chief Financial Officer, CPA, CGFO, CTP, (561) 845-4045

It is recommended that the Mayor and Utility Special District Board receive the discussion on the utility billing process and meter status.
Cover Page

9. Confirmation of Direction

10. Discussion by City Manager/Executive Director

11. Discussion by District Attorney

12. Statements by the Mayor and Board

ADJOURNMENT

Appeals

If any interested person desires to appeal any decision of the Board with respect to any matter considered at this meeting, at his or her own expense, that person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, pursuant to Section 286.0105, F.S. The City of Riviera Beach does not prepare or provide such a record.

Riviera Beach - Utility Special District

To:	Honorable Mayor, Chairperson, and Utility Special District Board
From:	Debrah Hall, District Clerk
Through:	William Wilkins, City Manager
Subject:	**July 14, 2026, Utility Special District Board of Directors Meeting Minutes.**
Date:	September 23, 2026
CC:	General Public

Background:
Attached you will find the July 14, 2026, Utility Special District Board of Directors Meeting Minutes.

City Goals:
The Citywide Goal is to Enhance Government Stewardship.

Fiscal/Budget Impact:
There is no fiscal impact

Recommendation:
Staff recommends a Motion to approve the July 14, 2026, Utility Special District Board of Directors Meeting Minutes.

Attachments:
1. July 14, 2026 Utility Special District Meeting Minutes.pdf

UTILITY SPECIAL DISTRICT
BOARD OF DIRECTORS MEETING
July 14, 2026
6:00 p.m.

Chairperson

Glen Spiritis.....Chairperson Spiritis
District 4

Vice Chair

Fercella Davis Panier.....Chair Pro Tem Davis Panier
District 5

Board Members

Bruce Guyton .....Board Member Guyton
District 1

KaShamba Miller-Anderson.....Board Member Miller-Anderson
District 2

Shirley D. Lanier.....Board Member Lanier
District 3

Ex Officio Board Member

Douglas A. Lawson.....Mayor Lawson

Administration

William Wilkins – Interim City Manager Wilkins

Debrah Hall –District Clerk

Dawn Wynn – District Attorney

Randy Sherman - District Finance Director

Transcribed by:

Legal Transcription On Call
(561) 917-1636

[Before meeting discussions and chatter]

[Gavel]

CALL TO ORDER

Chairperson Spiritis: Good evening, everybody.

This is the Utility Special District Meeting. We're in the Marina Event Center in Riviera Beach.

It's July 14, 2026. And, it's 6:06 p.m.

ROLL CALL

Chairperson Spiritis: Roll call, Clerk, please.

District Clerk Hall: Chairperson Dr. Glen Spiritis?

Chairperson Spiritis: Here.

District Clerk Hall: Vice Chair Fercella Davis Panier?

Vice Chair Davis Panier: Here.

District Clerk Hall: Board Member Bruce Guyton?

Board Member Guyton: Here.

District Clerk Hall: Board Member KaShamba Miller-Anderson?

Board Member Miller-Anderson: Present. [Appearing virtually].

District Clerk Hall: Board Member Shirley Lanier?

Board Member Lanier: Here. [Appearing virtually].

District Clerk Hall: *Ex officio* Board Member Mayor Duglas Lawson?

Mayor Lawson: [Absent].

District Clerk Hall: City Manager William Wilkins?

Interim City Manager Wilkins: Here.

District Clerk Hall: District Clerk Debrah Hall is present.

District Attorney Dawn Wynn?

District Attorney Wynn: Here.

District Clerk Hall: District Finance Director Randy Sherman?

District Finance Director Sherman:: Here.

District Clerk Hall: Mr. Chair, let the record reflect that Board Member Miller-Anderson and Board Member Lanier provided notice that they are ill but would attend the meeting virtually.

You have a quorum. You may proceed.

Chairperson Spiritis: Thank you, Clerk Hall.

INVOCATION

Chairperson Spiritis: We'll have the Invocation.

PLEDGE OF ALLEGIANCE

Chairperson Spiritis: And, the Pledge of Allegiance, led by Board Member Bruce Guyton.

[Moment of silence]

Board Member Guyton: I pledge allegiance…

All: …to the Flag of the United States of America, and to the Republic for which it stands, one nation under God, indivisible with liberty and justice for all.

AGENDA APPROVAL

ADDITIONS, DELETIONS, SUBSTITUTIONS

Chairperson Spiritis: Are there any additions or deletions or substitutions from the Board or the City Manager?

Interim City Manager Wilkins: I have none.

Board Member Guyton: I have none.

Chairperson Spiritis: None.

Okay.

DISCLOSURES

Chairperson Spiritis: Any disclosures from any of the Board Members?

[Pause]

Chairperson Spiritis: I..., I would like to make a disclosure.

Kimley-Horn, engineering firm, did work for my private company for a number of years. But, they no longer work for us. They haven't worked for us for us for close to two years.

Okay.

ADOPTION OF AGENDA

Chairperson Spiritis: Is there a motion to adopt the Agenda?

Board Member Guyton: So moved.

Chairperson Spiritis: Okay.

Bruce…

Vice Chair Davis Panier: Second.

Chairperson Spiritis: It's moved by Board Member Guyton.

It was seconded by Board Member Davis Panier.

Chair.

District Clerk Hall: Vice Chair…

Chairperson Spiritis: I mean, [stammer].., Clerk.

District Clerk Hall: Vice Chair Davis Panier?

Vice Chair Davis Panier: Yes.

District Clerk Hall: Board Member Guyton?

Board Member Guyton: Yes.

District Clerk Hall: Board Member Lanier?

Board Member Lanier: Yes.

District Clerk Hall: Board Member Miller-Anderson?

Board Member Miller-Anderson: Yes.

District Clerk Hall: Chairperson Dr. Spiritis?

Chairperson Spiritis: Yes.

District Clerk Hall: That's a unanimous vote.

Chairperson Spiritis: Thank you.

District Clerk Hall: Mr. Chair, please let the record reflect that *Ex official* Mayor Douglas Lawson is present.

Chairperson Spiritis: Okay.

Welcome, Mayor Lawson to the meeting.

Mayor Lawson: Thank you, Chair.

Chairperson Spiritis: Okay.

CONSENT AGENDA

1. ITEM NO. 1

MINUTES

1a. ITEM NO. 1A

APRIL 15, 2026, UTILITY SPECIAL DISTRICT BOARD OF DIRECTORS MEETING MINUTES.

DEBRAH HALL, DISTRICT CLERK, (561) 845-4090

1b. <u>ITEM NO. 1B</u>
MAY 20, 2026, UTILITY SPECIAL DISTRICT BOARD OF DIRECTORS MEETING MINUTES.

DEBRAH HALL, DISTRICT CLERK, (561) 845-409

2. <u>ITEM NO. 2</u>

<u>BOARD APPOINTMENTS</u>

2a. <u>ITEM NO. 2A</u>

RESOLUTION NUMBER 26-26UD: A RESOLUTION OF THE UTILITY SPECIAL DISTRICT BOARD OF DIRECTORS OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA AUTHORIZING THE BOARD TO APPOINT JOSHUA NIEMANN, EXECUTIVE DIRECTOR OF UTILITY SPECIAL DISTRICT TO THE EAST CENTRAL REGIONAL WASTEWATER TREATMENT FACILITY (ECR) BOARD ACCORDING TO THE INTERLOCAL AGREEMENT SIGNED SEPTEMBER 9, 1992, AND THE RENEWAL OF THE ECR INTERLOCAL AGREEMENT SIGNED APRIL 20, 2010; AND PROVIDING FOR AN EFFECTIVE DATE.

JOSHUA NIEMANN, UTILITY SPECIAL DISTRICT EXECUTIVE DIRECTOR, (561) 845-4185

2b. <u>ITEM NO. 2B</u>

RESOLUTION NUMBER 29-26UD: A RESOLUTION OF THE UTILITY SPECIAL DISTRICT BOARD OF DIRECTORS OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA AUTHORIZING THE BOARD TO APPOINT RICHARD GALLANT, ASSISTANT DIRECTOR OF UTILITY SPECIAL DISTRICT, AS THE ALTERNATE TO THE EAST CENTRAL REGIONAL WASTEWATER TREATMENT FACILITY (ECR) BOARD ACCORDING TO THE INTERLOCAL AGREEMENT SIGNED SEPTEMBER 9, 1992, AND THE RENEWAL OF THE ECR INTERLOCAL AGREEMENT SIGNED APRIL 20, 2010; AND PROVIDING FOR AN EFFECTIVE DATE.

JOSHUA NIEMANN, UTILITY SPECIAL DISTRICT EXECUTIVE DIRECTOR, (561) 845-4185

2C. <u>ITEM NO. 2C</u>

RESOLUTION NUMBER 30-26UD: A RESOLUTION OF THE UTILITY SPECIAL DISTRICT BOARD OF DIRECTORS OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA AUTHORIZING THE BOARD TO DELEGATE AUTHORITY TO EXECUTE ALL PERMIT APPLICATIONS RELATED TO THE

UTILITY SPECIAL DISTRICT AND ITS SERVICE AREA FROM THE PALM BEACH COUNTY HEALTH DEPARTMENT, SOUTH FLORIDA WATER MANAGEMENT DISTRICT, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND UNITED STATES ARMY CORPS OF ENGINEERS TO JOSHUA NIEMANN, EXECUTIVE DIRECTOR OF UTILITY SPECIAL DISTRICT AND IN HIS ABSENCE RICHARD GALLANT AS THE ASSISTANT UTILITY DIRECTOR AS THE AUTHORIZED SIGNEE; AND PROVIDING FOR AN EFFECTIVE DATE.

JOSHUA NIEMANN, UTILITY SPECIAL DISTRICT EXECUTIVE DIRECTOR, (561) 845-4185

Chairperson Spiritis: Are there any comments on the Consent Agenda, from the Board?

Board Member Miller-Anderson: Mr. Chair?

Chairperson Spiritis: Yes.

We're gonna.., we're gonna do public comment before we [stammer].., before we do an actual discussion. I'm just asking for comments on the Agenda Item.

District Clerk Hall: Mr…

Board Member Miller-Anderson: I.., I want to pull…

Where are we…

Chairperson Spiritis: Yes.

Board Member Miller-Anderson: The Consent Agenda?

Chairperson Spiritis: Board Member KaShamba Miller-Anderson, you.., you want to., you have a comment on the Agenda?

Board Member Miller-Anderson: Are.., are we…

Did we bypass the part where we can pull from the Consent Agenda?

Chairperson Spiritis: We… Okay.

Are… Well, we'll do that right now.

Does anybody have anything they wanna remove from the Consent Agenda?

Board Member Miller-Anderson: 2d.

Chairperson Spiritis: Okay.

2b. Does any Board Member object to that, or have any issues with that?

[Pause]

Chairperson Spiritis: 2b, Board Member Miller-Anderson would like…

District Clerk Hall: D as in…

Chairperson Spiritis: …to remove….

District Clerk Hall: …dog or 'b' as in boy?

Board Member Miller-Anderson: D as in dog.

Chairperson Spiritis: D as in dog.

Okay.

Board Member Guyton: Okay.

Chairperson Spiritis: That's authorizing the.., the Executive Director.

Vice Chair Davis Panier: No.

Chairperson Spiritis: [Inaudible].

District Attorney Wynn: D…

Board Member Guyton: [Inaudible].

District Attorney Wynn: It's the meters.

The issue with the water…

2d.

District Attorney Wynn: …meters.

Chairperson Spiritis: Oh, the 'd'. D.

District Attorney Wynn: Yes.

Chairperson Spiritis: Okay. That's the $47,714.

Board Member Guyton: Yes.

Chairperson Spiritis: Any.., any objections for removing that?

Okay. So, we'll.., we'll… You wanna move that to the Regular Agenda?

Board Member Miller-Anderson: Yes.

When we pull from the Consent…

Chairperson Spiritis: Okay.

Board Member Miller-Anderson: …Agenda…

Chairperson Spiritis: Great. Okay.

Board Member Miller-Anderson: …it automatically…

Chairperson Spiritis: So…

Board Member Miller-Anderson: …goes to the Regular…

Chairperson Spiritis: Okay.

Board Member Miller-Anderson: …Agenda.

Chairperson Spiritis: So, where would you like to move it, Clerk?

District Clerk Hall: After we vote on Consent, Mr. Chair, we will hear Item 2d.

Chairperson Spiritis: Okay.

District Clerk Hall: Resolution…

Chairperson Spiritis: So, right after the…

District Clerk Hall: …32-26…

Yes, sir.

Chairperson Spiritis: …end of the Consent Agenda, that'll be the first Item.

2d, right before Number 4.

Do you have any.., is there a motion to accept the.., approve the…

Board Member Guyton: Yes.

I move to approve the Consent Agenda as amended.

Chairperson Spiritis: Okay.

Is there a second?

Vice Cahir Davis Panier: Second.

Chairperson Spiritis: Okay.

It's moved by Board Member Guyton. Seconded by Board Member Davis Panier.

District Clerk Hall: Mr. Chair, we do not have any public comment…

Chairperson Spiritis: No public comment.

District Clerk Hall: …cards on Consent, or Item 2d.

Chairperson Spiritis: Okay.

Any.., any other comments from the Board on the Consent Agenda before we vote?

[Pause]

Board Member Guyton: I have none.

Chairperson Spiritis: Okay.

Being none.

Clerk, please call the vote on the Consent Agenda.

District Clerk Hall: Vice Chair Davis Panier?

Vice Chair Davis Panier: Yes.

District Clerk Hall: Board Member Guyton?

Board Member Guyton: Yes.

District Clerk Hall: Board Member Lanier?

Board Member Lanier: Yes.

District Clerk Hall: Board Member Miller-Anderson?

Board Member Miller-Anderson: Yes.

District Clerk Hall: Chairperson Dr. Spiritis?

Chairperson Spiritis: Yes.

District Clerk Hall: That's a unanimous vote.

Chairperson Spiritis: Okay.

That's the end of the Consent Agenda.

END OF CONSENT

2d. ITEM NO. 2D

Chairperson Spiritis: We will now go to Item No. 2d.

District Clerk Hall: Item 2d.

District Clerk Hall: **RESOLUTION NUMBER 32-26UD: A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT, PALM BEACH COUNTY, FLORIDA, APPROVING AND AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER FOR THE PURCHASE OF WATER METERS FROM WATER WORKS METROLOGY, LLC IN AN AMOUNT NOT TO EXCEED $47,714.69 FROM PROJECT CODE 23038, WATER METER INFRASTRUCTURE UPGRADES; AND AUTHORIZING THE UTILITY SPECIAL DISTRICT FINANCE DIRECTOR TO MAKE PAYMENTS FROM PROJECT CODE 23038 IN AN AMOUNT NOT TO EXCEED $47,714.69; AND PROVIDING AN EFFECTIVE DATE. JOSHUA NIEMANN, UTILITY SPECIAL DISTRICT EXECUTIVE DATE.**

JOSHUA NIEMANN, UTILITY SPECIAL DISTRICT EXECUTIVE DIRECTOR, (561) 845-4051

District Clerk Hall: Mr. Chair, there are no comment cards on this Item.

The acceptance of the cards is closed.

Chairperson Spiritis: Okay.

Board Member Guyton: So moved.

Chairperson Spiritis: Okay.

Moved by Board Member Guyton.

Vice Chair Davis Panier: Second.

Chairperson Spiritis: Seconded by Board Member Davis Panier.

Clerk, call the roll, please.

District Clerk Hall: I think there is a…

Chairperson Spiritis: Oh.

District Clerk Hall: …discussion.

Chairperson Spiritis: We'll do presentation.

Josh, Executive Director Niemann, do you wanna give us an update on this?

Executive Director Niemann: Yes, sir, Mr. Chair, Board. Joshua Niemann, Executive Director of the Special Utility District.

The Item in front of you is for a variety of equipment and the components associated with our automatic metering infrastructure program. That will include anything from registers to radios, bolts, flange kits, all of the things necessary to be able to replace aging meters that need to be replaced.

And then also, some of the things that get broken just through day to day operations and.., and wear and tear.

So, this is for $47,000. This actually came at the request of customer service, as their supply is dwindling down, trying to refresh that supply.

Chairperson Spiritis: Okay.

Executive Director Niemann, do we have water meters that are frozen?

Executive Director Niemann: Frozen?

Chairperson Spiritis: Yeah.

Do they.., they read zero?

Executive Director Niemann: We do have meters that read zero from time to time.

And so, as the Utility, we get what's called a zero-read report. We look at that zero-read report and use that to identify where we need to get Staff out, replace water meters. It's not unheard of. It happens, especially in a large community as ours.

And.., and so, yes, it does happen. But, [stammer] we utilize that report to be able to replace the meters that need to be replaced.

Chairperson Spiritis: Can you tell us what creates that situation?

Executive Director Niemann: It could be for a variety of issues.

Currently, a lot of the issues have arisen from the water quality that was being delivered from the water plant. They're mechanical meters, they have propellers, like you would see on the back of a boat, and they have gears and bearings. And so, having that sludge from the lime softening plant, really did a.., a number on a lot of our meters.

We also have Venturie Meters and Mag Meters which don't have the mechanical components but they also get lime buildup as.., as well.

So, those can be fixed a little easier. They're more expensive but a [stammer] a vast majority of the meters within our [stammer] system are the propeller meters that.., that have moving parts.

Chairperson Spiritis: Will any of this money be used to correct that situation?

Executive Director Niemann: Not at this time.

This will really be help to fix… [Stammer] let me rephrase that. They.., this will address some of the zero-reads but, from a macro scale, it's much bigger of a project than that. And, over

the next fiscal year, myself, along with Mr. Gallant and Mr. Sherman, will be actively working to replace meters.

We plan on starting with our larger meters. Those larger meters are where we're gonna get the most bang for our buck, and then, we'll move from the larger meters down to the residential meters.

Chairperson Spiritis: Right.

So, I.., I just wanna make it clear for those people who are not familiar with this that, some of the.., the problems that we're having are with the large commercial operators, that use the majority of the water.

So, what's happening is, they have frozen meters and the poor people are subsidizing these big businesses. So, it's very important that we correct this situation.

Executive Director Niemann: And.., and.., and one note to make on that.

One of the things that we're seeing, industry wide, specifically within the meter industry, is the intensive lead times. In November of 2025, the Board authorized the purchase of large meters for the Port of Palm Beach.

We literally just got those meters within the past few weeks, and they're working to replace those because we had such issues.

So, we're actively working on it. but, we also wanna make sure that we're using the right meter to make sure we're not waiting eight months to get those large meters.

Chairperson Spiritis: Okay.

Thank you. Thank you so much.

Any other questions from the Board Members on this Item?

[Pause]

Chairperson Spiritis: Okay.

Since there's no public comment…

Board Member Miller-Anderson: Mr. Chair?

I was the one that pulled it so, I definitely have a reason…

Chairperson Spiritis: Yes.

Board Member…

Board Member Miller-Anderson: Mr…

Chairperson Spiritis: …Miller-…

Board Member Miller-Anderson: ….Niemann…

Chairperson Spiritis: …Anderson.

Board Member Miller-Anderson: Being that they brought up about the meters being frozen at zero with these businesses.

How many businesses are we talking, that have been impacted like that?

Executive Director Niemann: Councilwoman, I would have to look at the zero-read report.

It varies from week to week because we are constantly out there fixing them, but I can get you those numbers and.., and get with customer service to give you an identi'.., an exact number, what it is currently.

Board Member Miller-Anderson: How long has that been going on?

Executive Director Niemann: To my knowledge, it's been going on since the.., my.., start of my tenure.

But, it will continue to go on. We will always have zero-reads. These meters, you know, regardless if they're brand new or.., or.., or five years old. We just wanna get the.., the number of zero-reads down to a manageable [stammer] number, compared to where it's at now.

Board Member Miller-Anderson: So, this just started, you said, when you got there?

There's no evidence of this happening before you got there?

Executive Director Niemann: No, ma'am.

This.., this has been ongoing from.., long before I started with the City.

Board Member Miller-Anderson: Okay.

And then also, with these.., the replacement of these meters, do we know how many more we need? I'm.., I'm not speaking about the companies, I'm talking about residential. 'Cause, at one time, we were having to refresh them.

Is this still the old refresh that we're doing? [Stammer] or, is this a new one?

Executive Director Niemann: Mr. Chair, if I may?

So, as far as I know, the AMR system is fully implemented, with the exception of large meters within the City. The original AMR system did not include a variety of the large commercial meters.

It really was targeted at the residential meters. And, therefore, from a residential standpoint, yes, those have all been completed. From a large commercial standpoint, those were never part of the original project.

Chairperson Spiritis: Director Niemann [audio skipped] what AMR is?

Executive Director Niemann: Automatic metering radio.., I call it AMI, which is automatic metering infrastructure.

And, basically, what that allows us to do is, it removes the individual meter readers from going meter to meter every month, actually looking at the meter and identifying what the records reflects us to bill.

It actually sends a radio signal to a base station. That base station communicates with the software and that software can be pulled up by our customer service Staff. And, it's really good because, A, it allows residents to be able to see active, day to day, usage.

They can register to see leaks and, therefore we don't have somebody come in that says, 'hey, my bills way higher than it has been.' We can actually catch that within a few days versus a month.

Board Member Miller-Anderson: Okay.

I still.., I did still have the floor. How many of the businesses do we still have that need that? Why.., and why weren't they included? Do you know why they weren't included with the residential?

Executive Director Niemann: Mr. Chair, if I may?

I do not know why they were not included. Any of the AMI projects that I've been involved, we targeted the large meters first because that is gonna be the one that's gonna actually provide the most impact to our coffers.

And so, I.., I can't tell you why we chose not to do those. It could've been because of the expense because they are significantly more expensive than the residential meters, probably magnitude of twenty.

To that point, we are going to target those now and make sure that we can start getting them replaced.

Board Member Miller-Anderson: Alright.

Thank you.

Executive Director Niemann: You're welcome.

And, if I may? I would be happy to identify the number that need to be replaced and provide some, you know, really brief numbers to identify what the overall cost to replace those large meters, throughout the entire City, and for some of these large businesses throughout the City.

Board Member Miller-Anderson: Yes.

And also, the number of businesses that have had that frozen, zero-read.

Executive Director Niemann: Yes, ma'am.

Board Member Miller-Anderson: Thank you.

Chairperson Spiritis: Executive…

Board Member Lanier: Chair, I have a question as well.

Chairperson Spiritis: Yes.

Board Member Lanier.

Board Member Lanier: Yeah.

Let me ask this. Some time ago, I think Josh, when you first got here, I have been.., I have been asking, even before you got here, I have been asking for a report, for lack of better terms, for the meters in the City.

I was asking for the number of meters in the City? Which were residential? Which were commercial? The age of the meter? When was the last time it was changed out? A maintenance plan for those meters.

And, I have not gotten anything in re'.., [stammer] even related to that.

Secondly, my understanding is that the commercial zero-reads are almost up to a thousand, which means that.., now, I don't know if that could be true. I.., I guess I'll see when you provide information to us about these dead reads, or these zero-reads.

But, I'm assuming, as the Chair has stated, that people are paying for residential.., people are paying for commercial water when the commercial or businesses are not even paying for water.

Now, with that being said, and people having three and four and five, six, seven, eight hundred dollar water bills, that makes sense to me now, why their water bills are so high. If there's a correlation, I don't know.., most likely that there is.

And, secondly, when are we going to get this report? When are we gonna get something? Because, apparently.., not apparently but, these meters do break, they run out, they get old. So, there is no maintenance plan, there's no facilities plan for these meters at all.

I don't know if my water meter, at my house, is a year old or a fifty years old. I have no idea. There is nothing that the City has to ensure that the meters that are old, are being swapped out, the meters that are broken, are being serviced, unless somebody calls and says, 'Something is wrong with my meter.' Or, you get a zero-read.

Other than that, there is no maintenance plan for these meters. We've spent millions of dollars actually replacing and swapping out meters, without any type of plan to maintain them or to swap them out.., either way.

So that, number one, needs to be a top priority.

And also at the top of the list is the number of commercial businesses that have zero-read.., zero-read means they're not paying water bills. So, as I said before, it seems.., it makes sense now that I understand people are getting these eight, nine hundred dollar water bills.

So, that needs to be.., both of those need to be top priority in terms of how we're going to address that.

Number two, we're spending four hundred million dollars for a new water plant, and we don't even have a grip on the water meters. So, something is not right, something is not working.

I've been asking for this for, as I said before, before you even got here. I even talked to you about it. Nothing. So, this has to be addressed by this Board, quickly. Because, when people find out that they are paying for water for somebody else, who's a business in this City, it's gonna be problems.

And, we already got problems with the water bills. Period. They're too high and people are complaining and now we're under.., now, we hear that we got up to a thousand businesses not paying for water. That's crazy. That is crazy.

So, with that being said, at our next Utility District meeting, there needs… And I can put it on the floor for a m'.., for a vote. We need to bring back a facilities plan for the water meters in this City.

There needs to be a plan of action in.., in regards to maintenance, a plan of action in regards to replacement. And, my understanding is that this $47,000 is not even for meters, it is for a screwdriver or some type of whatever it is. It's not even for a meter.

So, $47,000, I need to be clear about what exactly that looks like. What is it.., what is it you said it was for? For what? Tell me that again.

Executive Director Niemann: Mr. Chair, if I may?

Chairperson Spiritis: Go head.

Executive Director Niemann: So, the $47,000 covers a variety of the equipment associated with the meters.

The.., the AMR system that we utilize actually, is two components, it's the meter, and then the radio that [stammer] transmits the data from the meter to our base stations. And then, our customer service software that actually calculates usage and then they're for their bills.

Beyond that, the physical meters themselves, the top register can be taken off and replaced. So, sometimes you may just have a bad register and not have to replace the entire assembly.

And so, that's what this $47,000 is for, is to be able to fix some of those issues that are the low hanging fruit before we go after we.., like we talked about, the.., the large meters.

I did wanna make one clarification for you, Councilwoman. When we have zero-reads, those businesses still get a water bill. If you look at the bottom of your.., the water bills, there is a delineation between actual and estimated.

And, it'll say on your bill whether it's being estimated or it's an actual meter read. And so, while we do estimate some of the usage, they are being billed and it's based on historical usage.

So, let's say they use 10,000 gallons over the…

Board Member Lanier: No, no, no.

Executive Director Niemann: …past...

Board Member Lanier: I get it. I get it.

No, no. I get it. I get. I get it. But, that means that an estimated use for the Pepsi plant could be $5,000 but they could be using $25,000. I understand that concept. I do. But, I still want to know when are we going to get a maintenance/facility plan for these meters?

It is obvious that the meters is how we're getting our money to pay bills, how we're getting our money to run this water plant. And if that is not correct, the billing is not correct, then clearly, we got problems.

And, it is not something that is minor and it is not something that we [stammer].., we need to wait on. We need to be able to move on this right away, given the fact that these are huge accounts that we're not getting.., or, pulling from it for its.., to its full potential.

So that needs to stop like right now. That needs to be addressed like right now. And also too, that needs to be addressed is a maintenance and facilities plan for these meters, given the fact that they're going to be around for.., as long as there's a house in the City.

So, there has to be a plan to address, and to maintenance these water meters. And.., and not wait until somebody calls the City and say, 'Hey, I think there's a problem with my water meter.'

That's.., that's not how it's supposed to be and that.., that is… We're wasting money. And, if we're gonna spend that kinda money on a new water plant, we definitely need to have meters, and a system in place that is going to track that, and we don't. At all.

All we do.., all we're doing now is plugging holes and.., and waiting 'til somebody calls us and say there's a problem. And, that is not how you do business.

So, if I need to put a motion on the floor, however the case needs to be, but this needs to be addressed immediately.

Vice Chair Davis Panier: Mr. Chair?

Board Member Lanier: That is all for me.

Chairperson Spiritis: Okay.

Board Member.., Vice Chair…

Board Member Miller-Anderson: Mr. Chair?

Chairperson Spiritis: …[inaudible].

Vice Cahir Davis Panier: Thank you, Director.

Chairperson Spiritis: No.

Vice Chair, please.

Vice Chair Davis Panier: Thank you, Director Neimann, for explaining that because that was one of my concerns at the Agenda review, about the zero-read, that nobody is not paying a water bill.

There is a projected amount that everybody pays and then we deal with the difference based on future usage, correct? Between what they pay or what they paid, pretty much. So, I just wanted to make sure that was out there, that no one's not paying a water bill.

And then, the other thing was, did… Assistant City Manager Jacobs, did we have a maintenance plan in the past on our water meters or anything like that?

Assistant City Manager Jacobs: Mr. Spiritis.

It's okay?

Chairperson Spiritis: Yes.

Assistant City Manager Jacobs: Okay.

So, as far as a maintenance plan, in listening to the conversation, I just wanted to apprise you that it's not actually the Utility Special District that is responsible for the meter program. It really is the Finance Department.

They have a customer service unit that originally started over at Utility Special District but they were eventually moved over to Finance. So, it will.., it will be the Finance Department that will accumulate all of the information.

Where are you as far as a maintenance plan? I can't answer that. I don't know if it's a maintenance plan that's set in stone but the Finance Department, they do have meter readers that are responsible for maintenance activities whenever there are issues with the meters.

Vice Chair Davis Panier: Okay.

Well we.., I think we… Chair?

I.., I think we can all agree that, moving forward, that we do need to have a maintenance plan in [stammer].., in place which probably should've been in place a long time ago.

So, I'm in agreement with that but I do think it's a.., it's not a new issue, it's an old issue. So, moving forward, I do think that that's something that we need to address and make sure we have in place especially.., especially building this new facility. We have to maintain our resources a lot better so that we're not in this position again.

Executive Director Niemann: Mr. Chair, if I may?

Chairperson Spiritis: Yes.

Executive Director Niemann: So, there was some forward thinking on the.., the [stammer].., the previous Administration and the previous Board because there are no residential meters that are any older than 2018.

The.., the issues really arise from the water quality that was entering into the system, between the time those new meters went in and today. And so, prematurely, those meters need to be changed out, at a much quicker rate than we otherwise would've been.

These meters that are.., were installed in 2018, should've been probably good until 2035. And so, because of that, we're.., we're prematurely.

The.., the Item in front of you does allow customer service to do some of that preventive maintenance that.., that we're.., we're looking into. They.., what.., what generally happens is, is

they bring me a list of items that they need, we prepare the Resolution and bring it in front of the Board.

But, thank you, Ms. Jacobs. I do appreciate you clarifying the… At this current conjuncture, I have very little to do with the meters, outside of the large meters, which my Staff are the ones responsible for at least installing because customer service just doesn't have the equipment to do so.

Some of these meters weigh anywhere from a hundred and fifty to two hundred and fifty pounds. And so, we, thus need to be able to install those meters for them. Once they're done, customer service and the metering team comes behind them and commissions those meters.

Board Member Lanier: Chair?

Chairperson Spiritis: Yes.

Board Member Lanier.

Board Member Lanier: I need to offer up a motion to instruct the Finance Department, in.., in conjunction with the Utility District, to bring back the City Council a maintenance/facilities/equipment plan for residential and for commercial meters in the City.

Board Member Guyton: Point of order…

Chairperson Spiritis: Yes.

Board Member Guyton: …Chair?

Chairperson Spiritis: Board Member Guyton.

Board Member Guyton: There's an existing motion…

Chairperson Spiritis: Yes.

Board Member Guyton: …on the table, that needs to either be carried or rescinded before we can entertain another motion.

But, I'm.. And, let me just say this. I do agree with the motion, what we need. I'm just talking procedurally of how we're doing it.

Chairperson Spiritis: Right.

And, you are correct, Board Member Guyton. So, we're gonna.., we're gonna move forward and we can come back, Board Member Lanier, with your motion after we vote on this motion.

I think we all agree that this has to be done. I'm not sure whether or not it's the Utility District based on what Deputy City Manager Jacobs just said. Maybe that's something we should be taking up at a future City Council meeting, getting us a proposal to bring in…

I.., I assume your [stammer].., you don't have enough Staff to really do this throughout the whole City. You're gonna have to bring in a third party. Director, is that what.., what you're planning on doing?

Executive Director Niemann: Mr. Chair…

Chairperson Spiritis: Or, what you're…

Executive Director Niemann: …if I may?

Chairperson Spiritis: …recommending?

Executive Director Niemann: That.., that would be my recommendation for a mass change out.

But, I will tell you, that we do employ Staff, it's just within the Finance Department, that their sole job is to maintain and to take care of our meters. So, the Staff exists within the City. They're just under the umbrella of Finance right now.

Chairperson Spiritis: Yeah.

But do they have the time to do this study? To go throughout the entire City?

Executive Director Niemann: Throughout the entire City?

Chairperson Spiritis: Right.

Executive Director Niemann: Fortunately, we have a lot of this information electronically.

So.., so…

Chairperson Spiritis: Okay.

Executive Director Niemann: …we will be able to pull this information rather quickly, the age of them, whether they're reading accurately or not and give a.., a pretty good number in terms of how many residential meters need to be addressed, that have been impacted by the water quality. From a large meter standpoint, those all have to be addressed.

But, that is gonna be a big ticket item. A ten to twelve inch meter run anywhere from thirty to $40,000. A fire line meter can run anywhere up to $80,000. These are [stammer] significantly expensive items.

And so, we're gonna have to.., we're gonna have to phase this is in, to be able to meet our needs but then also meet the.., the.., the necessities of not inclu'.., increasing rates any higher than they already are.

Chairperson Spiritis: [Inaudible].

Board Member Guyton: Mr. Chair?

Board Member Lanier: Uh…

Chairperson Spiritis: Yes.

Board Member Lanier: Chair?

Chairperson Spiritis: Board.., Board Member Guyton first.

And then, Board Member Lanier.

Board Member Miller-Anderson: Mr. Chair?

Chairperson Spiritis: Oh, Board...

Board Member Miller-Anderson: I asked for the floor, like, long time ago.

Chairperson Spiritis: Okay.

Board Member Miller-Anderson: And…

Chairperson Spiritis: Okay.

Board Member Miller-Anderson: …I think you just…

Chairperson Spiritis: I'm sorry.

Board Member Miller-Anderson: …said that...

Chairperson Spiritis: I didn't hear you.

Board Member Guyton: You can...

Chairperson Spiritis: We're.., we're…

Board Member Miller-Anderson: …Lanier was…

Chairperson Spiritis: …we're gonna…

Board Member Miller-Anderson: …first.

Chairperson Spiritis: Board Member Miller-Anderson.

Board Member Miller-Anderson: What…

Mr. Niemann, the Water Works, what was the process we followed in order to identify them as the business we're gonna go with?

Executive Director Niemann: Mr. Chair, if I may?

Chairperson Spiritis: Yes. Go ahead.

Executive Director Niemann: If I could, I'd rather call Mr. Sherman up to the podium to answer that.

This was done before the start of my tenure so I don't know why they were chosen.

Board Member Miller-Anderson: Okay.

Chairperson Spiritis: Finance Director Sherman.

Randy Sherman, please.

District Finance Director Sherman: Good evening. Randy Sherman, Finance Director for the District.

Which question do you want me to answer first?

Board Member Miller-Anderson: The one about the Water Works.

How was.., how did we select Water Works?

District Finance Director Sherman: So, it was through a.., it was through a RFP.., I believe it was an RFP.

But, it was through a solicitation. There was a committee that was made up of Utility District employees, some IT employees, and I don't recall who else. I was.., I did not sit on that committee but I don't recall exactly who it was.

And, they actually went out. They went onsite where the meters were being used so they could talk to Staff and make sure that everything, you know, they had to deal with hurricanes, meters full of water and all these other issues. But, it was a pretty extensive process that they went through.

These meters, ultimately, were selected due to the.., the ability to.., for the remote disconnect. And, the ability to address our.., our lime issues that we had in the water.

If I can address real quick the.., the larger meters. Most of the large meters were changed out. I think we ended up with something like fifty-three that the Engineers were told that they couldn't change out because of the configuration of how the prior meters were installed, and the

meters.., the large meters wouldn't work in that same configuration. So, unless they wanted to totally replumb everything, the large meters didn't work. But again, I'd wanna say there were only about fifty.., fifty or so of those.

I.., I do, if I can, I'd like to address the.., the zero-reads. We have close to 16,000 meters out in the City right now. In any given month, we receive between a thousand, two thousand, sometimes it's even a little bit more than two thousand, zero-reads.

Every meter that comes back with a zero-read, gets a pair of eyes on that meter. It's not that the meter's not necessarily reading, it's that the communication system isn't functioning. So, it could be.., need a battery change out, it could need an antenna change out.

And, I'm not saying every meter is.., is working perfectly 'cause they're not but a lot of those thousand, and two thousand, zero-reads we get, are truly zero-reads 'cause there's nobody on the property that month or it could be, again, a battery and antenna, which is what Mr. Niemann is trying to purchase [chuckle] some tonight so we can, you know, reduce a lot of those.

If the meter itself is dead, okay, we have a.., a replacement program where we're sending out a couple hundred meters, they send us back new meters. You know, through the contract, we're getting replacements at no cost to us.

We now have those two hundred meters that we can change out for the meters that aren't working. We take those meters that aren't working, we send them in and we get… So, we have a rotation going. As, you know, as the new meters come back in, we can replace out the newly found, or identified meters that aren't working.

So, it.., it is a constant.., it is a constant process but every meter that gets a zero-read, it gets a set of eyes on it. And, if it requires a manual read, 'cause we can't communicate, that manual read is then entered into the system.

So again, I don't want anybody to think that folks aren't getting in'.., invoiced, not getting billed. Do we know if they are a hundred percent accurate? [Stammer].., they're only tested if there's a.., a large variance from what we're used to seeing, or at.., at the request.

But again, all those zero-read, ultimately, have an answer at the end of every month.

Chairperson Spiritis: Director Sherman, can you.., can you just tell us, with respect to the meters themselves, do you have it budgeted every year? Do you put it in the City budget for additional replacements?

District Finance Director Sherman: There is a capital program.

I.., so, it's in the…

Chairperson Spiritis: In the…

District Finance Director Sherman: …capital budget.

Chairperson Spiritis: Is.., is it in there?

District Finance Director Sherman: And we work off of that. That budget.

And again, we've [stammer]… It may come through the capital and we need to add a few hundred thousand dollars back in and it keeps going around. But, it's in the capital budget.

Chairperson Spiritis: I'm sure this discussions gonna continue when we get to discussions on the water fees themselves.

Any other questions from Board Members?

Board Member Guyton: Yeah.

Just one quick question.

Is there any type of preventive maintenance plan for the water meters? The residential. Well, all of them?

District Finance Director Sherman: So, we don't have a scheduled replacement plan.

Board Member Guyton: No, no.

Preventive maintenance?

District Finance Director Sherman: Again, it's not preventative, it's when the battery goes out, we change the battery.

We don't go through a whole neighborhood and change out all the batteries at once. We.., we just don't have that kind of Staff.

Board Member Guyton: Let me be more specific.

Do we ever just go out and do spot checks before we get a call about a problem? Just to make sure that the meters are working accurately?

District Finance Director Sherman: So.., so we…

Board Member Guyton: [Inaudible].

District Finance Director Sherman:: Because it's all electronic, it's all.., all coming through the air, right?

We know when we're not getting communicated with, and the company will actually alert us to that and they'll say, 'Hey, this tower is out,' or.., or, 'you got a sh'.., and we can get to them sometimes in advance.

But again, it's.., it's a matter of staffing the.., you know, to.., to be able to stay ahead of it so we.., a lot of it is, we wait for the zero-reads.

Board Member Guyton: Mr. Chair, I'll continue my questioning later on in the meeting so we can get through this Item.

Chairperson Spiritis: Yeah.

This is gonna come up again.

Board Member Guyton: Yeah.

Chairperson Spiritis: Okay.

If there's no other questions from the Board?

No other questions, Clerk, please call the vote.

District Clerk Hall: Vice Chair Davis Panier?

Vice Chair Davis Panier: Yes.

District Clerk Hall: Board Member Guyton ?

Board Member Guyton: Yes.

Board Member Miller-Anderson: Mr. Chair?

Mr. Chair?

Chairperson Spiritis: Board Member Miller-Anderson.

Board Member Miller-Anderson: I'm sorry.

Go ahead. I'm sorry.

Chairperson Spiritis: Can you… Clerk?

District Clerk Hall: Board Member Lanier?

Board Member Lanier: No.

District Clerk Hall: Board Member Miller-Anderson?

Board Member Miller-Anderson: No.

District Clerk Hall: Chairperson Dr. Spiritis?

Chairperson Spiritis: Yes.

District Clerk Hall: The Item passes with Board Members Lanier and Miller-Anderson dissenting.

Chairperson Spiritis: Thank you.

We're gonna move on now to 4, presentations.

Executive Direct Neimann.

Executive Director Niemann: Mr. Chair, if I may? [Inaudible].

Board Member Lanier: Chair?

District Clerk Hall: We still have a open motion, Mr. Chair, presented by Board Member Lanier.

Chairperson Spiritis: Right. Okay.

You wanna keep that motion, Board Member Lanier?

Board Member Lanier: Yes, sir.

Chairperson Spiritis: Yes?

Board Member Lanier: Yes.

Chairperson Spiritis: Okay.

Is there a second?

[Pause]

Board Member Guyton: Oh…

Board Member Lanier: The motion is to…

Board Member Miller-Anderson: I second.

Well, go ahead if you're gonna…

Chairperson Spiritis: Okay.

Board Member Miller-Anderson: …repeat it.

Chairperson Spiritis: Board Member Lanier, you're gonna re'.., restate your motion. Okay.

Go ahead.

Board Member Lanier: The motion is to have a report in the next thirty to ninety days in regards to a maintenance plan for the City's commercial and residential meters. Maintenance.

An update on zero-reads. Whatever that encompasses in regards to having the City with a plan of action for the meters, commercial and residential in the City.

Board Member Guyton: And, Mr. Chair?

A question to the maker of the motion.

It was indicated that this is actually.., this issue falls under Finance. I think it would be…

Chairperson Spiritis: Right.

Board Member Guyton: …helpful to direct the specific department who's responsible for the meters within the motion so there's no confusion about who's supposed to do the report or lead on the report.

Board Member Lanier: Okay.

That's fine.

I can.., I can restate that to include the Finance Department as.., as the [stammer].., receiving the directive, but also, in conjunction with the Utility Department because…

Board Member Guyton: Yes.

Understood.

Board Member Lanier: Yes.

But.., but directive in regards to pr'.., producing the report with the Finance department.

Chairperson Spiritis: Right.

But as Board Member Guyton said, I believe this is an issue. I don't think we can direct the City to do anything. I think we have to bring this motion up at the next City Council meeting, asking the Finance Department to take on the study and this report.

And, they can work with the Utility District...

Board Member Lanier: Well, that's…

Chairperson Spiritis: …when they're preparing…

Board Member Lanier: …the reason why I said…

Chairperson Spiritis: …their report.

Board Member Guyton: Well, I…

Board Member Lanier: Yeah.

That's the reason why I said in conjunction with the [stammer].., with the Utility District because we are here tonight.

Board Member Guyton: Well [stammer], well the…

Chairperson Spiritis: You can just do that…

Board Member Guyton: …Finance Department is here as the…

Chairperson Spiritis: As the Utility District.

Board Member Guyton: Director of the Utility District.

But, there's a crossover responsibility. I think we can still give that directive to the directive of the Finance District, if ya'll wanna get technical. But, there's a role that the Finance Department plays over here in the District.

So, we can just give it to the…

Chairperson Spiritis: Right.

Board Member Guyton: …the Director of Finance of the District.

Chairperson Spiritis: Board Member Guyton, I agree with you.

And.., and Board Member Lanier, I think we can just do a directive right now. I don't know if we need to do a Resolution or a motion. I think we can just give a directive and I think we can take a consensus from the Board, that we would like to give that directive to the City Manager, the Finance department, and the Director of the Utility District.

Board Member Lanier: I just wanna make sure that it's done.

I don't know wanna [audio out] in.., in three months and.., and it's not done. I wanted to be able to ensure that it is actually done in the next thirty to ninety days so that the Bord can opine on it and.., and.., and.., and we have something in place.

Because, people are going to ask about this. People are going to say, you know, you [stammer].., you're giving the estimates.., you're giving the estimates on.., on, you know, Pepsi-Cola and how could you give an estimate on that, we can give an estimate on, you know, on.., on.., on something that…

I wanna vote… I would appreciate a vote. And, a lotta times, there's a lot going on. People tend to forget. We just got a lotta stuff going on at the City. So, I just wanna…

Board Member Guyton: Okay.

Board Member Lanier: …make sure that it's memorialized so that we can get this…

Board Member Guyton: Under'…

Board Member Lanier: …information back to…

Board Member Guyton: Understood.

Chairperson Spiritis: Okay.

Board Member Lanier: Straight to us.

Board Member Guyton: Understood.

Chairperson Spiritis: Thank you.

Clerk, can you…

Board Member Guyton: We can…

Chairperson Spiritis: …read…

Board Member Guyton: …carry it.

We can carry the motion.

Chairperson Spiritis: …reread the motion, please, that's on the floor?

Board Member Guyton: Oh, oh. Question.

Did.., did you give a timeframe…

Chairperson Spiritis: Ninety days.

Vice Chair Davis Panier: Thirty…

Board Member Lanier: Th'…

Vice Chair Davis Panier: …to ninety days.

Board Member Lanier: Thirty to ninety days.

Board Member Guyton: Okay.

District Clerk Hall: Okay.

That's thirty to ninety days.

Board Member Guyton: Alright.

District Clerk Hall: And, the motion that I have in my records is to instruct the Finance to bring back a maintenance and facilities equipment plan to a City Council meeting, and to have a report in the next thirty to ninety days with an update on zero-reads, as well as commercial and residential meters.

And, for the Finance Department to work in conjunction with the Utility Special District on the report.

Board Member Lanier: Perfect.

Chairperson Spiritis: Okay.

Is there.., Councilwoman.., I mean, Board Member…

Board Member Miller-Anderson: I seconded it.

Chairperson Spiritis: …Lanier made the motion.

Is there a second to the motion?

Board Member Miller-Anderson: I seconded it.

Chairperson Spiritis: Oh.

KaShamba, you seconded the motion. That's…

Board Member Miller-Anderson: Mhmm.

Chairperson Spiritis: …Board Member Miller-Anderson seconds the motion.

Any other further discussions before we call the vote?

[Pause]

Chairperson Spiritis: Okay.

Clerk, please call the vote.

There's no…

District Clerk Hall: [Stammer]…

Chairperson Spiritis: …there's no public comment or anything like that?

District Clerk Hall: No, sir.

There's no…

Chairperson Spiritis: Please call…

District Clerk Hall: …public comment…

Chairperson Spiritis: …the vote, please.

District Clerk Hall: Vice Chair Davis Paner?

Vice Chair Davis Panier: Yes.

District Clerk Hall: Board Member Guyton?

Board Member Guyton: Yes.

District Clerk Hall: Board Member Lanier?

Board Member Lanier: Yes.

District Clerk Hall: Board Member Miller-Anderson?

Board Member Miller-Anderson: Yes.

District Clerk Hall: Chairperson Dr. Spiritis?

Chairperson Spiritis: Yes.

District Clerk Hall: That's a unanimous vote.

Chairperson Spiritis: Okay.

Thank you.

3. <u>ITEM NO. 3</u>

<u>UNFINISHED BUSINESS</u>

<u>PETITIONS AND COMMUNICATIONS FOR FILING</u>

4. <u>ITEM NO. 4</u>

<u>AWARDS AND PRESENTATION</u>

4a. <u>ITEM NO.</u> 4A

PRESENTATIONS OF UPDATES ON UTILITY SPECIAL DISTRICT PROJECTS.

JOSHUA NIEMANN, UTILITY SPECIAL DISTRICT EXECUTIVE DIRECTOR, (561) 845-4185

Chairperson Spiritis: Now, Director Niemann.

Executive Director Niemann: Mr. Chair, if I may call Nigel Grace from Brown and Caldwell to provide a brief presentation from our owner's rep for the water treatment plant and ongoing projects.

Mr. N. Grace: Good evening, Board, Mayor, and the Administration. Nigel Grace, owner's rep for the Utility District's water system modernization program.

To provide a quick update, the program is on track. It's proceeding as expected. You have six out of our anticipated 7 GMPs awarded and.., and actively being.., being executed. There's a 7th GMP that.., that will be forthcoming within the next, you know, month or.., or two, which is anticipated, not submitted yet.

[Stammer] the.., looking at the current active GMPs, your well field work, which includes your water supply, wells, as well as your injection well that's covered by GMPs 2, 3, and 4. They're proceeding as expected. [Stammer] no issues or concerns to report on those front. Any issues that bubble up are normal and customary for.., for this sort of thing.

For GMP-5, which is the recently approved water plant GMP. That one is still actively in Procurement, perm'.., permitting, and some initial site development activities ongoing.

In the past, I've identified, you know, a couple of issues that were being actively managed by the JV in collaboration with the Utility District leadership and.., and the OR team relating to the availability of standby generation [stammer] equipment, et. cetera.

I would report that much progress has been made on that front. And, the.., the JV, and.., and the team collectively, you know, has been working together with Florida Power & Light and.., and moving in a direction that we anticipate will, hopefully, bring some clarity in the foreseeable future.

With respect to GMP No. 6, which is for the raw water transmission infrastructure, that one issue previously mentioned related to the [stammer].., the FEC railway permitting and the.., the need for the JV to consider an alternative crossing method for a couple of abandoned tracks that.., that need to be crossed.

So, again, we'll be collectively working collaboratively on that. The JV is in the process of looking into alternative methodologies for achieving a crossing while, you know, avoiding the permitting concerns with.., with FEC.

Outside of that, you know, again, you know, the overall critical pass schedule is governed by the water plant. That's, you know, on track for November 2029 delivery. There's nothing emerging that would alter the.., that trajectory in terms of schedule, budget, et. cetera.

So, I., I.., I would report that overall the program is progressing. Again, a job of this scope and complexity is gonna have a number of issues over time that, I think, with a start that's been demonstrated here, the.., the.., the.., the team has been working together well to.., to tackle the problems as they emerge, resolve them and move onto the next. So.

That's my report for tonight. Any.., any questions?

Board Member Guyton: [Stammer]…

Chairperson Spiritis: Questions from the Board?

Board Member Guyton: Mr. Chair?

Chairperson Spiritis: Yes.

Board Member Guyton.

Board Member Guyton: Yes.

Nigel, you said that all but one of the GMP's, the 7th, has.., has not been awarded? Is that correct?

Mr. N. Grace: Correct. Correct.

They.., they…

Board Member Guyton: And, what is this 7th GMP dealing with?

Mr. N. Grace: This 7th GMP is the finish water transmission infrastructure that will connect the new water plant to the existing distribution system.

So…

Board Member Guyton: And, how much are we looking at for.., for that GMP?

Mr. N. Grace: Well, we.., we.., we do not have a recent, current estimate for that.

And, the JV is currently in the process of consolidating market bids and so forth and we have not yet seen what that GMP's gonna look like. So.., so…

Board Member Guyton: There's no estimate that you have right now?

Mr. N. Grace: Not off the top of my head.

It's.., it's been a while since we've looked at any estimates for…

Board Member Guyton: Oh.

Mr. N. Grace: …for that particular work.

Board Member Guyton: Okay.

Let me just tell you where I'm going. We're still looking for ways to reduce the cost on our residents. And.., and we don't need a Bentley type of system. You know a moderate system that would do the job?

I'm.., I'm speaking for me now. We have a huge water rates problem that we have to deal with. Going up thirty percent next year. No. Thirty-three, thirty, thirty, thirty. Back to back to back to back on our residents.

Somewhere, we have to find a way to try to mitigate this cost. And.., and I'm focused. I'm laser focused on looking for ways to reduce the cost on the residents. So, I'm just throwing it out there as one Board Member. We don't need a Bentley system. We need a system that will function for a long time.

But, I just want you to know that I'll be looking very closely at what you bring to us and I'll be seeing if we can reduce the cost and still get the same service from it.

Mr. N. Grace: Absolutely.

Board Member Guyton: Okay.

Mr. N. Grace: Absolutely.

We are certainly acute to that.., acutely aware of that…

Board Member Guyton: Thank you.

Mr. N. Grace: …need and that's.., that's been a big priority for us with every step along the project.

Board Member Guyton: Okay.

Chairperson Spiritis: Thank you, Board Member Guyton. Mr. Grace, Engineer Grace I should say, can you please explain.., you're talking about the railroad tracks.

Mr. N. Grace: Right.

Chairperson Spiritis: Running lines under the railroad track.

Is that bringing the water to the new plant? Is that what the purpose of that is? Is that.., is that the GMP that we're talking about right now?

Mr. N. Grace: Yes.

The.., the… GMP-7, which is the finished water GMP, it's gonna.., essentially a pipeline. It's a pipeline project. It's gonna go onto Blue Heron and then head east towards the new water plant.

It has to cross under the railroad tracks. And then, it has to connect in with existing infrastructure on the east side of the tracks in a couple of locations.

Chairperson Spiritis: So then, we don't have this budgeted yet.

This was not in any of our GMPs and this is not included in the bonding that we already put together.

Mr. N. Grace: No. It.., it is.

It.., it is part of the overall budget that was established for the project.

Chairperson Spiritis: How much money did you budget for that?

Mr. N. Grace: I.., I don't recall that number off the top of my head.

The… [Stammer]... I would say it's among the smallest GMPs in the overall package. It's.., it's not a lot of pipe but it's pretty costly construction to go under the.., the.., the railway.

Chairperson Spiritis: I heard a number of $60 million.

Could that be a legitimate number? $60 mill'… Six zero, $60 million.

Mr. N. Grace: [Stammer]…

I would.., I would have to see the breakdown of that number. I.., I would like to believe it to be on the high side for what that GMP would.., would entail. But, you know, again, it's.., it's been a while since I looked at the specific numbers so I'm.., I'm not prepared to really comment on any specific number. But, I'd expect, you know, that that.., that will be on the high side of.., of what would.., I would expect.

Chairperson Spiritis: So, if we would've built the plant in back of where the existing plant is, we would not have had to do GMP-7.

Correct? Or, it'd be a lot cheaper, obviously. You'd be right next to the existing plant.

Mr. N. Grace: Well, yeah.

But, you'd have other issues that you're not encountering here. Right? You know? So, it.., it.., again, it's hard to give a yes/no answer, you know, to a question like that. The.., the.., you know, there'd be a lot of other complicating factors that, you know, may not spend the money on a railroad crossing, you still would…

Oh, actually, you would. Because, what would happen is that your raw water transmission from the Floridan system, would then have to cross that railway. So, you're gonna cross that railway one way or another, either with the finished water transmission or the raw water transmission.

Chairperson Spiritis: Okay.

Thank you for that explanation. It cleared up a lotta things.

Thank you.

Any other questions for…

Board Member Guyton: [Stammer]…

Chairperson Spiritis: …Engineer Grace?

Board Member Guyton: Yes, Mr. Chair.

I…

Chairperson Spiritis: Board Member Guyton.

Board Member Guyton: I.., we would like to see that estimated cost for the GMP-7.

So, would you go back to the JV, or whoever you need to get that information from?

Mr. N. Grace: Certainly.

Board Member Guyton: Okay.

Like, as soon as possible?

Mr. N. Grace: Certainly.

Board Member Guyton: Okay.

Chairperson Spiritis: Thank you, Mr. Grace.

Board Member Guyton: Yeah. That's all I have.

Chairperson Spiritis: Director Niemann.

Executive Director Niemann: Mr. Chair, if I may?

I'd like to call Haskell/CDM Smith to the podium, Ms. Susan Mechler and Omar Rodiguez, to provide a brief update for you.

Chairperson Spiritis: Thank you.

Mr. O. Rodriguez: Good evening, Mr. Chair, City Manager, Members of the Board, and City Staff.

I'm pleased to present the progress the JV has achieved in the past month.

Chairperson Spiritis: [Stammer]…

There's a lotta people that may be watching this for the first time, can you just explain what your role is.

Mr. O. Rodriguez: Oh yeah. Thank you.

My name's Omar Rodriguez. I am Senior Project Manager with the joint ven'.., Haskell/CDM Smith Joint Venture.

Chairperson Spiritis: Thank you.

Mr. O. Rodriguez: Thank you.

So, I'm gonna go briefly to the construction progress that we have achieved in the past month. For GMP-2, we're still fracking to have the surficial wells turn over for beneficial use by the end of August.

We have been working closely with the Utility District Staff to fine tune what is needed for beneficial use.

For GMP-3, right now, we are actively working on FAS-3 and FAS-6. And the focus is to complete the construction of those well sites by the end of the year.

For GMP-4, the deep injection well, we are working on the last pile of hole drilling. We have reached 3,500 feet in depth. We are expecting to get all the way down to 3,800. So, once we get to that depth, we're gonna start reaming and installing more casing.

We also started with the dual zone monitoring well, and we started drilling that as of this week. So, when you drive by the job site, you're gonna see two rigs. One big rig is the deep injection well and one small rig is the dual zone monitoring well.

For GMP-5, we have been working on procurement. We have been working on permitting packages. Three per'.., building permitting packages are gonna be submitted this week to the Permitting Department.

And, we're also working construction. In the construction on the electrical distribution system for the construction activities and, on the piping that is needed to keep the water outside from excavations, what we.., what we typically call in construction, the water in piping.

For GMP-6, we.., we have been working in contracts. As soon as we get the purchase order, we're gonna proceed to release everybody to start the work.

Let me know if you have any questions.

Chairperson Spiritis: Are there any questions from the Board?

Board Member Lanier: Let me ask a question.

I don't know if this.., this…

Chairperson Spiritis: Board Member…

Board Member Lanier: I'm sorry.

Chairperson Spiritis: …KaSha'…

Board Member Lanier: Mr. Chair?

Chairperson Spiritis: KaShamba Miller-Anderson.

Unk.: Lanier, Lanier, Lanier.

Chairperson Spiritis: Oh, is that Lanier?

Board Member Lanier, please.

Board Member Lanier: Yeah.

Let me ask a question in regards to the… I don't know if this pertains to.., to.., to Haskell. I'm.., I'm not sure. But, coming down Blue Heron, I see a sign that says the Blue Heron.., Blue Heron Boulevard [stammer] treatment water plant.

My understanding is that the water plant was the Riviera Beach Utilities Water district plant, whatever. What is this Blue Heron thing I'm seeing now?

Mr. O. Rodriguez: Mr. Chair?

[Stammer] let me get back to you with that one because I need to see the signage. I don't recall seeing that signage.

Board Member Lanier: Yeah.

Chairperson Spiritis: Thank you.

Board Member Lanier: It's.., it's actually in two places.

It's right where the water plant is supposed to be and then there's.., there's another one right at the corner of.., of the.., of the.., of the land. There's actually two signs that says Blue Heron Water Treatment Plant. And, I need to know why it changed from.., from.., from Riviera Beach Water Treatment Plant to Blue Heron Water Treatment Plant.

Mr. O. Rodriguez: Yeah.

Executive Director Niemann: Mr. Chair, if I may?

Board Member Lanier: Yes. Thank you for...

Chairperson Spiritis: Director Niemann.

Executive Director Niemann: So, I will take a look at those two signs.

And.., and Ms. Mechler can speak to this a little bit more but, as far as the SRF funding, they required us to have those [stammer].., the signs. I don't know that they say Blue Heron but I take the Chairwoman's word for it so we'll make sure that there's not an error on the sign.

But, they were a part of the SRF requirements.

Chairperson Spiritis: Okay.

Thank you.

Board Member Lanier: So, the requirement said that it should be named Blue Heron?

Executive Director Niemann: No. No, ma'am.

Just the sign itself but I.., we need to go back and check what the actual sign says. Because I did not…

Board Member Lanier: Yeah. It…

No.

Executive Director Niemann: …see that that…

Board Member Lanier: It.., I'll send you a picture, it says Blue Heron Water Treatment Plant.

Executive Director Niemann: We will make sure that that is revised and.., and corrected.

Board Member Lanier: Alright.

Chairperson Spiritis: Any other questions for the Joint Venture?

[Pause]

Chairperson Spiritis: Being none.

Director Niemann.

Executive Director Niemann: Mr. Chair, if I may, call Mike Miller from U.S. Water.

Chairperson Spiritis: Thank you.

Mr. M. Miller: Good evening, Chairman Spiritis, Vice Chair, Board, Mayor, and City Administration. My name's Mike Miller. I'm the Project Manager for U.S. Water.

With regards to the report this month, there's been very minimal. We are getting bills that are trickling in, and also, some of the credits. So, basically, what we're doing is just reconciling what we have remaining.

Based on that, we've been tasked, if there is enough funding, to help the District with the influent flange, blind flange, to install that, as well as helping out with the north softener or escalatory.

Other than that, that's where we are right now.

And, I'll take questions if you have any.

Board Member Guyton: Mr. Chair?

Chairperson Spiritis: Yes.

Board Member Guyton.

Board Member Guyton: Yes.

My question is to the Executive Director. The.., the issues that U.S. Water just addressed. One, would it be beneficial for them to assist in that endeavor? And two, do we have the funds to fund it?

Executive Director Niemann: Mr. Chair, if I may?

So, we'll speak to the escalatory first. Yes, it would be extremely beneficial to.., to help clean those out. I do believe, based on some of the credits that we're gonna get, we should have sufficient funding to be able to support that one project.

And then, as far as the blind flanging of the influent valves, going into two of the filters that were taken out of service permanently. I do believe we have the techni'.., the technical capability of doing it in-house.

It is a high risk job. Those blind flanges are extremely heavy and.., and, therefore, we would tend to lean towards having a contractor do it. If not U.S. Water or somebody else. But, I would like to really identify what we have left first before we determine exactly what we can do.

Because, there are things that are, to me, more critical than others, that we can, you know, wait at least to the beginning of the fiscal.., new fiscal year and potentially bring…

[Inaudible comment]

Executive Director Niemann: …whether it's U.S. Water or another contractor in to do some of this work.

Board Member Guyton: Mr. Chair?

Board Member Lanier: So, what is the question that you asked?

I'm sorry, Chair, what is the question that the.., that [stammer] Commissioner Guyton asked? I'm not sure…

Board Member Guyton: Uh…

Board Member Lanier: …what.., what was he asking?

Chairperson Spiritis: Mr. Guyton, please repeat your…

Board Member Guyton: Yes.

U.S. Water identified two areas that he indicated U.S. Water could as'.., could assist the District in performing. So, I threw the question to the Executive Director…

Board Member Lanier: What.., what were.., what [stammer]… what were they [inaudible]?

Chairperson Spiritis: Please.

I.., I requested the Board Members wait to be called on before they speak out.

Mr. Guyton, please, finish…

Board Member Guyton: Yes.

Chairperson Spiritis: …your comment.

Board Member Guyton: The.., the two areas…

Would you tell them the two areas again, Mr. Niemann? Tell Commissioner Lanier what the areas were that we were talking about getting assistance with.

Executive Director Niemann: Mr. Chair, if I may?

Chairperson Spiritis: Yes.

Executive Director Niemann: Councilwoman, the two [inaudible] locations, one incudes our north softening unit, which is the primary means of treatment within the water treatment plant.

We own two softening units. We have a center and a north. And then, the second portion was the inf'.., or, the.., effluent valve and influent vales for two of the filters that we had taken out of service.

They need to be blind flanged because those valves are leaking. It's not a major issue as far as a treatment but from an aesthetical and being able to permanently take that step out of service, we would like to be able to use the services of U.S. Water, assuming we have enough money to do so.

That's why we've waited to leave those as last items because, whether they get done by U.S. Water or not, they're gonna get done, it just depends on if it's U.S. Water, with the combination of USD Staff, or USD Staff, or a contactor in the coming fiscal year.

Chairperson Spiritis: Great.

Direct Niemann, could that be done as a change order to the exiting contract that U.S. Water has?

Executive Director Niemann: Yes, it could.

Chairperson Spiritis: Okay.

Any other questions?

Board Member Lanier: Chair?

Chairperson Spiritis: Yes.

Board Member Lanier.

Board Member Lanier: How could that be a change order when this is new work?

Chairperson Spiritis: The.., the work is not complete yet. So, they could do a change order to their contract. I believe they have an hourly fee in their contract.

Is that correct, Mr. Niemann.., Director Niemann?

Executive Director Niemann: Mr. Chair, if I may?

That is…

Chairperson Spiritis: Yeah.

Executive Director Niemann: …correct.

They have the… And.., and Mr. Miller can speak a little bit more to this but they have a.., a State of…

Board Member Lanier: No, no.

Executive Director Niemann: …Florida contract…

Board Member Lanier: No, no, no.

You can.., you can.., you can…

Chairperson Spiritis: Please.

Board Member Lanier: …stop talking.

Chairperson Spiritis: Board Member Lanier…

Board Member Lanier: You can…

Chairperson Spiritis: …please wait to be called on before you speak out.

Board Member Lanier: [Stammer].

Chairperson Spiritis: You will.., you will…

Board Member Lanier: No, no.

I was…

Chairperson Spiritis: …have an opportunity…

Board Member Lanier: …just gonna tell him…

Chairperson Spiritis: …to speak.

Board Member Lanier: …he can call me.., he can…

Chairperson Spiritis: Please let…

Board Member Lanier: …call me …

Board Member Lanier: …Mr. Niemann…

Board Member Lanier: …tomorrow with the.., with the details of it.

Chairperson Spiritis: Board Member Lanier, please...

Board Member Lanier: He doesn't have to go through it…

Chairperson Spiritis: You can't talk over people.

Board Member Lanier: He doesn't have to go through it now.

Chairperson Spiritis: Please let Mr…

Board Member Lanier: He can just call me…

Chairperson Spiritis: …Neimann…

Board Member Lanier: …tomorrow…

Chairperson Spiritis: Please let…

Board Member Lanier: …with the details.

Thank you.

Chairperson Spiritis: …Director Niemann finish his comments.

Thank you.

Executive Director Niemann: Mr. Chair, if I may?

Chairperson Spiritis: Yes.

Executive Director Niemann: Speaking strictly to the contract, they.., they have a…

Board Member Lanier: I asked a question.

I'm the one asked the question. That means that I told him to call me…

Chairperson Spiritis: You weren't…

Board Member Lanier: …tomorrow.

Chairperson Spiritis: …you we'.., you weren't…

Board Member Lanier: …[inaudible] more information.

Chairperson Spiritis: …called on after.

He finished your.., he.., he answered your question and where he's answering it now, let him finish his answer and then we will call on you again to follow up on your question.

Executive Director Niemann: Councilwoman…

Board Member Lanier: I don't need to follow up.

But, go ahead.

Executive Director Niemann: …if.., if you would, could you please repeat your question for me?

Board Member Lanier: My question was, and that's why I asked you, that you can call me tomorrow morning so that we can discuss it because I'm not following the train of conversation.

The question was in regards to the actual work and what that work included. You said there was two different projects and I asked the question of how can you do two different projects when it's new work?

You said that it was a part of the old existing work, which I'm confused about, which means that, because I'm confused, I can take this offline and have a conversation with the Director tomorrow morning for the sake of time.

Executive Director Niemann: Mr. Chair, if I may?

Chairperson Spiritis: Yes.

Director Neimann.

Executive Director Niemann: Councilwoman, I'll be glad to call you first thing in the morning so we can, you know, discuss the.., the ongoing maintenance at the plant.

Chairperson Spiritis: Director Niemann…

Board Member Lanier: Very good.

Chairperson Spiritis: Director Niemann, I suggest that you coordinate with Legal counsel on this and review the agreement and see whether or not this can be done through a simple change order or whether it has to be done through an RFP process.

Executive Director Niemann: Understood.

Chairperson Spiritis: Any.., any other questions for U.S. Water, for Mr. Miller?

[Pause]

Chairperson Spiritis: Being none.

Mr. Niemann.

Thank you, Mr. Miller.

Executive Director Niemann: Mr. Chair, if I may?

I do not believe we have the representative from GlobalTech in the gallery this aft'.., evening.

But, I would like to make note that currently, GlobalTech is in, I would say, the central phases of going through all of our existing surficial wells and making sure that we are ready for the upcoming sanitary survey, which will be conducted by the Florida Department of Health.

One of the things that we identified in the 2024 sanitary survey was a.., a mind blowing amount of items within the well fields. And so, we have individually, one by one, gone through each one of the wells onsite with Globaltech and they are actively working to make sure every

one of those items, not only identified in the sanitary survey in 2024, but anything that's happened since then, had been rectified.

And so, they are about through phase one and we have a meeting with them next week to determine where we go from here to make sure that they meet the deadline of having those ready for the sanitary survey.

Chairperson Spiritis: [Stammer] any questions concerning GlobalTech's work on the wells?

[Pause]

Chairperson Spiritis: Any other [inaudible]?

Board Member Lanier: Yeah.

I wanted to ask a question. Is that…

Chairperson Spiritis: Yes.

Board Member Lanier.

Board Member Lanier: Is that the.., is.., is that GlobalTech's work that piping and wells… I'm assuming it's a well, behind Public Works?

Executive Director Niemann: Madam Chair, if I.., Mr. Chair, if I may?

Chairperson Spiritis: Yes.

Executive Director Niemann: Councilwoman, no.

The.., behind Public Works, that is part of the work done by the JV. That is one of the Floridan wells associated with the new water treatment plant.

Board Member Lanier: Okay.

Chairperson Spiritis: Any other questions concerning GlobalTech and.., and the new wells?

[Pause]

Chairperson Spiritis: Being none.

Thank you so much, Director Neimann, for your presentations this evening. And, thank you, City Manager. We appreciate that.

COMMENTS FROM THE PUBLIC – 5:45 P.M. – NON-AGENDA ITEM SPEAKERS (Three Minute Limitation)

Chairperson Spiritis: Clerk Hall, are there any public comments for general public comments?

District Clerk Hall: Mr. Chair, we do not have any general public comment cards.

Chairperson Spiritis: Okay.

5. ITEM NO. 5

PUBLIC HEARINGS

6. ITEM NO. 6

ITEMS TABLED

REGULAR AGENDA

Chairperson Spiritis: Then, we'll move onto the Regular Agenda.

Please.., the public will have an opportunity to respond on any of the Items that we're speaking to.., on. Please be reminded the City Council.., no.., the.., the Utility District Board has adopted rules of decorum governing public conduct during official meetings, which has been posted at the front desk. In an effort to preserve order, if any of the rules are not adhered to, the Utility District Chair may have any disruptive speaker or attendee removed from the podium, from the meeting, and/or the building, if necessary. Please govern yourselves accordingly.

We'll move on with the Agenda, Clerk Hall.

7. ITEM NO. 7

RESOLUTIONS ON REGULAR AGENDA

8. ITEM NO. 8

DISCUSSION AND DELIBERATION

8a. ITEM NO. 8A

District Clerk Hall: Mr. Chair, we are on Item 8a.

District Clerk Hall: **DISCUSSION ON WATER RATES**

BRUCE GUYTON, COUNCILMAN, (561) 845-3686

Chairperson Spiritis: Board Member Guyton.

Board Member Guyton: Yes. Thank you.

Walter, could you put up the.., the rate increases, that chart that was sent to you?

[Pause]

Board Member Guyton: While he's doing that…

Walter, I don't know if you heard me, but could you put up the chart that I sent to you?

This is.., this is a chart of the water rates that was disseminated, I think, in 2025. It gives an estimate of what the increases will be.

Walter, are you with us? It gives an estimate of what the rates will be.

[Pause]

Chairperson Spiritis: Walter, can you hear us?

Board Member Guyton: I'll.., I'll just move on verbally with it.

Chairperson Spiritis: Thank you.

Board Member Guyton: I.., I have a rate chart here and it says recommended average system annual percentage rate revenue adjustments.

And, it gives an estimate of what the potential increases are gonna be. And, for [stammer]… As a matter of fact, Mr. Sherman, would you come to the mic, please?

[Inaudible comments]

Board Member Guyton: Mr. Sherman, this chart that I'm showing you, that the public cannot see. Hopefully, they'll be able to see it in a minute here.

Are you familiar with this?

District Finance Director Sherman: Yes.

I am… I can't read it but yes [stammer] that looks familiar.

Board Member Guyton: Yes? Okay.

On this chart it has estimated increases. And, it starts with 2026 but it has fifty.., I mean, 2025 on here as well. Last Fiscal Year, was there an increase in the water rates?

District Finance Director Sherman: There.., there was.

Board Member Guyton: Do you know the approximate increase?

District Finance Director Sherman: I wanna say it was around thirty percent.

Board Member Guyton: Thirty percent last year.

District Finance Director Sherman: [Stammer] I think…

Board Member Guyton: [Inaudible].

District Finance Director Sherman: I think so.

Board Member Guyton: For 2025?

[Pause]

Board Member Guyton: Yes?

District Finance Director Sherman: Oh.

Board Member Guyton: Okay.

[Inaudible comment]

Board Member Guyton: Thank you.

It's at the bottom. It.., it has a little glare to it but I'll read the numbers. I don't know if you can see it, Mr. Sherman, at the bottom there. So, 2025 was thirty percent. And, it's broken down into water rates and sewer rates. We talk a lot about water rates but we don't talk often about sewer rates. Are the sewer rates going up too?

District Finance Director Sherman: Sewer rates are going up as well. Yes.

Board Member Guyton: Okay.

So, the thirty percent that you just mentioned, does that include sewer rates too?

District Finance Director Sherman: No.

It's…

Board Member Guyton: No.

It did not.

District Finance Director Sherman: It did not.

Board Member Guyton: Okay.

So, in addition to the water rate increase, our residents are getting sewer rate increases as well.

That's a accurate statement?

District Finance Director Sherman: Correct.

Board Member Guyton: Okay.

For 2026, do you remember what the sewer increase was for '25?

District Finance Director Sherman: According to that chart, I believe it says six percent? Is that what it says?

Board Member Guyton: Six? Okay.

So, for 2026, I did some numbers here so that it can resonate with.., with everybody. We've been talking about percentages and people really are not connecting how it's really gonna impact them and I think it's important that we understand how it's gonna impact all of the residents.

So, 2026, I'm seeing, for the water it's gonna be 33.45 percent increase. And, that's on top of last year's. So, that would be a sixty-three percent increase in two years.

Is that accurate, Mr. Sherman?

District Finance Director Sherman: Yeah.

Board Member Guyton: Yes.

District Finance Director Sherman: That's correct.

Board Member Guyton: Okay.

Let's say that the water…

Chairperson Spiritis: Excuse me, Board Member Guyton, [stammer], privilege of the Chair.

Director Sherman, do you have compounding built into these numbers?

District Finance Director Sherman: So, the percentage is the percentage increase over the previous year.

Board Member Guyton: Over the previous…

So, this is in addition. Yes.

Chairperson Spiritis: [Inaudible] more.

District Finance Director Sherman: There.., there… right.

And that's how when you go for the five years, you're coming out to over a hundred percent on the water rates. And then, if you add up the percentage increases, again, on the wastewater rates, the sewer rates, it's thirty percent.

Board Member Guyton: Okay. Good.

Let me… I'm.., I'm trying to get somewhere here.

Chairperson Spiritis: Yep.

Board Member Guyton: Very quickly. I…

Let's say that just the water rates were two hundred dollars this year, which is from phone calls I'm getting. Average, or even fairly low. I'm.., people are calling me about three, four, five hundred dollar bills.

So, let's.., let's just say it's two hundred. Thirty-three percent would be an additional sixty-six dollars. That will be two hundred and sixty-six dollars for water, from two hundred. Let's say the bill was three hundred, thirty-three percent, that would be ninety-nine dollars. Their bill will jump from three hundred to four hundred.

Let's say the bill was four hundred, thirty-three percent, that would be one hundred and thirty-two dollars. So, that bill would jump from four hundred to five hundred and thirty-two dollars. Just next year. Just next year.

Let's just go one year further. And, I'm making a point of why I'm so laser focused on this rates because it's gonna impact a lotta of our residents who will not be able to afford it. I feel we're gonna have gentrification from water rates.

Unk.: Correct. Mhmm.

Board Member Guyton: And.., and that's a big program and we need to get in front of it to try to mitigate it. That's all I'm saying.

Fiscal Year ’27, if it were two hundred dollars, it would.., it went up to two sixty-six the previous year. For ’27, it’s going up thirty-two percent. Thirty-two percent of two sixty-six is eight-five dollars, added to the two sixty-six in ’27, Fiscal Year ’27, for somebody who had a two hundred dollar bill in ’25, it would be three hundred and fifty-one dollars in ’27.

Are you calculating some numbers with me there?

District Finance Director Sherman: No.

I’m trying to call that up so I can see it.

Board Member Guyton: Oh, okay. Okay. Alright.

But, I.., I did it on…

District Finance Director Sherman: [Stammer]…

Board Member Guyton: …the calculator…

District Finance Director Sherman: You’re.., you’re doing wonderful but you have…

Board Member Guyton: Okay.

District Finance Director Sherman: …[inaudible].

Board Member Guyton: Alright.

District Finance Director Sherman:: …tonight.

Board Member Guyton: Yeah.

So, from 2025, if their bill was two hundred dollars, by Fiscal Year ’27, it’s gonna be three hundred and fifty-one. Mind you now, they have two more additional years after ’27 for more increases on top of that.

I just did the next two years. From two hundred to three hundred and fifty-one, if their bill was two hundred dollars. If it were three hundred dollars, it would rise from three hundred

dollars to five hundred and twenty-six dollars, in two years. That's sixty-three percent from the three hundred.

If it were four hundred dollars, in 2025, in two years, their bill will be seven hundred and two dollars. And we still have two more years of increases at.., the last two years of increases will be another thirty percent, on top of everything. And then, the last one will be twenty-five percent.

Some people who don't live here, who just come here and make money, they may not really feel the impact, or the passion, that we have for our residents but, that's a.., that's a huge problem. From four hundred to seven hundred dollars in two years, and they still have sixty percent of increases to deal with.

So, what I wanna do, I've been on Staff to come up with ideas how to mitigate this cost, how to reduce.., how to mitigate the rates that they're facing because somebody with four hundred dollars in '25 will be paying sixty more percent? Over a thousand by the end of this.

This is not going to be doable for many of our residents. Some are on fixed income. They're calling me now that their water bill is three and four hundred dollars, on a fixed income.

[Inaudible comment]

Board Member Guyton: Yes.

[Inaudible comment]

Board Member Guyton: We have a major problem.

Chairperson Spiritis: Board Member Guyton, you didn't include the compound number.

Mr. Sherman, Director Sherman, how much did you figure out the compound number increase is?

District Finance Director Sherman: So, [stammer]. Oh, you took.., you took it down.

So, the bottom part of that chart… [Stammer]… If.., if someone is getting a three hundred dollar water bill.

Board Member Guyton: Water bill. Yes.

District Finance Director Sherman: Okay.

Board Member Guyton: I was just dealing with water, not…

District Finance Director Sherman: Not the Utility…

Board Member Guyton: …the sewer.

District Finance Director Sherman: …bill, just the water bill. Okay?

If they're using close to fifty thousand gallons. Okay? Our average…

Board Member Guyton: [Stammer] making a good point. And, not to interrupt you.

What.., what comes on the.., the water bills? What.., what charges...

District Finance Director Sherman: So, you…

Board Member Guyton: …wastewater…

District Finance Director Sherman: …you have water. Right?

Board Member Guyton: Mhmm.

District Finance Director Sherman: You have the sewer, you have the trash, and you have the solid waste. And, you have your stormwater.

So, you have all those components that are included.

Board Member Guyton: And.., and…

District Finance Director Sherman: Okay.

Board Member Guyton: …let's just use your scenario.

District Finance Director Sherman: So…

Board Member Guyton: All those components...

District Finance Director Sherman: Right.

So, on an average.., an aver'… And.., and I'm not arguing with your.., your.., your numbers here, and I don't disagree that these rates are, you know, are troublesome and they, you know…

Board Member Guyton: Let.., let…

District Finance Director Sherman: …[inaudible] problem.

Board Member Guyton: Not to interrupt you but let's cut through the chase here.

Let's say all of those things that you.., wastewater…

District Finance Director Sherman: Yep.

Board Member Guyton: …trash, and all…

Let's say all of them came up to two hundred dollars in '25.

District Finance Director Sherman: Well, for your average…

Board Member Guyton: Wait.., wait…

District Finance Director Sherman: For you average…

Board Member Guyton: Hold on.

District Finance Director Sherman: …homeowner, it's about a.., it's a little over a hundred dollars right now.

Board Member Guyton: I would.., you know I would love to see those numbers but the calls I get are.., are not one…

District Finance Director Sherman: Well, that's…

Board Member Guyton: …[inaudible].

District Finance Director Sherman: That's what's on the bottom part…

Board Member Guyton: Okay, Mr. Sherman.

District Finance Director Sherman: …of that…

Board Member Guyton: Let's…

District Finance Director Sherman: ...that graph.

Board Member Guyton: Let's.., let's slow down.

District Finance Director Sherman: Yeah.

Board Member Guyton: I'm just telling you about the calls I get.

District Finance Director Sherman: Yeah.

Board Member Guyton: Okay?

And.., and whether it's the average or a little above average, it's gonna be out of reach for a lot of people. That's the point I'm making.

But, let's.., let's.., let's use your scenario with the wastewater, the trash, and everything on the bill, if their total bill with all that included, even with my same scenario that.., that two hundred, three hundred, and four hundred, that went from four hundred to seven hundred in two years, that's still a problem.

If their total bill, even with everything that you mentioned, I'll give you that, we still have a problem.

District Finance Director Sherman: It's.., it's a lot.

We un'.., we understand that.

Board Member Guyton: We.., we have…

District Finance Director Sherman: We understand…

Board Member Guyton: …a pro'…

District Finance Director Sherman: …that.

Board Member Guyton: But, what we don't have, are solutions.

And that's.., that's even a major problem.

District Finance Director Sherman: So ev'.., every day [chuckle], every day, we're trying to get that $475 million as cheaply as we absolutely, possibly can.

Board Member Guyton: But, when you say...

District Finance Director Sherman: That.., that's the first hurdle.

Board Member Guyton: That's the first hurdle.

District Finance Director Sherman: You gotta pay for the project. Right?

Board Member Guyton: Yeah.

So.., so let me ask you this.

District Finance Director Sherman: Yeah.

Board Member Guyton: Are we seeking to renegotiate the terms?

Can we seek to… I.., don't know if that's a Legal question. I.., can we seek to… Well, it'd probably come back at a higher interest rate, but…

District Finance Director Sherman: So…

Board Member Guyton: …over a longer period of time?

District Finance Director Sherman: Which isn't beneficial, 'cause that just means you gotta pay more interest at the end of the day and, you know. But…

Board Member Guyton: Yeah.

We'll pay more interest but the residents, it'll be more bearable…

District Finance Director Sherman: But this is gonna…

Board Member Guyton: …for the long term.

District Finance Director Sherman: It's gonna be a thirty year debt anyway.

It.., it's gonna be a thirty year debt and by getting…

Board Member Guyton: Wait. [Inaudible].

District Finance Director Sherman: …the…

Board Member Guyton: Why are we paying it in five years then?

District Finance Director Sherman: The what?

Board Member Guyton: Why.., why are we paying it in five years?

Why are these rates for five years?

District Finance Director Sherman: So, under your bond documents, okay, which were done back in 2004, okay?

You have to have your rates at the sufficient level at the end of your study period. And nobody's gonna give you a projection more than five years, but you have to have your rates, at the end of your projection period, sufficient to pay your debt service. Okay?

So, you have, in.., in your debt service, you got your annual debt service, and on this, it's gonna be almost, you know, $32 million a year of debt service. So, you have to have your rates in place, in your study period, in or'.., to pay that $32 million. Okay?

So…

Board Member Guyton: What time period?

District Finance Director Sherman: So, you have to, over that…

Board Member Guyton: [Inaudible].

District Finance Director Sherman: …five year period…

Board Member Guyton: Five year period…

District Finance Director Sherman: …you've got a debt to...

Board Member Guyton: …we have to demonstrate…

District Finance Director Sherman: …[inaudible] to the…

Board Member Guyton: …that we can…

District Finance Director Sherman: …right amount.

Board Member Guyton: …pay it in thirty years?

District Finance Director Sherman: You're gonna be paying out that $32 million for thirty years. Okay?

So.., but, you have to have your rates…

[Inaudible comment]

District Finance Director Sherman: …to the point that you.., you've hit that maximum debt.., annual debt service amount.

Board Member Guyton: Okay.

District Finance Director Sherman: Okay?

Board Member Guyton: When we hit that maximum amount, are.., are they gonna.., they're not gonna stay like that for thirty years, they're still gonna continue to go up at some point.

District Finance Director Sherman: So… Yeah.

But, keep.., keep in mind that your rates include all your operating costs. So, it's gonna include your employees, your chemicals, your Util'… Okay. So, you got all that inflation in there. Okay.

Board Member Guyton: It's gonna keep escalating beyond…

District Finance Director Sherman: The part.., part of that was… Absolutely. But, as you add more customers, they help share the cost of.., of the fixed cost.

Right now, the plant is coming in at about $11.41 per thousand gallons. So, for every thousand gallons that everybody in the.., in the system uses, we need to collect $11.41 to pay for the plant. Okay?

This has go on far more than $11.41 because of the inflationary issues. So, it's not all the plant. And, if you take that $11.41, that means on.., [stammer], and., and certainly don't.., please, don't ever take that I'm trying to, you know, minimize anything, but that is just over a penny a gallon, additional cost to pay for the water treatment plant.

Now…

Board Member Guyton: Wait.

District Finance Director Sherman: You don't buy…

Board Member Guyton: Wait, wait, wait.

District Finance Director Sherman: You don't buy this water by the gallon jug, you're buying it…

Board Member Guyton: Okay.

District Finance Director Sherman: …by thousands of gallons.

So.., so, I.., I get that.

Board Member Guyton: Okay.

Not to cut you off but…

District Finance Director Sherman: Yeah.

Board Member Guyton: ...but, I don't wanna be here all night.

What I wanna talk about is solutions.

District Finance Director Sherman: So…

Board Member Guyton: I.., I.., I know we have a…

District Finance Director Sherman: Yup.

Board Member Guyton: …major problem and…

District Finance Director Sherman: No.

Board Member Guyton: …and you can explain because…

District Finance Director Sherman: And.., and as we…

Board Member Guyton: …I understand.

District Finance Director Sherman: As we've said, and, you know, I know Suzanne will get up here and say the same thing.

The.., the first thing that we can try to do is get more debt forgiveness. Okay? We're gonna.., we're gonna get the four hundred and seventy-five, we're gonna get it as.., as cheap of a rate that we can.

We're gonna make sure we maintain the flexibility that when rates get lower, that we'll be able to, you know, lower our rates accordingly. But.., but the number one thing again, that we can do, is go to Tallahassee, pound the table, and say we need more debt forgiveness.

Because, exactly to your point, this is a.., this project definitely needs to be done. We could try to do the best we can to keep those construction costs down. We're gonna do the best we can to keep the interest rates down.

But, the state could help, okay, by giving some debt forgiveness, take that debt forgiveness, everything comes down. Now, along the way too, we've also addressed the capital charges. Okay?

Board Member Guyton: What'd you mean address?

District Finance Director Sherman: We.., we've already done the analysis, we've done the rate study, we've approved the capital charges. And, the other night at the CRA, they agreed that they would, you know, assist with the capital charges. Right. That $2.8 million can go right over to debt service. And then buy down the rate.

So, out of the $32 million we may need the first year, you've already got $2.8 in the bank and you don't have to touch your ratepayers at all for that. So, that's all in these calculations to try to continually beat these numbers…

Board Member Guyton: What…

District Finance Director Sherman: …lower.

Board Member Guyton: When will the residents start feeling a relief from these increases though?

I.., I know we're…

District Finance Director Sherman: That…

Board Member Guyton: …putting money…

District Finance Director Sherman: So…

Board Member Guyton: …here and putting money there.

District Finance Director Sherman: So, what you will see after this, when you do your next rate study, so let's assume it's in '28, so they'll do five years again.

You only will see the inflationary numbers. So, you won't see the thirties and the, you know, the twenty-nines and, you know, going forward but you may see sixes and eights. Because again, inflationary numbers.

But again, the plant is designed to operate at a lower cost. You know, it's.., it's a plant that's supposed to be efficient and, you know, keep those operating costs down.

So again, you'll start to see all the benefits of that in the next rate study.

Board Member Guyton: I'm sorry.

What.., what is the company name here? Our JV?

District Finance Director Sherman: Haskell or CDM?

Board Member Guyton: Yeah.

Chaiperson Spiritis: Yeah. Haskell.

Board Member Guyton: One of them, there's a clause in one of their contracts I read, that one of their scope of services is to help find funds.

Is that correct?

District Finance Director Sherman: Yeah.

Board Member Guyton: I'm sorry.

What is your name?

Ms. S. Mechler: Susanne Mechler. I'm with the Haskell/CDM Smith Joint Venture.

Board Member Guyton: And, part of your scope of service is to help us find funds.

Ms. S. Mechler: Yeah.

So, we specifically focused on the State Revolving Fund, which we talked about last month. You guys passed a Resolution to support that in which we got $5 million in principal forgiveness. So, that was the one portion of it.

The other portion was the alternative water supply funding with the South Florida Water Management District and FDEP. That funding has been submitted to the South Florida Water Management District.

If you remember, we submitted it in a previous year but it got vetoed at the state level, unfortunately. It got approved locally but vetoed at the state level. We have resubmitted it this year. It's also been approved at the local level through South Florida Water Management District and we are now waiting for approval at the state level.

So, those are the two efforts that we've been doing but we also have been coordinating with the City on as needed grants in appropriations, as far as application development.

The other one that we are looking at, that is part of our scope of services is Resilient Florida. In general, we have not been in the position for that but the generator work that we're.., we're doing is something that we're gonna submit for this year, that season. That grant season opens in the summer so it's currently open and we'll be looking at a couple options to submit for that.

Board Member Guyton: Okay.

Thank you.

Mr. Sherman, I'll be done 'cause I know I've…

Mayor Lawson: Mr. Chair?

Board Member Guyton: …taken up…

Mayor Lawson: Just a quick question.

Chairperson Spiritis: Mayor.

Mayor Lawson: I'm sorry.

Mr. Chair?

Chairperson Spiritis: Mayor, [inaudible]…

Board Member Guyton: I.., I relieve...

Chairperson Spiritis: Yes, but…

Board Member Guyton: …but I want…

Chairperson Spiritis: Well, you'll.., you'll…

Board Member Guyton: I'll get it back.

Chairperson Spiritis: …have the floor again, Mr. Guyton.

Mayor Lawson: Thank you. Just a quick question.

Who from the City are you communicating with in reference to the.., the grants programming and funding?

Ms. S. Mechler: Well, as of right now, we're communicating with Josh, normally through the City.

And then also, as needed for signatures, we're communicating through the City Manager's office.

Mayor Lawson: Okay.

Mr. City Manager, where are we with the Intergovernmental Affairs position?

Interim City Manager Wilkins: I am review'.., I am reviewing the applications that we have accumulated at this time.

[Pause]

Mayor Lawson: Okay.

I think we have to expedite that process. We've.., we've talked in meetings and we've talked about this discussion. But, if we have the request and we're trying to go after dollars, we have nobody on the county, state, or federal level to actually work with, our partners, to really advocate for the City on the City's behalf.

And, if we're working directly with our.., our UD Director or yourself, this is not your scope of work or your role within the department to be able to get this done 'cause you already have a hundred and one things we're doing.

So, we have to get that position filled as quickly as possible, but with the right person. So, I know you're reviewing that but we have to prioritize that hire. And, in addition to that, the Economic Development. So, as soon as possible.

Thank you. Thank you, Mr. Chair.

Board Member Guyton: Okay.

Chairperson Spiritis: Board Member Guyton.

Board Member Guyton: Okay.

Mr. Sherman, the $5 million that she spoke of, that we're getting some relief on, and there was another $2 million. How soon is that gonna be pumped in to reducing rates?

District Finance Director Sherman: So, it.., it's in all of our calculations already, 'cause it's on the first $30 million coming from SRF.

So, as soon as we close on an SRF loan, right? And get those funds, we won't be paying back $30 million, we'll be paying back a little bit less than $25 million. But, that's already in there.

Board Member Guyton: Oh…

District Finance Director Sherman: That's already.

Board Member Guyton: The residents won't get any relief on their rates?

District Finance Director Sherman: It's.., it's these.., it's in these rates already. It's already…

Board Member Guyton: The ones…

District Finance Director Sherman: …into play.

Board Member Guyton: …that astronomical [inaudible].

District Finance Director Sherman: Yes.

Well.., well, let me…

Board Member Guyton: Okay.

No, we…

District Finance Director Sherman: …let me say that…

Board Member Guyton: …really don't…

Say it, make it quick. I.., I don't.., you know, a lot of this back and forth is unnecessary.

District Finance Director Sherman: Well, again, that table that you have was done as part of the '24 rate study.

So, at that point, you know, we did not know there was loan forgiveness. But, at that point, interest rates were lower than they are today.

Board Member Guyton: Okay.

I see Mr. Skip Miller, who is our bond counsel, is in the audience. May I… I have a question for Mr. Miller.

Mr. S. Miller: Good evening.

Board Member Guyton: How you doing…

Mr. S. Miller: Skip Miller…

Board Member Guyton: …Mr. Miller?

Mr. S. Miller: …with Greenspoon Marder.

We're the District's bond counsel.

Board Member Guyton: Mr. Miller, and for disclosure, I've been knowing Mr. Miller a.., for decades. He was already here before I got here so there was no collusion to bring him here.

Mr. Miller, you've heard our discussion.

Mr. S. Miller: Mhmm.

Board Member Guyton: We're trying to navigate to give our residents some relief, many of whom are not gonna be able to afford these increases, that's required by the bond.

From a legal perspective… Oh.., oh, before I forget. You may have been dealing with Directors and City Managers under a previous Administration but now we have new elected officials, a new City Manager.

We have an Attorney that I want you to talk to. Okay? She represents us, legally. The department heads are.., are.., are a source of information but if our Attorney calls you and needs some information, asking you a question about anything, I expect you to respond.

Mr. S. Miller: Oh. Of course.

Board Member Guyton: Okay? Okay.

Having said that, do you have any ideas of how we can minimize the impacts, or renegotiate this bond to help our residents?

Mr. S. Miller: It.., it's all a function of how much is.., the project is gonna cost.

And, as Mr. Sherman pointed out, and you're.., you're borrowing money and you have to repay the money based on how much you.., you wound up needing to borrow. So…

Board Member Guyton: [Inaudible]… But... I understand all that.

Mr. S. Miller: Alright.

Board Member Guyton: I'm saying, you see our situation.

Mr. S. Miller: Mhmm.

Board Member Guyton: We're trying to provide some relief.

We're looking for solutions. I understand our obligation. I understand what we signed for. I understand all that. We're trying to figure out a way now, after.., I'm.., I'm not sure who thought this was a good idea on our residents, because this is not the only impact that our residents have.

We have a Recreation bond, we.., we have a City Hall bond… [Stammer]. It was.., it was about three different bonds went out. We're only talking about one. Our residents are gonna be hit with other assessments outside of water rates.

We have bonded out. I think our capacity to bond, now it's at the.., at the highest level. We can't bond anymore right now. So, looking for solutions. You're bond counsel. I'm just asking.

You may or may not have some suggestions. How can we get some relief?

Mr. S. Miller: I'm.., I'm happy to get with the City Attorney and see if we can come up with some ideas for you. I mean…

Board Member Guyton: Okay.

Mr. S. Miller: ..that's.., that's…

Board Member Guyton: That sounds good.

Mr. S. Miller: I mean...

Board Member Guyton: Mr. Chair?

Chairperson Spiritis: Board Member Guyton.

Mr. S. Miller: I can do that.

Board Member Guyton: [Stammer]…

Chairperson Spiritis: So…

Board Member Guyton: That's all I need to know.

Chairperson Spiritis: …while.., while… While you're standing here, maybe Suzanne, may you'll have a better ability to answer my question.

Aren't we going for $230 million in SRF money? Not $30 million?

Ms. S. Mechler: Two forty two. Thank you. Suzanne Mechler, CDM Smith.., Haskell/CDM Smith Joint Venture.

The total is $242 million. But, it's.., so, the $30 million was this Fiscal Year. So, we have to go.., every fiscal year, we have to go back 'cause they get new money from the government every.., the federal government, every fiscal year they allocate it.

So, we have to go back every fiscal year. We can go back as long as we want until we get the [chuckle] two hundred and forty two. You know, that's our decision. But they have agreed to the two forty two.

It's not.., we're not guaranteed principal forgiveness every year either but it's.., it's a yearly thing that we're gonna have to manage with the.., with the state.

Chairperson Spiritis: Right.

But, we can lobby the debt forgiveness, up to fifty percent. Correct? Under the law?

Ms. S. Mechler: I think it's…

Chairperson Spiritis: I mean, not that they would give you fifty…

Ms. S. Mechler: Well…

Chairperson Spiritis: …precent.

I think the average has been twenty percent.

Ms. S. Mechler: Correct.

Chairperson Spiritis: But I believe we can actually go up to fifty percent.

Ms. S. Mechler: I think it's forty on SRF.

It's fifty on others but I can check. But, yes. You can lo'.., definitely lobby as much as we can to get the principal forgiveness. And, like I said previously, the principal forgiveness at DEP prioritizes small communities and the income limit disadvantaged communities.

So, if there are no small communities asking, then the priority goes to the other [stammer] term, which is the income level. So, that's what happened last time. That's.., you know… But, it's all depending on who's asking for the money from the state at the time.

Chairperson Spiritis: Right.

And, we also have the possibility of WIFIA down the road. It's possible the federal government, the EPA, will reduce their rates and be more competitive and that could save us a substantial amount of money as well.

Ms. S. Mechler: Yep.

Chairperson Spiritis: Correct?

Ms. S. Mechler: That's correct.

Chairperson Spiritis: Thank you.

Ms. S. Mechler: Yep.

Board Member Guyton: Mr. Chair, one last thing.

Mr. Miller, could you get with our Attorney, like, ASAP, in the next week or so?

Mr. S. Miller: [Inaudible in audience].

Board Member Guyton: Okay.

Thank you.

Chairperson Spiritis: Any other questions on this Item? On the water rate Item?

Executive Director Niemann: Mr. Chair, if I may?

Chairperson Spiritis: Yes.

Executive Director Niemann: I.., I would…

Chairperson Spiritis: Director…

Executive Director Niemann: …like to add…

Chairperson Spiritis: …Niemann.

Executive Director Niemann: And.., and just to.., to speak to the.., the point.

When we talk about the.., the water bills, it.., it really is a Utility bill because there's so many other things outside of water and wastewater. And, there are options to remove those items and put them on the tax roll.

I think this Board has actually seen that. And, with some of the potential items coming forward, there may be options to see the reduction of the Utility bill, while seeing the same reduction on the tax roll, depending on how things go in November.

So, just something to think about. It's really a manipulation of numbers because you're still paying it. But, it.., it may be an option.

Chairperson Spiritis: Okay.

Clerk Hall…

Board Member Guyton: It's not a vote.

It was…

Chairperson Spiritis: It was…

Board Member Guyton: …under discussion.

Chairperson Spiritis: Just discussion right now?

Board Member Guyton: Yeah.

Chairperson Spiritis: Okay.

So, there's no comments so…

Board Member Guyton: No.

Chairperson Spiritis: …we're gonna move to 8b…

Mayor Lawson: Mr…

Chairperson Spiritis: …Clerk Hall?

Mayor Lawson: Mr. Chair?

Chairperson Spiritis: Yes, Mayor.

Mayor Lawson: Thank you.

And, just one com'.., one follow up. We definitely wanna identify some of the opportunities of looking to see what we can move to the tax roll. Because, with the potential and imminent passing of the.., of the ballot initiative, we're gonna need to save some money from our taxpayers.

So, Mr. Sherman, I know we've had items before, that have come before us, but we wanna look at every arena. We don't wanna just move everything to the tax roll because the whole purpose is to try to save our residents from that ad valorem tax, especially if they're homesteaded.

But, that would definitely benefit a lot of the residents from the day in and day out.., that monthly bill that they're paying. And, we may wanna look at some of those options, to be as proactive as possible.

We're gonna be cutting our budget. We're gonna be looking to see how we can maneuver and move funds around while we're still going to Tallahassee, and to Washington, to buy down the rates, and to buy down the cost.

But, at the same time, we have to be strategic 'cause, come 2027, if it's not on that ball'.., on that bill we won't be able to move it later. So, we need to make those decisions as quickly as possible and look at options that are possible, and see what possibly can come back.

So, I would recommend the Board take a look at some of the things that can actually go over to the red roll.., the tax roll versus just a monthly bills.

Chairperson Spiritis: Thank you, Mayor.

Mayor Lawson: Thank you, Mr…

Chairperson Spiritis: Yes.

Mayor Lawson: …Chair.

Chairperson Spiritis: We're gonna have some major decisions to make during the budget period, in the next couple months.

So, we'll move on, Clerk to the next Item.

Board Member Miller-Anderson: Chair?

Chairperson Spiritis: Yes.

Board Member Miller-Anderson: Do we ha'.., have any pub'.., general public comment cards?

Chairperson Spiritis: There was.., there was no public comment cards.

Board Member Miller-Anderson: Okay.

I'm saying general.., for general. The 7:30… No?

Chairperson Spiritis: No. We asked.

Board Member Miller-Anderson: Okay.

Chairperson Spiritis: Yeah.

Previously. Okay. Clerk Hall.

8b. <u>ITEM 8B</u>

District Clerk Hall: Mr. Chair, we are on Item 8b.

District Clerk Hall: **DISCUSSION REGARDING 2026 BOND AND INTENDED PURPOSE.**

JOSHUA NIEMANN, UTILITY SPECIAL DISTRICT EXECUTIVE DIRECTOR, (561) 845-4185

Chairperson Spiritis: Director Neimann.

Executive Director Niemann: So, Mr. Chair, if I may?

In front of you is a packet which highlights the five year capital outlay for the Utility. That packet includes our water treatment plant, our water projects, and our wastewater projects. And, the initiative of this discussion and deliberation is, in July, we passed a $470 million bond and that bond is not all associated with the new water treatment plant.

It is also associated with a [stammer] variety of other capital projects that are greatly needed within the Utility. So, if you look at your handout, you will see in the funding source column where the actual series 2026 bond is highlighted and what that is actually paying for versus some of the other revenue sources that we use, whether it's renewal and replacement or prior bonds, and even grants.

So, I just wanted to answer any questions to.., and to make sure that the residents were aware that that $470 million is not entirely associated with just the water treatment plant, it's going towards some of the intracoastal crossing, there's some.., a few other things that it's also funding in our capital outlay.

Chairperson Spiritis: Any questions from the Board?

[Pause]

Chairperson Spiritis: No questions?

[Pause]

Chairperson Spiritis: Okay.

9. <u>ITEM NO. 9</u>

<u>CONFIRMATION OF DIRECTION</u>

Chairperson Spiritis: Clerk, we'll move onto confirmation of direction.

So, the Board did direct you, by motion, Mr. Niemann, to come up with recommendations and a proposal on maintenance and the water meters, so please make sure you get that to us in the ninety.., within the ninety day period that we asked.

Executive Director Niemann: Yes, sir.

Chairperson Spiritis: Okay.

Were there any other directions?

Board Member Guyton: Yes.

To the bond counsel to coordinate with our Legal counsel to see if they can come up with some ideas…

Chairperson Spiritis: Okay.

Board Member Guyton: …to navigate to try to reduce the…

Chairperson Spiritis: Right.

Bond Counsel, no issue?

Board Member Guyton: …on the residents.

Chairperson Spiritis: Okay.

Thank you, Board Member Guyton.

Any other directions any Board Member wants to bring up or that we discussed already? None that I can remember?

[Pause]

Chairperson Spiritis: Okay.

Being none…

Vice Chair Davis Panier: Mr. Chair?

Chairperson Spiritis: Yes.

Vice Chair Davis Panier: Just that we get a update…

Chairperson Spiritis: Vice Chair.

Vice Chair Davis Panier: … on that…

Board Member Miller-Anderson: Mr. Chair?

Vice Chair Davis Panier: That we get that update on the Intergovernmental Affairs position and the progress being made on that.

Interim City Manager Wilkins: Yes.

Vice Chair Davis Panier: Okay.

Thank you.

Chairperson Spiritis: [Inaudible].

Board Member Miller-Anderson: Mr. Chair?

Chairperson Spiritis: Yes.

Board Member Miller-Anderson: I'm gonna recommend that they look at the meeting again, or if they didn't write it down because, the other thing was, about the meters and getting with the Finance Department.

There were a few things we talked about, so…

Board Member Guyton: Yeah.

Board Member Miller-Anderson: I mean, we shouldn't have to be the ones to remember everything we're talking about.

They can review the meeting and just make sure they follow through with what was identified. And, if we're going to do the confirmation at the end, the Manager should be making note and then he should be able to tell us what it is that he needs to do.

Thank you.

Chairperson Spiritis: Okay.

We're.., we're gonna get to the Manager's discussion right after this. But yes, the.., that was…

Board Member Miller-Anderson: Yeah.

But…

Chairperson Spiritis: …done by mo'…

Yes. I understand, Board Member Miller-Anderson. The meter Item is.., was brought up. It was done by motion so it can clearly be looked at in the minutes. We know specifically what we asked for and we had a discussion on this Item and we'll make sure that we stay with Mr.., Director Niemann on this Item. Okay.

10. <u>ITEM NO. 10</u>

<u>DISCUSSION BY CITY MANAGER/EXECUTIVE DIRECTOR</u>

Chairperson Spiritis: City Manager.

Interim City Manager Wilkins: Mr. Chairman, there are several items that were not discussed previously in our directions to Staff.

One was to provide a zero-read report.

The other was to.., they requested Staff to provide a maintenance plan in terms of the meters.

There was a request to identify how the Blue Heron water treatment plant sign is [inaudible].

And... [Pause] That's it.

Chairperson Spiritis: Thank you, City Manager Wilkins.

Board Member Guyton: [Stammer]…

Chairperson Spiritis: Yes.

Board Member Guyton.

Board Member Guyton: Question. Thank you, Mr. Chair.

That last one that you indicated, was that the one that U.S. Water brought up? You were gonna come back to us to tell us if we have funds to one, pay for their assistance and, if we even needed them on that second issue? You thought one issue could.., could be done internally.

Are you with me?

Executive Director Niemann: Yes, sir.

Mr. Chair, if I may?

So, no. That is not what I was speaking to during the meeting. But, there has been conversations about bringing U.S. Water back in to do a desktop analysis to identify any places where we feel like we're losing revenue to some of those meters.

And, we are having those conversations. And, I will be, you know, in conversation with Mr. Miller in the future.

Board Member Guyton: Okay.

So, that'll be… You'll bring it back when you.., when you're at that point of needing them. Is that what I'm understanding?

Executive Director Niemann: Mr. Chair…

Board Member Guyton: Or.., or…

Executive Director Niemann: …if I may?

Board Member Guyton: …needing some'…

Executive Director Niemann: I actually plan on.., now that we have a motion in front of us, I will bring that [stammer] back as part of the report and.., and get the Board's direction on

how you would like us to proceed, whether you'd want that desktop analysis done and then, allow you to review the report, see what the maintenance plan looks like and.., and then go from there.

Because, we do have funds allocated over the next five years, towards meter replacement. Funds may need to be shifted if we wanna do it quicker than what.., what we have currently planned but that'll be at the Board's…

Board Member Guyton: Okay.

Executive Director Niemann: …discretion.

Board Member Guyton: Thank you.

Thank you, Mr. Chair.

Chairperson Spiritis: Thank you, Board Member Guyton.

Thank you, Executive Director.

Executive Director Niemann, can you please give us your.., your comments? Anything you wanna add?

Executive Director Niemann: At this time, the only thing I think that.., that I also had was making sure we had the age of [stammer].., the age of the meters and.., and when they were physically changed out, residential and commercial.

That'll be added as a part of the report that we.., I don't think the City Manager touched on, but outside of that, I think he covered everything.

I do also wanna commend our collection Staff over the past two weeks. We've had several large force main breaks that have required an immense amount of hours onsite. Some of our Staff were onsite anywhere from fourteen to sixteen hours and returned after just a short time

off to make sure that we were in compliance and getting some of these roads, especially the one on Blue Heron, back open as quickly as possible.

For those leaving tonight, if you go over the Blue Heron Bridge, or I should say the C-17 bridge, you'll see some water fountains over there, that is for us to treat some of the water because we did have that spill go into that waterway.

And, we're working closely with South Florida Water Management, as well as the Department of the.., Health, to make sure that we are continuously testing. We've tested every single day to make sure those counts go back to normal and that it's mitigated.

Chairperson Spiritis: Thank you, Director.

Nothing else you wanna add?

Executive Director Niemann: No, sir.

Thank you.

Chairperson Spiritis: Okay.

11. <u>ITEM NO. 11</u>

<u>DISCUSSION BY DISTRICT ATTORNEY</u>

Item skipped

12. <u>ITEM NO. 12</u>

<u>STATEMENTS BY THE MAYOR AND BOARD</u>

Chairperson Spiritis: Board Member KaShamba Miller-Anderson, anything you'd like to add?

Board Member Miller-Anderson: No. I don't.

Thank you.

Chairperson Spiritis: Okay.

Board Member Lanier?

Board Member Lanier: No, thanks.

Chairperson Spiritis: Okay.

Board Member Guyton

Board Member Guyton: Nothing.

But I see that we missed the Dis'.., the City…

Chairperson Spiritis: Right. Oh right.

Attorney Wynn, I'm sorry.

District Attorney Wynn: No, thank you.

Chairperson Spiritis: Okay.

Thank you.

Board Member Guyton: But, I have nothing, Mr. Chair.

Chairperson Spiritis: Okay.

Board Member Guyton: Thank you.

Chairperson Spiritis: Thank you, Board Member Guyton.

Vice Chair Davis Panier?

Vice Chair Davis Panier: No.

Thank you.

Chairperson Spiritis: Nothing? Okay.

I would just like to add, and I think it's important for everyone to understand, that we didn't just walk into this situation. This is years and years and years of neglect. There was no.., there was a lack of maintenance, there was a lack of development. So, we have to really.., we're catching up right now.

We probably could have done all this for a lot less money. We know construction costs went from 2023 to 2024 from a hundred and eighty dollars a square foot to three hundred and fifty dollars a square foot, and rising.

So, when we see these numbers, it's really our own fault. We should've.., we should've grabbed the bull by the horns back in 2013, '14, when we were getting our first Engineer reports telling us what was gonna happen and what we should do, and we just totally ignored that, right down to the water lines on North Ocean.

We were told six years ago that we didn't have the pressure for those lines. If we would've done it then, it would've been at least half the cost. So, that goes for everything, the water plant and everything.

So, we're trying to make up for what wasn't done in the past.

Mayor, you have any comments?

Mayor Lawson: Yes.

Just one question for our Executive Director. Mr. Niemann, the water impact fees with Soleste on the Trail, have we had an opportunity to have legal counsel review and when will that be coming before the Board?

Executive Director Niemann: So, I would ask that the City attorney, but yes, with the.., we have reviewed that and Soleste on the Trail, at this point, I think is dead until.., because we've [stammer] given them the calculations based on what you've passed.

Mayor Lawson: Okay.

So, Legal has opined on this?

Executive Director Niemann: [Stammer]…

I would like to take this offline just because I.., I think we're speaking of two different developments.

Mayor Lawson: Okay.

Soleste on the Trail water impact fees. I'm not sure if we've had a discussion. But, if we can make sure that we get our.., our Attorney to take a look at that, get an update, and then bring that before the Board 'cause I think it's just some grey area and discussion as to where we are.

So, if we can talk about that and to discuss what's next with that, hopefully, by tomorrow.

Executive Director Niemann: Mr. Chair, if I may?

Mayor Lawson: And then also…

Executive Director Niemann: I'll get with the…

Mayor Lawson: And then also, we can update the entire Board on the status.

Executive Director Niemann: Mr. Chair, I'll get with…

Mayor Lawson: [Inaudible].

Executive Director Niemann: …the City Attorney right after the meeting.

Mayor Lawson: Great.

Chairperson Spiritis: Thank you.

Being no other comments.

ADJOURNMENT

Chairperson Spiritis: This meeting is adjourned.

Thank you all for coming and it was a great meeting.

Thank you.

[Gavel]

[End of video/audio]

City Employees, Public Speakers and Others

Executive Director Joshua Niemann.....Executive Director Niemann

Brown and Caldwell – Engineer – Nigel Grace.....Mr. N. Grace

Haskell/CDM Smith Joint Venture – Senior.....Mr. O. Rodriguez
Project Manager Omar Rodriguez

U.S. Water –Project Manager Mike Miller.....Mr. M. Miller

Haskell/CDM Smith Joint Venter.....Ms. S. Mechler
Suzanne Mechler

Greenspoon Marder, LLP – Skip Miller, Esq. .....Mr. S. Miller

Riviera Beach - Utility Special District

To: Honorable Mayor, Chairperson, and Utility Special District Board Members

From: Dawn S. Wynn, Esq., City Attorney

Through: William E. Wilkins, City Manager

Subject: **Resolution Number 74-26: A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, authorizing Settlement in the case of Close Construction v. City of Riviera Beach Case No. 4D2023-0051/L.T. No. 50-2016-CA-013117A; Authorizing Governmental Claims Solutions to make a payment in the amount of One Hundred Fifty Thousand Dollars and Zero Cents ($150,000.00) as full and final settlement; and providing an effective date.**

Date: September 23, 2026

CC: General Public

Background:

Close Construction (Close) was contracted to provide an electric bypass pump and a diesel pump with "100% flow capacity redundancy" to maintain pumping if power failed. Lift Station 10 pumps between 298,594 and 331,319 gallons of sewage a day and is the only facility that moves sewage off Singer Island. On October 22, 2016, after keeping the pump in bypass for an extended duration, in breach of contract, both the electric and diesel backup pumps failed, flooding the area with sewage.

The District won at trial and won on appeal. The only issue remaining was determining the attorney's fees and costs owed to the District as the prevailing party in this breach of contract action; and the settlement in the amount of One Hundred Fifty Thousand Dollars and Zero Cents ($150,000.00) in attorney fees is in the City's best interest, subject to City Council approval.

City Goals:

The Citywide Goal is to Enhance Government Stewardship.

Fiscal/Budget Impact:
$150,000.00

Recommendation:
Staff recommends a Motion for the Board to approve Resolution Number 74-26.

Attachments:

N/A

Riviera Beach - Utility Special District

To:	Honorable Mayor, Chairperson and Utility Special District Board of Directors
From:	Joshua Niemann, Utility Special District Executive Director
Through:	William Wilkins, City Manager
Subject:	**Presentations of Updates on Utility Special District Projects.**
Date:	September 23, 2026
CC:	General Public

Background:

At its August 22, 2024, meeting, the Utility Special District Board requested monthly Status Reports concerning the state of critical projects being conducted at the Utility Special District. More specifically, at this time, such updates to be presented to the Board are comprised of the following:

1. Brown and Caldwell: Owner's Representative Services for the New Water Treatment Plant Project
2. Haskell/CDM Smith: New Water Treatment Plant Project
3. Globaltech: Wellfield Rehabilitation Project
4. U.S. Water Services: Existing Water System Operations and Maintenance Support Services

City Goals:

The Citywide Goal is to Accelerate Operational Excellence.

Fiscal/Budget Impact:

N/A

Recommendation:

Staff recommends that the Mayor and USD Board members receive these Presentations.

Attachments:

1. Brown & Caldwell_Owner's Rep_Update_9-1-26.pdf

2. Haskell-CDM Smith_JV Update_September 2026.pdf
3. Globaltech_Wellfield Rehab Proj_Update_09032026.pdf
4. U.S. Water Services_Monthly Report_Sept 2026_Draft.pdf

1400 Centrepark Boulevard, Suite 960,
West Palm Beach, FL, 33401
561.684.3456

Memo

Prepared for: Riviera Beach Utility Special District (RBUSD or City)

Subject: RBUSD New WTP Development Project - Owner's Representative Board Update for Phase 1 Project Activities

Date: September 1, 2026

From: Nigel Grace, PE, Brown and Caldwell

This Board Update provides a summary of key activities that have transpired since the previous reporting period through August 29, 2026. The updates for the current reporting period are shown in **bold** font for emphasis. Specifically, the following is addressed herein:

1. Project Schedule Status
2. Wellfield Construction Status (GMPs 2 and 3)
3. Injection Well and Dual-zone Monitoring Well Construction Status (GMP 4
4. Avenue L Water Treatment Plant (WTP) Construction Status (GMP 5)
5. Raw Water Transmission Main Construction Status (GMP 6)
6. Recent Deliverables
7. Considerations and General Notes
8. Exhibit - Supplemental Information

Project Schedule Status Update

Six of seven anticipated GMPs for delivery of the water treatment modernization program have been approved and are in various stages ranging from active construction to pre-construction activities. GMP 6, for the raw water transmission system was the most recent to be approved by the Board on May 20, 2026.

The JV submitted a draft of GMP 7 on July 31, 2026 for review by USD and the OR team. This GMP will provide the finished water transmission pipeline to connect the new WTP to the distribution system. The draft GMP is a work in progress and requires supplemental documentation and cost validation to complete the package for comprehensive review. Initial comments were provided to the JV on August 12th.

The overall program schedule is governed by the completion timeline for GMP 5 (construction of the new WTP) which has the following completion milestones:

1. Substantial Completion – November 2029
2. Final Completion – April 4, 2030

The status of work that is progressing for GMP's 2 through 6 is summarized below.

Wellfield Construction Status (GMPs 2 and 3)

The JV received purchase orders authorizing work to proceed with under GMP 2 and GMP 3 on December 6, 2024 and March 6, 2025, respectively. Wellfield construction activities under GMPs 2 and 3 continue to progress in accordance with schedule, with multiple wells advancing through drilling, development, and surface completion phases. No material schedule impacts have been identified during this reporting period. Refer to Supplemental Details (at end of memo) for additional information). No change order requests were submitted for this GMP in the month of August 2026.

Injection Well and Dual Zone Monitoring Well Construction Status (GMP 4)

The JV received authorization to proceed with work under GMP 4 on August 25, 2025. Injection well and dual zone monitoring well construction activities under GMP 4 continue to progress. **No change orders were submitted in the month of August, 2026**. On July 13, 2026, the JV submitted an Initial Notice of Potential Delay and Change due to additional drilling beyond the 3500 ft depth assumed as the basis for the GMP schedule which was required to find a suitably permeable zone to terminate the well**. Costs associated with the additional drilling will be funded through contingency already included within GMP 4. No change order request was submitted during the month of August 2026.**

Avenue L WTP Construction Status (GMP 5)

The Board approved GMP 5 on February 5, 2026. **Notice to Proceed was issued on March 11, 2026 with final completion scheduled to occur on April 4, 2030.** The baseline project scheduled has been submitted by the JV. The following is the status of construction activities associated with GMP 5:

- Submittals, RFIs, procurement activities and site preparation (e.g. installation of lighting) activities are ongoing.
- Installation of underground piping was initiated.
- The JV notified the City that its supplier indicated that the specified Tier 4 Certified Generators are not available at this time and the timeframe within which they are anticipated to become available for ordering is uncertain. **The JV is currently taking steps to establish the design modifications to procure an alternate Tier 4 Compliant generator system**.
- **The JV submitted documentation of existing builder's risk insurance policy on July 15, 2026 that was subsequently reviewed and accepted by the City.**
- **The JV submitted three building permits (guardhouse, electrical and high service buildings/structures) for Building Department permit review on August 12th – review is ongoing.**
- **The JV has identified a short-term schedule variance associated with electrical submittals and is working with its subcontractor to recover the affected activities.**
- **No change order request was submitted in the month of August 2026**.

Raw Water Transmission Construction Status (GMP 6)

GMP 6 was approved by the Board on May 20, 2026 with NTP being issued on August 10, 2026. The following is the status of construction activities associated with GMP 6:

- JV is continuing to work through FEC/other permitting, submittals, procurements and construction mobilization activities.

- On June 1, 2026, the JV informed the OR that FEC denied permit approval for open-cut crossing of two unused/inoperable railway lines and is requiring the use of more costly trenchless crossing approach that is inconsistent with GMP 6 pricing basis. The situation is currently under review with a focus on developing an alternative that avoids the need to cross existing FEC tracks.
- **No change order request was submitted in the month of August 2026.**

Finished Water Transmission Main (GMP 7)

The JV submitted a draft GMP 7 on July 31, 2026 for construction of the finished water transmission main to deliver water to the system, roadway and drainage improvements along Avenue L between Blue Heron Blvd and 17th Street and an asset management system for the new WTP. The GMP is offered at a cost of approximately $22.1 Million. Additional documentation and cost support are required before a comprehensive review can be completed. Initial comments from USD and the OR were provided and the JV is currently working to supplement the submittal and respond to review comments. Once comments are satisfactorily addressed, an updated GMP will be brought forward for consideration by the Board.

Recent Deliverables

1. Finished Water Transmission Main 60% Design Submittal
    a. The Issued for Permitting (IFP) deliverable was submitted by the JV on May 1, 2026 and review comments from the OR team were provided on May 19, 2026.
    b. FEC railway permitting status clarification: FEC has conditionally approved the permit application. **The required permit fee has been paid and the JV is awaiting issuance of the approved permit**.
2. Raw Water Transmission Main Design Status
    a. The JV submitted the 90 percent design on July 29th, 2025. Design review comments were submitted on September 3, 2025. The JV submitted responses to the 90 percent comments on November 21, 2025.
    b. FEC railway permitting status clarification: FEC has approved permits for 4 crossings and denied permits for two crossings (refer to previous summary).
    c. The JV submitted the Issued for Permitting design documents on January 13, 2026. Issued for Construction (IFC) documents will be released after permitting is concluded and all comments from permitting agencies are satisfactorily addressed.
3. Drinking Water Distribution Assessment Report –further development will be prepared under GMP 5 commissioning planning efforts - refer to previous updates for status. Refer to past reports for previous status.
4. Phase II Pilot Study Report –the JV submitted a final pilot report on January 28, 2026. Supplemental comments were provided on February 26, 2026 to address outstanding items that require clarification.
5. WTP Issued for Permit Documents - OR comments on the IFP submittal have been satisfactorily addressed. The JV submitted updated IFP design documents on July 10, 2026.
6. Avenue L Roadway Improvements Design - the JV submitted a Drainage Report and Design drawings for review on April 29, 2026. Review by the OR and City was completed and comments returned to the JV on May 19th, 2026.

7. Existing WTP Environmental Site Assessment – The JV submitted a Phase 1 ESA for the existing WTP site on June 9, 2026. OR review comments were provided to the JV on June 25th, 2026 and the JV submitted a revised report on July 16.

Change Orders

No contract amendments or change orders are currently proposed for any active GMP.

SUPPLEMENTAL INFORMATION

Additional details relating to the status of GMPs 2 to 4 are provided below.

GMP 2 – Two FAS Wells and Two Fully Equipped SAS Wells

Activities completed for the Surficial Aquifer System (SAS) well at site 2015A include installation of the temporary 6-inch well pump on the 6-inch process piping on July 31st, installation of the electrical panels on August 3rd, and hydrostatic testing on August 4th. Activities still ongoing include wire pull to the instrumentation and control panels initiated on August 14th, installation of the grounding grid initiated on August 17th , partial completion of the portable 1-inch water line, completed tie-in to the existing 8-inch water line and installation of the water meter on August 27th .Construction activities scheduled for the month of September include completion of portable water line and wire pull to the instrumentation and controls panels on September 1st. Other activities scheduled for the month of September include fencing and gate installation expected to be initiated on September 2nd, Bac-T testing expected to be imitated September 3rd, and startup and commissioning for beneficial use with temporary pump on September 30th.

Activities completed for Surficial Aquifer System (SAS) Well at 2015B completion of the hydrostatic testing on the 6-inch process piping on August 3rd, Installation of the electrical panel rack and the instrumentation and control panel on August 5th. Completed placing and grading stones between well pad and curb on August 14th. Construction activities scheduled for the month of September include wire pull to the instrumentation and control panels expected to be initiated on September 18th.

No construction activities were completed for the Floridan Aquifer System (FAS) Well #1. Construction activities scheduled for the month of September include completion of the 8-inch raw water process piping installation.

Activities completed for the Floridan Aquifer System (FAS) Well #5 include preliminary hydrostatic testing on the 8-inch process piping on August 6th and completed placing and grading stones between the well pad and curb on August 14th. Construction activities scheduled for September include continuation of the 8-inch aboveground raw water process piping installation and installation of the electrical control panel and instrumentation panel.

Electrical construction activities completed schedule for Avenue U includes completed the electrical duct bank run from EM-1 to the location of the standalone generator pad on August 7th, completed the duct bank run from EM-1 to the location of the electrical equipment rack pad on August 17th, and completed electrical duct bank run from EH-3 to the location of the electrical panel rack pad on August 19th. Other construction activities completed at Avenue U include completed pour the 3-foot-thick concrete standalone concrete pad on August 11th. Construction activities scheduled for the month of September include completion of the concrete pour of the electrical equipment rack expected to be initiated on September 2nd and competition of the electrical wire pull expected to be initiated on September 16th.

GMP 3 – Remaining FAS Wells

No construction Activities were completed for Floridan Aquifer System (FAS) Well #2. No construction activities are currently scheduled for the month of September; the contractor is waiting on sewer manholes to arrive on site. No construction activities completed for Floridan Aquifer System

(FAS) well #4. Construction activities scheduled for the month of September include installation of the concrete curbing and well and generator pads expected to be initiated on September 15th. Other construction activities scheduled for the month of September include under slap electrical and existing potable water locate expected to be initiated on September 28th.

Construction Activities completed for Floridan Aquifer System (FAS) Well #3 include cementing the 17.4-inch PV casing on August 6th, completed demobilizing drilling equipment on August 17th, and completed mobilizing the pump development equipment on August 27th. The well is currently in a well-pump development which was initiated on August 28th. Construction activities scheduled for the month of September include continuation of well pump development till September 23rd.

Drilling activities completed for Floridan Aquifer System (FAS) Well #6 include geophysical logging of the pilot hole to a depth of 350 feet below ground surface on August 3rd, Pilot hole reaming to a depth of 295 feet was completed on August 10th, installation and cementing of the 36-inch surface casing at a depth of 290 feet on August 14th. Other drilling activities completed includes pilot hole drilling to a depth of 1,200 feet below land surface completed on August 24th and geophysical logging on August 26th. Pilot hole reaming has progressed to a depth of 624 feet below land surface. Drilling activities scheduled for the month of September include continuation of pilot hole reaming, geophysical logging, installation and cementing of the 26-inch steel casing.

GMP 4 - Injection Well and Dual Zone Monitoring Well Construction Status

Construction activities completed for the Deep Injection Well (DIW) include the completion of (4) packer tests from August 5th Through August 18th, completed installing the bridge plug on August 27th and completed first cement stage of the bridge plug on August 28th. Drilling activities scheduled for the month of September include pilot hole reaming to a depth of 3,040 feet below pad level expected to be initiated on September 3rd.

Construction activities completed for the Dual Zone Monitoring Well (DZMW) include completed pilot hole reaming to a depth of 1,094 feet below pad level on August 6th, completed geophysical logging of the reamed hole on August 7th, completed install the 24-inch steel surface casing on August 8th, completed cementing the casing on August 12th and completed switching the rig to reverse air on August 19th. Currently pilot hole drilling has progressed to a depth 1,816 feet below pad level. Drilling activities scheduled for the month of September include continuation of pilot hole drilling to a depth of 1,850 feet expected to be completed on September 1st, geophysical logging, packer testing, and pilot hole reaming to a depth of 1,850 feet below pad level.

701 San Marco Boulevard Ste 1400
Jacksonville, Florida 32207
tel: 904 791-4500

To: Honorable Mayor, Chairperson and Board of Directors

Through: William Wilkins, Interim City Manager

From: Michael Hoisington, DBIA, Haskell/CDM Smith Joint Venture

Subject: New Water Treatment Plant Project Update

Date: September 3, 2026

Monthly Update Status

The Haskell/CDM Smith Joint Venture request to provide to the Board of Directors of the City of Riviera Beach Utility Special District, Palm Beach County, Florida a monthly update on the status of the design deliverables and the construction status to date for the Riviera Beach Water Treatment Facility.

Design Status

Avenue L Water Plant

Site Plan - Issue for Permit (IFP) drawings for Avenue L Water Plant site plan submitted to the City of Riviera Beach for review on April 9th. Components approved include fire, public works, and utilities. The component awaiting approval includes City Engineering. Attached is current permit log for the project.

Building Permits – Site Plan approval received August 19th. JV has submitted building permits to Riviera and is waiting for them to be formally approved and issued.

Raw Water Transmission Main

90% Design is complete. Changes along 15th street are being developed to reduce railroad conflicts/interactions.

Finish Water Transmission Main

90% Finish Water and Avenue L Improvements Design are complete, JV is working on responses to GMP 7 comments from Brown and Caldwell.

Grant Funding

FDEP SRF – Board approved the resolution at the June meeting to execute and delivery the application to the state. The loan application, the approved resolution, and the full set of permit plans and specifications were submitted to FDEP in July.

Local Breakdown

Below is a breakdown of the local Palm Beach County participation by GMP.

4SEP2026

City of Riviera Beach, Permit Tracker

Permit Identification	Agency Level	Status	Permit #	Issued Date	Expiration Date	Comments
GMP 2: SAS + FAS Early Offsite Wells						
SAS1 2015A - Temporay Fence Permit	Local	APPROVED	FSW-25-0004	2/18/2025	1/27/2027	
SAS1 2015A - Erosion Control Permit	Local	APPROVED	SW-25-0003	2/18/2025	1/27/2027	
SAS1 2015A - Site Development Primary Permit *1693 W 29th Street, Riviera Beach, FL 33404*	Local	APPROVED	SD-25-0012	3/3/2026	12/21/2026	
SAS1 2015A - Electrical Sub-Trade Permit	Local	APPROVED	SUB-26-0100	3/3/2026	1/27/2027	
SAS1 2015A - Plumbing Sub-Trade Permit	Local	APPROVED	SUB-26-0285	5/27/2026	11/23/2026	
SAS1 2015A - Fencing Sub-Trade Permit	Local	APPROVED	SUB-26-0172	4/7/2026	10/4/2026	
SAS1 2015A - Site Lighting (Security) Sub-Trade Permit	Local	NOT SUBMITTED				8/11/26: All of the Site-Lighting (Security) sub-permit application forms have been signed by Josh Niemann.
SAS 2015A - Authorization to Connect Water and Sewer Services and Establishment of Stormwater Fees	Local	APPROVED	N/A	N/A	N/A	9/1/26: Accounts have been set up by Josh Niemann. The JV will notify Mr. Niemann when the meter is needed. The meter has been installed at 2015-A.
SAS1 2015A - Water Use Permit	State	APPROVED	50-00460-W	2/15/2024	2/15/2053	
SAS1 2015A - Well Construction Permit	State	APPROVED	59-3090455	3/11/2025	No official expiration date	
SAS1 2015A - Generic NPDES Permit	State	APPROVED	FLG073972	4/4/2024	4/3/2029	
SAS2 FAS5 Ave U 2015B - Temporary Fence Permit	Local	APPROVED	FSW-25-0003	2/18/2025	2/8/2027	
SAS2 FAS5 Ave U 2015B - Erosion Control Permit	Local	APPROVED	SW-25-0002	2/18/2025	2/8/2027	
SAS2 FAS5 Ave U 2015B - FDOT Utility Permit	State	APPROVED				
SAS2 FAS5 Ave U 2015B -Site Plan Approval	Local	ON HOLD	SP-24-0023	Pending	Pending	8/3/26: Reviewer comments are out of date, will discuss with CRB tomorrow. 8/4/26: Mr. Grimm mentioned he will check to see whether the JV needs to submit documentation confirming the removal of the maintenance facility from the project scope. 8/11/26: JV to submit a site plan amendment through the portal, along with a narrative and revised site plan indicating that the Maintenance Building is no longer included in the scope of work. 8/18/26: MB to re-check and see if there is any way to submit additional information through the portal. (there is nowhere to submit additional info through portal) **9/1/26: CDM will use as-builts + narrative as documentation to show that Maintenance building is no longer apart of the scope.**
SAS2 FAS5 Ave U 2015B -Site Development Primary Permit *909 Avenue U, Riviera Beach, FL 33404*	Local	APPROVED	SD-25-0011	10/28/2025	11/4/2026	
SAS2 FAS5 Ave U 2015B -Electrical Sub-Trade Permit	Local	APPROVED	SUB-25-0526	10/28/2025	11/10/2026	
SAS2 FAS5 Ave U 2015B -Plumbing Sub-Trade Permit	Local	APPROVED	SUB-25-0525	10/28/2025	10/23/2026	
SAS2 FAS5 Ave U 2015B -Fencing Sub-Trade Permit	Local	APPROVED	SUB-26-0015	1/15/2026	11/20/2026	
SAS2 FAS5 Ave U 2015B -Site Lighting (Security) Sub-Trade Permit	Local	NOT SUBMITTED				
SAS2 FAS5 Ave U 2015B - Authorization to Connect Water and Sewer Services and Establishment of Stormwater Fees	Local	APPROVED	N/A	N/A	N/A	9/1/26: The account has been set up with Customer Service. The JV just needs to notify Mr. Niemann when the meter is needed.
SAS2 FAS5 Ave U 2015B -Generator Permit	Local	APPROVED	GEN-26-0002	8/12/2026	2/8/2027	7/23/26: Submitted by Brown Electric 8/4/26: The permit has been approved and is available for pick-up from the City of Riviera Beach Permit Technician. 8/6/26: CRB needs Brown's updated COI/Workman's comp + $8,400 fee before issuing permit. 8/11/26: Ms. Garcia will handle confirming our permit fee exemption, as the City was not initially aware that we were exempt from the fee. 8/12/26: Permit Issued**, Ms. Garcia mentioned seperate permit will likely be needed for the tank.**
SAS2 FAS5 Ave U 2015B - Water Use Permit	State	APPROVED	50-00460-W	2/15/2024	2/15/2053	
SAS2 FAS5 Ave U 2015B - Well Construction Permit	State	APPROVED	59-3090467 & 59-3090469	3/11/2025	No official expiration date	
SAS2 FAS5 Ave U 2015B - Generic NPDES Permit	State	APPROVED	FLG073972	4/4/2024	4/3/2029	
FAS-1 - Temporay Fence Permit	Local	APPROVED	FSW-25-0002	2/18/2025	2/8/2027	
FAS-1 - Erosion Control Permit	Local	APPROVED	SW-25-0001	2/18/2025	2/8/2027	
FAS-1 - Site Development Primary Permit *2391 Avenue L, Riviera Beach, FL 33404*	Local	APPROVED	SD-25-0013	11/18/2025	11/4/2026	
FAS-1 - Electrical Sub-Trade Permit	Local	APPROVED	SUB-25-0578	11/18/2025	11/16/2026	
FAS-1 - Electrical Commerical Permit (Description: Temp Power)	Local	APPROVED	E-26-0049	8/12/2026	2/8/2027	
FAS-1 -Plumbing Sub-Trade Permit	Local	APPROVED	SUB-25-0579	11/18/2025	11/13/2026	
FAS-1 -Fencing Sub-Trade Permit	Local	APPROVED	SUB-26-0240	5/8/2026	11/24/2026	
FAS-1 -Site Lighting (Security) Sub-Trade Permit	Local	NOT SUBMITTED				
FAS-1 - Authorization to Connect Water and Sewer Services and Establishment of Stormwater Fees	Local	APPROVED	N/A	N/A	N/A	9/1/26: The account has been set up with Customer Service. The JV just needs to notify Mr. Niemann when the meter is needed.
FAS-1 Sidewalk Closure Permit	Local	NOT SUBMITTED				**8/25/26: Lox is in process of preparing submission.**
FAS-1 - FDOT Temporary Utility Permits - for Australian Ave Closure (Lox)	Local	NOT SUBMITTED				**8/31/26: Lox to submit for Palm Beach County Permit.**
FAS-1 - Water Use Permit	State	APPROVED	50-00460-W	2/15/2024	2/15/2053	
FAS-1 - Well Construction Permit	State	APPROVED	59-3090464	3/11/2025	No official expiration date	
FAS-1 - Generic NPDES Permit	State	APPROVED	FLG073968	4/3/2024	4/2/2029	
GMP 3: Balance of FAS Offsite Wells						
FAS-2 - Temporay Fence ROW Permit	Local	APPROVED	ROW-25-0052	11/17/2025	12/4/2026	
FAS-2 - Clearing Permit	Local	APPROVED	CLR-25-0003	11/17/2025	12/4/2026	
FAS-2 - Erosion Control Permit	Local	APPROVED	SW-25-0006	8/25/2025	12/4/2026	

FAS-2 - Site Development ROW Primary Permit *S of Blue Heron, W of Ave R, E of W 22nd St, Riviera Beach, FL 33404*	**Local**	**APPROVED**	**ROW-25-0057**	**5/4/2026**	**10/31/2026**	
FAS-2 - Electrical Sub-Trade Permit	**Local**	**APPROVED**	**SUB-26-0225**	**5/4/2026**	**10/31/2026**	
FAS-2 - Plumbing Sub-Trade Permit	**Local**	**APPROVED**	**SUB-26-0287**	**5/27/2026**	**11/23/2026**	
FAS-2 - Fencing Sub-Trade Permit	**Local**	**APPROVED**	**SUB-26-0226**	**5/4/2026**	**10/31/2026**	
FAS-2 - Site Lighting (Security) Sub-Trade Permit	**Local**	**NOT SUBMITTED**				
FAS-2 - Authorization to Connect Water and Sewer Services and Establishment of Stormwater Fees	**Local**	**NOT SUBMITTED**	**N/A**	**N/A**	**N/A**	9/1/26: The account has been set up with Customer Service. The JV just needs to notify Mr. Niemann when the meter is needed.
FAS-2 - FDOT Temporary Utility Permits - for Blue Heron Blvd Closure (Lox)	**Local**	**APPROVED**	**2026-K-496-00166**			7/22/26: Submitted 8/25/26: Approved by FDOT
FAS-2 - Water Use Permit	**State**	**APPROVED**	**50-00460-W**	**2/15/2024**	**2/15/2053**	
FAS-2 - Well Construction Permit	**State**	**APPROVED**	**59-3151612**	**7/23/2025**	**No official expiration date**	
FAS-2 - Generic NPDES Permit	**State**	**APPROVED**	**FLG073969**	**4/1/2024**	**3/31/2029**	
FAS-3 - Temporay Fence Permit	**Local**	**APPROVED**	**TS-25-0003**	**11/5/2025**	**12/4/2026**	
FAS-3 - Clearing Permit	**Local**	**APPROVED**	**CLR-25-0004**	**11/5/2025**	**12/4/2026**	
FAS-3 - Erosion Control Permit	**Local**	**APPROVED**	**SW-25-0008**	**11/5/2025**	**12/4/2026**	
FAS-3 - FEC Rail Permit	**State**	**VOID**	**VOID**	**VOID**	**VOID**	Permit no longer needed
FAS-3 - Site Development Primary Permit *W 15th St & Ave R, Riviera Beach, FL 33404*	**Local**	**APPROVED**	**SD-26-0005**	**8/19/2026**	**2/15/2027**	4/20/26: Submitted 7/21/26: CDM ball in court, in process of addressing comment from Richard Gallant. Aiming to resubmit to CRB this week. 7/27/26: Connor King will stamp FAS-3 revision drawings tomorrow and I will submit to CRB permit office. 7/28/26: MB submitted revised drawings in response to reviewer comments. 8/4/26: Under review by the Utilities Dept. All other departments have approved the application. Mr. Baker will reach out to Mr. Gallant this week, as he is currently on PTO. 8/11/26: Still in Utilities court, Mr. Niemann to follow up with Mr. Gallant. 8/11/26: Application has been approved by all departments. 8/19/26: Permit Issued.
FAS-3 - Temporary ROW Permit (Crossings)	**Local**	**APPROVED**	**ROW-26-0037**	**8/19/2026**	**2/15/2027**	7/17/26: Submitted 8/4/26: Under simultaneous review by the Utilities and Engineering Departments. (digital submission) 8/13/26: Approved by both Utilities and Engineering, not yet officially issued. 8/19/26: Permit Issued.
FAS-3 - Electrical Sub-Trade Permit	**Local**	**APPROVED**	**SUB-25-0576**	**11/18/2025**	**11/16/2026**	
FAS-3 - Plumbing Sub-Trade Permit	**Local**	**APPROVED**	**SUB-25-0577**	**11/18/2025**	**11/13/2026**	
FAS-3 - Fencing Sub-Trade Permit	**Local**	**APPROVED**	**SUB-26-0244**	**5/13/2026**	**11/9/2026**	
FAS-3 - Site Lighting (Security) Sub-Trade Permit	**Local**	**NOT SUBMITTED**				
FAS-3 - Authorization to Connect Water and Sewer Services and Establishment of Stormwater Fees	**Local**	**NOT SUBMITTED**	**N/A**	**N/A**	**N/A**	9/1/26: The account has been set up with Customer Service. The JV just needs to notify Mr. Niemann when the meter is needed.
FAS-3 - Water Use Permit	**State**	**APPROVED**	**50-00460-W**	**2/15/2024**	**2/15/2053**	
FAS-3 - Well Construction Permit	**State**	**APPROVED**	**59-3151597**	**7/23/2025**	**No official expiration date**	
FAS-3 - Generic NPDES Permit	**State**	**APPROVED**	**FLG073970**	**4/4/2024**	**4/3/2029**	
FAS-4 - Temporay Fence Permit	**Local**	**APPROVED**	**TS-25-0002**	**10/1/2025**	**12/4/2026**	
FAS-4 - Clearing Permit	**Local**	**APPROVED**	**CLR-25-0005**	**10/1/2025**	**12/4/2026**	
FAS-4 - Erosion Control Permit	**Local**	**APPROVED**	**SW-25-0007**	**10/1/2025**	**12/4/2026**	
FAS-4 - Site Plan Approval Permit	**Local**	**APPROVED**	**SP-25-0018**	**2/10/2026**	**N/A**	7/28/26: Michael Grimm mentioned he will check with Juan to see if a physically stamped copy is available for pickup. 8/4/26: Juan is checking to determine whether a stamped set is available for pick-up. 8/5/26: Mr. Grimm emailed stamped site plan.
FAS-4 - Site Development Primary Permit *1480 Dr. MLK Jr Blvd, Riviera Beach, FL 33404*	**Local**	**APPROVED**	**SD-25-0015**	**3/3/2026**	**11/23/2026**	
FAS-4 - ROW Permit	**Local**	**IN REVIEW**	**ROW-26-0043**			9/1/26: Submitted
FAS-4 - Electrical Sub-Trade Permit	**Local**	**APPROVED**	**SUB-26-0101**	**3/3/2026**	**11/23/2026**	
FAS-4 -Plumbing Sub-Trade Permit	**Local**	**APPROVED**	**SUB-26-0286**	**5/27/2026**	**11/23/2026**	
FAS-4 - Fencing Sub-Trade Permit	**Local**	**APPROVED**	**SUB-26-0173**	**4/7/2026**	**10/4/2026**	
FAS-4 - Site Lighting (Security) Sub-Trade Permit	**Local**	**NOT SUBMITTED**				
FAS-4 - Authorization to Connect Water and Sewer Services and Establishment of Stormwater Fees	**Local**	**APPROVED**	**N/A**	**N/A**	**N/A**	9/1/26: The account has been set up with Customer Service. The JV just needs to notify Mr. Niemann when the meter is needed.
FAS-4 - FDOT Temporary Utility Permits - for MLK Blvd closure (Lox)	**Local**	**APPROVED**	**2026-K-496-00167**			7/22/26: Submitted 8/25/26: Approved by FDOT
FAS-4 - Water Use Permit	**State**	**APPROVED**	**50-00460-W**	**2/15/2024**	**2/15/2053**	
FAS-4 - Well Construction Permit	**State**	**APPROVED**	**59-3151620**	**7/23/2025**	**No official expiration date**	
FAS-4 - Generic NPDES Permit	**State**	**APPROVED**	**FLG073971**	**4/5/2024**	**4/4/2029**	
FAS-6 - Temporay Fence Permit	**Local**	**APPROVED**	**TS-26-0002**	**6/26/2026**	**12/23/2026**	
FAS-6 -Clearing Permit	**Local**	**APPROVED**	**CLR-26-0001**	**6/26/2026**	**12/23/2026**	
FAS-6 -Erosion Control Permit	**Local**	**APPROVED**	**SW-26-0002**	**6/26/2026**	**12/23/2026**	
FAS-6 - Demo Permit	**Local**	**APPROVED**	**B-26-0143**	**8/12/2026**	**2/8/2027**	6/4/26: Submitted 7/21/26: Per CRB, application has been routed to engineering on 7/17/26, when returned to Building Division, Building Official will review for all trades and expedite with Zoning and Fire. 7/22/26: Approved by Engineering 7/23/26: Approved by Fire 7/28/26: Passed Engineering review and is now under review by Zoning. 8/4/26: Currently under review by Building Dept. 8/5/26: Application is in the final process before permit issuance. 8/11/26: JV confirmed with Ms. Garcia that this permit is only for the demolition work. The full drawing set was submitted, so Ms. Garcia mentioned that she will remove the additional sheets and have the permit available for pickup by the end of this week. 8/12/26: Permit Issued

FAS-6 - Site Development Primary Permit *Avenue P (Dan Calloway Recreation Field), Riviera Beach, FL 33404/ 1420 W 10th St, Riviera Beach, FL 33404*	**Local**	**IN REVIEW**	**SD-26-0006**	**Pending**	**Pending**	6/17/26: Submitted 7/15/26: Required physical plan sets, updated Certificate of Insurance (COI), and application signed by Josh Niemann were provided. 7/17/26: Approved by Engineering, requires resubmission by Utilities. 7/20/26: Approved by Zoning 7/21/26: Approved by Fire 7/28/26: Michael Grimm emailed us the reviewer comment from Utilities as we were previously unable to see it. CDM is in process of addressing. 8/4/26: Following the meeting this morning, CDM is currently working to address the review comment. JV to get top elevation. 8/11/26: Elevations are being taken today and tomorrow that will help CDM design finalize response to reviewer comments. **9/1/26: JV is forming response after recieving clarifications from Mr. Niemann.**
FAS-6 - Electrical Sub-Trade Permit	**Local**	**ON HOLD**	**ON HOLD**			Sub-permits either must be submitted for with the Site Development Permit application or after the permit has been officially issued, per CRB.
FAS-6 - Plumbing Sub-Trade Permit	**Local**					
FAS-6 - Fencing Sub-Trade Permit	**Local**					
FAS-6 - Site Lighting (Security) Sub-Trade Permit	**Local**					
FAS-6 - Authorization to Connect Water and Sewer Services and Establishment of Stormwater Fees	**Local**	**APPROVED**	**N/A**	**N/A**	**N/A**	9/1/26: The account has been set up with Customer Service. The JV just needs to notify Mr. Niemann when the meter is needed.
FAS-6 - Water Use Permit	**State**	**APPROVED**	**50-00460-W**	**2/15/2024**	**2/15/2053**	
FAS-6 - Well Construction Permit	**State**	**APPROVED**	**59-3151616**	**7/23/2025**	**No official expiration date**	
FAS-6 - Generic NPDES Permit	**State**	**APPROVED**	**FLG073973**	**4/5/2024**	**4/4/2029**	

City of Riviera Beach, Permit Tracker

Permit Identification	Agency	Status	Permit #	Detailed Updates
GMP 5				
Ave L Site Development Permit *2391 Avenue L, Riviera Beach, FL 33404*	**Local**	**APPROVED**	**SD-26-0003**	4/9/26: Submitted 5/1/26: CRB requested markup-enabled drawings. 5/13/26: Flash drives containing mark-up enabled plan sets were submitted. 7/10/26: Richard Gallant requested additional permit documentation, which was provided the following day. We are currently awaiting his response. 7/21/26: Has been approved by Fire, Zoning, Building and Utilities. Engineering has not yet approved. 7/24/26: Terrance Bailey provided comments and suggested scheduling a call with Vipin and the EOR to discuss them on 7/27/26. However, Vipin was unable will likely need additional time to review the comments and prepare responses. Vipin mentioned that the comments may instead be discussed during tomorro City. 8/3/26: Vipin has responded to Terrence's comments through email with revised civil sheets. 8/5/26: MB to follow-up with Mr. Bailey through email to see if he has any further comments. 8/11/26: Mr. Bailey mentioned he would take a look at the full package submitted by MB on flash drive. 8/12/26: Michael Bellamy submitted S&S Ave L Roadway Drainage Improvements as additional documentation per Mr. Bailey's request. 8/13/26: We received a permit corrections report indicating that Zoning has an outstanding comment that still needs to be addressed. MB reached out to Mr. during Tuesday's meeting that he would coordinate with him regarding the PLAT issue that Mr. Thompson had previously raised. Mr. Thompson (Zoning) confi MB followed up with Ms. Garcia regarding the next steps for permit issuance, as it appears all departments have now approved the permit. 8/14/26: Ms. Garcia confirms all departments have approved, drawings just need to be stamped before final issuance. 8/19/26: Permit Issued
Ave L Temp Power Permit *2391 Avenue L, Riviera Beach, FL 33404*	**Local**	**APPROVED**	**E-26-0049**	8/12/26: Permit Issued
Ave L Right-Of-Way Permit *Avenue L, Riviera Beach, FL 33404*	**Local**	**NOT SUBMITTED**		8/24/26: Currently gathering info to submit for this permit, to use MOT Plan from Big Dee Paving to submit. **9/1/26: Awaiting signed permit application from Mr. Niemann to submit.**
High Service Building Permit *2391 Avenue L, Riviera Beach, FL 33404*	**Local**	**IN REVIEW - CRB**	**B-26-0208**	7/15/26: S&S plans were sent out to UES to stamp. 7/22/26: Stamped plans received from UES 7/27/26: CDM is currently preparing permit application, awaiting Josh's signature on application. 8/3/26: Josh signed permit application form. 8/5/26: MB attempted to submit the building permit application; however, the Ms. Garcia requested revisions to the building permit applicati 8/11/26: Francis is revising permit application. 8/12/26: Permit Application package submitted to CRB 8/17/26: Official application review began per the CRB portal. Additional documentation was requested and subsequently provided. Permit iss accordance with Florida Statute. 8/25/26: Approved by Engineering and Building Dept(s), awaiting approval from Utilities, Zoning, and Fire Dept(s). **9/1/26: Pending approval from Fire Dept.**
Electrical & Generator Building Permit *2391 Avenue L, Riviera Beach, FL 33404*	**Local**	**IN REVIEW - CRB**	**B-26-0207**	7/27/26: CDM is currently coordinating with UES on last round of comments, also awaiting Josh's signature on application. 8/3/26: S&S plans were sent to UES to stamp + Josh signed permit application form. 8/7/26: Stamped plans received from UES, CDM preparing application. 8/11/26: Francis is revising permit application. 8/12/26: Permit Application submitted to CRB, issuance due 8/26. 8/17/26: Official application review began per the CRB portal. Additional documentation was requested and subsequently provided. Permit iss accordance with Florida Statute. 8/20/26: Ms. Garcia requested a copy of the stamped geotechnical letter and design report prepared by the private provider, flash drive was p 8/25/26: Approved by Engineering and Building Dept(s), awaiting approval from Utilities, Zoning, and Fire Dept(s). **9/1/26: Pending approval from Utilites and Fire Dept(s).**
Guardhouse Building Permit *2391 Avenue L, Riviera Beach, FL 33404*	**Local**	**IN REVIEW - CRB**	**B-26-0206**	7/15/26: S&S plans were sent out to UES to stamp. 7/27/26: Stamped plans received from UES 7/27/26: CDM is currently preparing permit application, awaiting Josh's signature on application. 8/3/26: Josh signed permit application form. 8/5/26: MB went to go submit for building permit but Ms. Garcia said edits needs to be made to application form. 8/5/26: MB attempted to submit the building permit application; however, the Ms. Garcia requested revisions to the building permit applicati 8/11/26: Francis is revising permit application. 8/12/26: Permit Application submitted to CRB, issuance due 8/26. 8/17/26: Official application review began per the CRB portal. Additional documentation was requested and subsequently provided. Permit iss accordance with Florida Statute. 8/25/26: Approved by Engineering and Building Dept(s), awaiting approval from Utilities, Zoning, and Fire Dept(s). **9/1/26: Pending approval from Fire Dept.**
Admin-Membrane Building Permit *2391 Avenue L, Riviera Beach, FL 33404*	**Local**	**IN REVIEW - CRB**	**B-26-0224**	7/20/26: CDM's Geotech team is currently reviewing the submission from Menard and will submit the Membrane Building permit package upo (hopefully by the end of this week) 7/24/26: CDM sent design to UES for approval, awaiting feedback. 8/12/26: UES provided comments to CDM, CDM is now addressing. 8/17/26: CDM addressed UES comments and re-submitted to UES, under review. (complete with Menard design) 8/25/26: CDM to submit the S&S drawings to UES today. The landscaping sheets will follow at a later date, as someone from Haskell is current complete package to the City early next week. 8/28/26: Package has been stamped by UES, awaiting Josh Niemann's signature on application form before submitting. 9/1/26: Permit Application submitted to CRB. **9/3/26: Zoning and Utilities have approved. Pending Fire, Engineering, and Building for Flood and Private Provider Documentation review.**
Pre-Treatment Building Permit *2391 Avenue L, Riviera Beach, FL 33404*	**Local**	**IN REVIEW - UES**		7/28/26: Design is expected from Menard tomorrow 7/30/26: Design was sent to CDM from Menard, currently under review by CDM before submission to UES. **8/12/26: CDM submitted design package to UES without Menard drawings, under review by UES.** 8/18/26: Menard resubmitted foundations design to CDM. **9/2/26: Menard sent signed and sealed foundations design to CDM, CDM to send to UES.**
Degas-Clearwell Building Permit *2391 Avenue L, Riviera Beach, FL 33404*	**Local**	**IN REVIEW - UES**		7/28/26: Design is expected from Menard tomorrow 7/30/26: Design was sent to CDM from Menard, currently under review by CDM before submission to UES. **8/12/26: CDM submitted design package to UES without Menard drawings, under review by UES.** 8/28/26: Menard resubmitted foundations design to CDM. **9/2/26: Menard sent signed and sealed foundations design to CDM, CDM to send to UES.**
Chemical Storage Building Permit *2391 Avenue L, Riviera Beach, FL 33404*	**Local**	**IN REVIEW - UES**		8/3/26: Brad provided Menard with their requested clarifications. If Menard has no further questions, they will proceed with submitting the d 8/11/26: CDM is currently reviewing design from Menard. **8/12/26: CDM submitted design package to UES without Menard drawings, under review by UES.** 8/25/26: Menard to submit foundations design to CDM this week. **9/1/26: Menard sent foundations design to CDM, under CDM review.**
Ground Storage Tank Building Permit *2391 Avenue L, Riviera Beach, FL 33404*	**Local**	**NOT SUBMITTED**		8/11/26: Menard is working on design, CROM is working on shop drawings requested by Menard. **9/1/26: Menard has all necessary information to produce their foundations design.**

Generator Permit	**Local**	**NOT SUBMITTED**		**9/1/26: Generator Selection Pending: Brad provided Emilio/Vipin with three generator proposals for review and selection. The City will also selected generator.**
FDEP Generator Tank Registration	**State**	**NOT SUBMITTED**		
Big Dee Paving				
FDOT Permit - Ave L (Big Dee Paving)	**State**	**IN REVIEW - FDOT**		**8/14/26: Application has been resubmitted in response to reviewer comments and is under review, MB has requested update from Big Dee**

City of Riviera Beach, Permit Tracker

Permit Identification	Agency	Status	Permit #	Issued Date	Expiration Date	Comments
GMP 6: RWTM (Well-sites to WTF)						
RWTM ROW Permit (Raw Water) *Avenue L Between Blue Heron Blvd and W 15th Street Riviera Beach FL 33404*	**CRB Public Works**	**IN REVIEW**	**ROW-26-0033**	**Pending**	**Pending**	6/16/26: Submitted 7/21/26: CRB mentioned these applications have not been routed to them. 7/28/26: Under review by Utilities, will then be routed to Engineering for review. 8/4/26: Under review by Engineering Dept and will not require review by Zoning Dept. 8/11/26: Approved by Utilities, now under review by Engineering Dept. **8/25/26: Remains under review by Engineering Dept.**
FEC (6 Crossings - Trenchless)	**FEC**	**APPROVED**				8/7/26: 4 of 6 have been approved
FEC (F3 Open-Trench) W 15th Street	**FEC**	**REJECTED**				
Notice of Intent to Use the General Permit for Construction of Water Main Extensions for Public Water Systems	**FDEP/PBC**	**APPROVED**				4/26/26: Approved
Utility/MOT Permit (Raw Water)	**Local**	**IN REVIEW**				**2/11/26: Submitted**
GMP 7: FWTM (WTF to Plant)						
FWTM ROW Permit (Potable Water) *Blue Heron Blvd From Avenue L to President Barack Obama Hwy Riviera Beach FL 33404*	**CRB**	**IN REVIEW**	**ROW-26-0034**	**Pending**	**Pending**	6/16/26: Submitted 7/21/26: CRB mentioned these applications have not been routed to them. 7/28/26: Currently under review by Utilities, will then be routed to Engineering for review. 8/4/26: Under review by Engineering Dept and will not require review by Zoning Dept. **8/10/26: Approved by Utilities, requires resubmission by Engineering.**
Notice of Intent to Use the General Permit for Construction of Water Main Extensions for Public Water Systems	**FDOH**	**IN REVIEW**				7/11/26: Submitted
Application for Facility/Utility Installation (Potable Water) - Barack Obama Crossing	**FEC**	**IN REVIEW**				9/24/26: Submitted
Utility/MOT Permit (Potable Water)	**FDOT**	**SUBMITTED**				2/11/26: Submitted
ROW/MOT Permit (Potable Water)	**PBC**	**AWAITING STATUS**				

GMP 1 Early Works Package					
Package	Scope of Work	Vendor	Local	Non-Local	Total
0.1	Budget			$ 310,949.00	$ 310,949.00
2	Design and Construction Services	CDM		$ 412,402.00	$ 412,402.00
5	General Conditions	JV		$ 310,059.61	$ 310,059.61
		CCI		$ 309,480.08	$ 309,480.08
		Portta Potty to Go	$ 6,418.64		$ 6,418.64
		Goode Company	$ 1,447.89		$ 1,447.89
		Ace Custom Signs & Window Tint	$ 16,044.65		$ 16,044.65
		Boulevard Subs & More	$ 534.89		$ 534.89
		Kia's Kreations & More LLC	$ 290.00		$ 290.00
		Top Shelf Events	$ 239.70		$ 239.70
		Sweet Life Nutrition PBC	$ 350.00		$ 350.00
		Beyel Brothers, Inc.	$ 5,129.75		$ 5,129.75
		Signs by Tomorrow	$ 18,414.80		$ 18,414.80
		CR Chicks	$ 1,144.99		$ 1,144.99
10	Site Civil and Development	JV		$ 1,194,873.23	$ 1,194,873.23
		Brown Electrical Solutions	$ 539,920.00		$ 539,920.00
		FPL	$ 44,177.12		$ 44,177.12
		Point Break	$ 85,422.00		$ 85,422.00
		Badger Infrastructure Solution Ltd	$ 9,367.98		$ 9,367.98
		Radise International, LLC	$ 365,492.16		$ 365,492.16
		Core and Main	$ 24,645.40		$ 24,645.40
		Ferguson Waterworks	$ 1,703.11		$ 1,703.11
		United Rental	$ 14,060.00		$ 14,060.00
		BullDog Fence of Florida	$ 15,977.90		$ 15,977.90
		Glassgow Equipment Service, Inc.	$ 137,500.00		$ 137,500.00
		PeopleReady Florida, Inc.	$ 5,418.10		$ 5,418.10
Indirect	Contingency				$ 919,551.00
Indirect	Builder Risk				$ 241,685.00
Indirect	General Liability				$ 241,685.00
Indirect	P&P Bond				$ 96,407.00
Indirect	OH&P				$ 666,349.00
		Total	$ 1,293,699.08	$ 2,537,763.92	$ 5,997,140.00
		Percentage	22%	42%	

GMP 2 Groundwater Supply Wells					
Package	Scope of Work	Vendor	Local	Non-Local	Total
00-A	Design	CDM		$ 136,253.00	$ 136,253.00
00-B	Construction Administration	CDM		$ 1,381,938.00	$ 1,381,938.00
00-C	General Conditions	JV		$ 466,868.30	$ 466,868.30
		Signs by Tomorrow	$ 3,477.70		$ 3,477.70
		Goode Company	$ 842.00		$ 842.00
01-A	FAS & SAS Well Development	Florida Drilling	$ 5,535,770.00		$ 5,535,770.00
02-A	Sitework, Demo, Clearing, Grading and SWPP	LOX Construction	$ 669,907.00		$ 669,907.00
26-A	Electrical	Brown Electrical Solutions	$ 407,905.00		$ 407,905.00
		CDM		$ 112,272.00	$ 112,272.00
26-B	Instrumentation and Controls	Revere Controls		$ 208,556.00	$ 208,556.00
32-B	Fencing	Tropic Fence	$ 74,399.00		$ 74,399.00
40-A	Process and Yard Piping	Haskell		$ 770,500.60	$ 770,500.60
		Core and Main	$ 29,795.40		$ 29,795.40
		Rangeline	$ 15,636.00		$ 15,636.00
	Indirect Contractual Cost				$ 3,875,538.00
		Total	$ 6,737,732.10	$ 3,076,387.90	$ 13,689,658.00
		Percentage	49%	22%	

GMP 3 FAS Groundwater Supply Wells					
Package	Scope of Work	Vendor	Local	Non-Local	Total
00-A	Design	CDM Smith		$ 168,168.00	$ 168,168.00
00-B	Construction Administration	CDM Smith		$ 1,588,539.00	$ 1,588,539.00
00-C	General Conditions	JV		$ 826,127.00	$ 826,127.00
01-A	FAS & SAS Well Development	Florida Drilling	$ 9,514,230.00		$ 9,514,230.00
02-A	Sitework, Demo, Clearing, Grading and SWPP	LOX Construction	$ 1,070,651.00		$ 1,070,651.00
26-A	Electrical	Brown Electrical Solutions	$ 1,104,291.00		$ 1,104,291.00
		CDM		$ 199,831.00	$ 199,831.00
		Ringpower		$ 557,888.00	$ 557,888.00
26-B	Instrumentation and Controls	Revere Controls		$ 625,668.00	$ 625,668.00
32-B	Fencing	Tropic Fence	$ 83,589.00		$ 83,589.00
40-A	Process and Yard Piping	Haskell		$ 1,706,603.40	$ 1,706,603.40
		Core and Main	$ 54,204.60		$ 54,204.60
Indirect	Indirect Contractual Cost				$ 6,195,268.00
		Total	$ 11,826,965.60	$ 5,672,824.40	$ 23,695,058.00
		Percentage	50%	24%	

GMP 4 Concentrate Injection and Dual-Zone Monitoring Well					
Package	Scope of Work	Vendor	Local	Non-Local	Total
00-A	Design	CDM Smith		$ 2,780,679.00	$ 2,780,679.00
00-B	Construction Administration	JV		$ 2,407,331.00	$ 2,407,331.00
00-C	General Conditions	JV		$ 744,350.00	$ 744,350.00
26-C	Electrical	TBD	$ -	$ 20,000.00	$ 20,000.00
33-A	CIW and DZMW Wells	Florida Drilling	$ 16,064,868.00		$ 16,064,868.00
Indirect	Indirect Contractual Cost				$ 6,407,813.00
		Total	$ 16,064,868.00	$ 5,952,360.00	$ 28,425,041.00
		Percentage	57%	21%	

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Well GMPs (2 &3)

1. FAS-1 (Avenue L)
    a) FDOT permit received, coordinating work to install water line.
2. FAS-2 (Avenue R and Blue Heron)
3. FDOT Permit received local coordination with City of Riviera Beach and Public Works/Engineering in process to coordinate work at Blue Heron Blvd. FAS-3 (Public Works and 15th Street)
    a) PVC casing installed and grouted to surface. Drill rig has demobilized.
    b) Well is currently in pump development.
4. FAS-4 (Calloway Park)
    a) FDOT requested confirmation from local agencies regarding MOT approval. Lox requested approval from Mr. Bailey and is awaiting a response. They will also coordinate with the police and fire departments. Meeting with Mr. Bailey took place and we got a preliminary approval but we need to do a follow-up meeting to fine tune the details.
    b) WGI has been released to perform the SUE work at MLK Blvd.
5. FAS-5 (Avenue U)
    a) Cleaning electrical manholes, ductbank completed.
    b) Field Instruments are being installed
6. FAS Well 6 (Calloway Park)
    a) Surface-casing installation complete and grouted to surface.
    b) Reaming at 866' of 1,200'. In clay formation slowing progress.
7. SAS Well 2015-A (W 29th Street)
    a) Permanent power passed inspection Friday (7/31/26), coordinating with FPL to install drop wires and meter.
    b) Water Line tap completed
    c) Temporary Well Pump has been installed, waiting on FPL to start-up and turn over to Riviera for operations.
    d) Fencing scheduled for installation next week.
    e) Revere Controls scheduled for September 8th to 11th to terminate Instrumentation and Control (I&C) system
    f) Apron being formed and scheduled to be poured next week followed immediately by the sidewalk.
    g) ARV removed and returned to Core and Main to be pickled and passivated.
8. SAS Well 2015-B (Avenue U)
    a) Temporary Pump has been installed.
    b) ARV removed and returned to Core and Main to be pickled and passivated.
    c) Field Instruments are being installed
9. Avenue U Back-up Generator
    a) Generator slab has been poured and backfilled. Layout for anchor bolts to be scheduled once slab cures.

HASKELL CDM Smith JOINT VENTURE

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b) ATS delivered to the site. BES working to install and terminate.

Deep Injection Well (GMP4)

1. FDEP casing seat approved.
2. Tremie tubing snap last Saturday, a fabricated fishing tool to retrieve broken piece is being used to retrieve the tubing.

Dual Zone Monitoring Well (GMP4)

1. Intermediate casing grouted to surface.
2. Prepping for geophysical logging.
3. Packer test depth has been provided to FD and will be scheduled after logging.

Water Plant (GMP5)

1. Yard piping has started to be installed since site permit has been issued to the JV.
   a) 200' of 8" Raw Water piping installed from F-1 to membrane Building
   b) Welding of 24" HDPE Permeate Piping ongoing
   c) Welding of 36" HDPE Permeate Piping ongoing
2. All contracts (47 contracts) have been issued to the selected bidders. Contract negotiations continue related to 6 vendors.
3. Revised generator proposal have been received and are under engineer review. A recommendation will be provided to Riviera and Brown and Caldwell specification has been released to the market for revised pricing. Tier 4 certified generators are no long available, working to procure tier 4 compliant generators. Note these units do meet the FPL load sharing program requirements.
4. Submittals from Vendors continue to be submitted for engineer approval

Raw Water Transmission Main (GMP6)

1. GMP 6 was approved at the May 20th board meeting. Purchase Order received August 10th and revised Purchase Order issued to the JV on August 25. Revised Bond have been requested based on the updated Purchase Order.
2. Contracts have been issued to the selected vendors.

Finish Water Transmission Main (GMP7)

1. JV has received comments from Brown and Caldwell for GMP 7. JV is addressing and/or responding to the comments and will resubmit GMP 7 in September.

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A DESIGN BUILD COMPANY

Engineers · Contractors
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PROJECT UPDATE MEMORANDUM

To: **Honorable Mayor, Chairperson, and Board Members of the City of Riviera Beach, FL**

From: **Globaltech, Inc. (GT)**

Through: **William E. Wilkins, City Manager**

Subject: **Wellfield Rehabilitation Project Update**
Scope and Progress Update

Date: **September 3, 2026**

PROGRESS UPDATE

The following work has been completed on the project:

- Emergency Rehabilitation Work

Well No.	Pumping Capacity (gpm)	Work completed
12A	350	▪ In service since 11/19/24.
14	425	▪ In service since 4/9/24.
852	460	▪ In service since 3/11/25.
921	400	▪ In service since 10/24/25.
961	500	▪ In service since 11/06/25. GT electrical review provided to RB, prompting FPL inspection and repair.
871	800	▪ In service since 04/06/26
801	500	▪ Scheduled for minor acidization and redevelopment; moved to after install of inground isolation valve
802	300	▪ Mechanical rehabilitation completed. ▪ Acidized well and started full well redevelopment 7/27. Well production improved but seeing a lot of gravel coming out of well. ▪ Intermittent video performed to check for any holes in casing ▪ Continuing pump development
805	350-400	▪ Above-grade mechanical and concrete rehabilitation completed. ▪ Conducted locates and coordinating with FPL for installation of a hot-tap isolation valve. ▪ Coordinating with sub for valve install, scheduled for mid Sept.
862	TBD	▪ Redevelopment complete

Well No.	Pumping Capacity (gpm)	Work completed
		▪ Awaiting FPL review and power restoration before well completion and returning to service .

- Hydraulic Model
  - Verification of the wellfield hydraulic model provided by JV has been completed. The model has been updated using field data collected during site visits and rehabilitation activities.
  - An action items list is being developed to address findings from the comparison of model results with field data. Ongoing field data collection will be used to further verify system performance.
  - The wellhead data collectors have been re-programmed to first-in/first-out service. This may allow the City to collect data when recent unusual pressure conditions occur in the raw water main.
  - Remaining well, saddle taps for system pressure monitoring complete.
  - Collected another round of pressure data in July 2026. Ordered replacement data loggers as several were not working.

- Monitoring well
  - Construction of monitoring well has been completed
  - Hydrogeologist have completed sampling and water quality testing; report being developed
  - Final survey completed 6/30.
  - Working on closing out permit.

- Emergency Motor Replacement
  - Well 12A motor replaced 7/16 (cause for failure unknown)
  - Well disinfected (by RB) and placed back online in August.

- Additional Rehabilitation Work
  - Redevelopment
    - Acidization for Wells 801 and 802 are / have been scheduled
    - Actively working on Well 802. Will start Well 801 after work on Well 802 is completed.
  - Sanitary Survey Preparation
    - All group 1 fencing replacement/mods complete (10A, 871, 921 and 961)
    - Wells 13 and 805 electrical repairs 100% complete and mechanical work 90% complete.
    - Painted Wells 805, 871, 921 and 961.
    - EMMI completed pump lowering and pump replacements for 4 of the wells
    - Group 2 well repairs proposal approved. Material onsite end of August. Anticipated mechanical and electrical work to begin 3rd week of September.
    - Groups 3 and 4 well repairs proposal submitted.

SECTION 1

Executive Summary

Final Project Report to the Riviera Beach Utility Special District Board of Directors
Prepared by U.S. Water Services Corporation

1.1 What U.S. Water Was Asked to Do

The engagement began on September 4, 2024 as an assessment. The District asked U.S. Water to examine its water treatment and distribution system and advise on four matters: the reliability of the treatment process, the condition of the equipment, compliance with regulations, and the training and organization of staff. At that stage U.S. Water held no operational authority, no maintenance budget and no staffing role. The engagement then changed shape three times, on each occasion at the District's direction.

When	What changed	Why it matters
Feb 19, 2025	The Board converted the assessment into an operations and maintenance staffing engagement — Resolution 9-25, with work orders not to exceed $4.2 million.	From this point U.S. Water was operating the plant rather than observing it.
Aug – Sep 2025	The Board approved a $4,000,000 increase to the maintenance support budget, executed in September.	This is what allowed the repair program identified in the assessment to proceed at scale.
Oct 1, 2025	Operational control of the system returned to District staff, with U.S. Water continuing in a maintenance role.	A planned handover, prepared for over the preceding months.

The operations term ended December 5, 2025. Under authority the Board delegated to the Executive Director, U.S. Water continued in a maintenance capacity until July 2026 to complete work already underway, principally the filter rehabilitation. Twenty-three months in total. Conditions described before February 2025 were inherited, and the system's performance after October 1, 2025 reflects District operation with U.S. Water in support.

At the onset of the engagement, the District's Executive Director post was unfilled and remained so until May 2025. Throughout that period U.S. Water's Senior Project Manager carried the Executive Director function alongside his role as project manager for this engagement, and in May 2025 he served on the selection panel — with the City Manager of the Town of Mangonia Park — that appointed the current Executive Director. For the first eight months, therefore, the officer directing the District's utility and the

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contractor's project manager were the same person. The arrangement gave the District continuity in its most senior utility post through a vacancy, and it is set out in full in Section 2.8.

1.2 The Position at the Outset

The District was purchasing drinking water from neighboring utilities to meet demand and had been doing so for roughly nine months before U.S. Water arrived. The conditions behind that are not unusual for a facility of this age and history, and they did not arise from any single decision. Deferred maintenance accumulates in utilities across Florida and nationally when capital is committed elsewhere, when senior technical posts stand vacant, and when storm seasons interrupt planned work. All three applied here. The District had carried extended vacancies in its most senior utility roles, was operating assets installed decades earlier, and faced two hurricanes within the first eight weeks of the engagement.

The condition baseline established during the assessment is summarized below.

- Of the District's 27 wells, 25 were assessed and 18 required maintenance. Corrosion, inadequate metering and unsealed wellheads were widespread rather than isolated, consistent with an extended interval since the wellfield last received systematic attention.
- Three of the seven pumps that deliver finished water into the distribution system were in service. Independent vibration testing identified defects on all seven, several of which were not detectable by routine observation.
- The air strippers had no maintenance record after July 2016. No record could be located, which is the expected consequence where no maintenance system of record exists to hold one.
- The lime softening units, accelators, carried scale beyond their normal cleaning interval, and their drive equipment failed three times in fourteen weeks.
- The filters were past due for rehabilitation and no longer performing to design, and the piping carrying water to and from them had accumulated lime sludge.
- There was no computerized maintenance system, no critical spare parts list and no accurate process drawing of the plant. The most recent well inventory available dated from 2011.
- The District had itself disclosed drinking water violations covering a nine-month period in 2023. Each concerned recordkeeping, reporting or monitoring rather than the quality of the water supplied. The water was being treated; the documentation and follow-up procedures had not kept pace with what the regulations require.

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1.3 The Central Finding

One finding shapes the whole of this report, and it is a favorable one.

> ***The District's dependence on purchased water was not caused by its permit, and it was not caused by its treatment plant. It was caused by the condition of its wells.***

Four figures make the point. The District is permitted to withdraw roughly 14.75 million gallons on a peak day. Its treatment plant is rated at 17.5 million gallons a day. Its usable softening capacity was 14 million gallons a day. The raw water actually reaching the plant averaged between 7.55 and 8.22 million gallons a day. The plant could treat close to everything the District was permitted to take, and it was receiving little more than half of it. It is also why well rehabilitation, which the February 2025 budget had not provided for, became the fastest available route to ending the purchase of water.

1.4 What Was Achieved

The District returned to supplying its own customers

The District's own interconnect meters record water purchased on every one of the 149 consecutive days from December 1, 2024 to April 28, 2025 — 183.1 million gallons at a cost of $897,734, an annual rate of about $2.15 million. Wells were returned to service on April 18 and April 25, 2025 which contributed to the completion of daily interconnect water purchasing by the District. Production from the District's own wells rose from 7.55 to 8.22 million gallons a day. May 2025 was the highest production month of the period and the first with no purchased water at all.

Measured against the verified rate, the District avoided approximately $2.7 million in purchased water over the remaining fifteen months of the engagement. That figure assumes purchasing would have continued at the same rate and is offered as an avoided cost rather than as cost recovered. The cost to the District to this point was $897,734.

One measure of how far the position moved: on June 25, 2025, eight weeks after daily purchasing ended, the District supplied the neighboring City of Mangonia Park through its interconnect when that utility's pumps failed.

Assets restored

System	At commencement	At handover
Wells	18 of 25 assessed requiring maintenance	Eight wells rehabilitated and returned to service, with assistance provided on two others — approximately 3,213 gallons per minute restored
Finished water pumps	Three of seven in service	Five of seven in service; motors reconditioned and one unit fully replaced

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System	At commencement	At handover
Air strippers	No maintenance record after 2016; one tower fully blocked	All four towers rehabilitated, one relined, and a routine cleaning capability established where none existed
Lime softening units	Three drive failures in fourteen weeks; heavy scale; no cleaning cycle	Two units on a scheduled cleaning rotation, scaled components renewed, and operator training delivered
Filters	Past due for rehabilitation; sludge-blocked supply piping	Nine of sixteen filters rehabilitated; about 306 tons of media replaced; automatic controls fitted; a temporary bypass built to keep the plant producing during the work
Raw water transfer pumps	Three of six not running	Set reconditioned and replaced
Instruments and controls	Analyzers not reading accurately; lime system operated manually	Analyzers repaired, calibrated and on a maintenance cycle; plant control system restored and extended

Two systems deserve particular mention. The lime slaker and carbon dioxide feed systems had been purchased and installed but never commissioned and had stood unused for two to three years. U.S. Water commissioned both in September 2024, placed them in service, and trained the operators at the same time so that the knowledge arrived with the equipment. Further training was delivered in 2025 for staff appointed after commissioning.

The filter supply piping is the other. The constraint on the filters lay not in the filters but in the piping feeding them, which had accumulated lime sludge. U.S. Water identified this in July 2025 and designed a five-phase bypass allowing sections of pipe to be taken out of service for repair while the plant continued producing.

Failures prevented

Four instances are documented well enough to record.

- **September 6, 2024.** A softening unit failed on the second day of the engagement, placing 6.5 million gallons a day of capacity at risk with no spare held. A serviceable motor and gearbox were recovered from equipment on the plant site, tested and installed overnight. The unit was back in service by two in the morning, with no interruption of supply and no additional water purchased.
- **November 19, 2024.** Vibration testing identified failing bearings in a finished water pump running at a normal temperature and showing no outward sign of distress. It failed six weeks later, as predicted. Temperature checks alone would not have found it.
- **July 17, 2025.** The lime sludge blockage in the filter supply piping was identified and a workable solution designed within eleven days.

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- **June 23, 2025.** A chlorine conversion to address a distribution water quality issue was planned, scheduled and staffed at a strategy session held three days before the sample result that made it urgent. When boil water notices were issued on June 27, the response was already organized and was simply brought forward.

Compliance rebuilt

The compliance obligations outstanding from 2023 were discharged, including the formal assessment and the accompanying public notification.

The District's Compliance Manager post fell vacant in autumn 2024 and was filled on August 25, 2025. U.S. Water's Compliance Director carried that function throughout, approximately eleven months, reviewing and packaging every regulatory submission. During that period the District met all of its routine compliance deadlines for six consecutive months. The Executive Director post was covered on the same basis until May 2025, so the District's two most senior utility functions were both maintained through their vacancies rather than left unfilled.

The measured result is the first quarter of 2025: 198 bacteriological samples, three positive results, each resampled and cleared, and no regulatory violations in the quarter. Against the 2023 position, that is a substantive change in the District's regulatory standing.

Funding secured

The February 2025 authorization provided staffing support rather than capital for repairs, and by mid-2025 the work identified exceeded what it could absorb. U.S. Water quantified the shortfall and brought it to the Board and City Administration's attention on July 7, 2025, with a resolution request of $4,000,000. The filter, softener, piping and later wellfield work all proceeded under that authorization.

Capability and documentation transferred

The District's technical leadership changed substantially during the engagement — three plant managers, an eleven-month compliance vacancy, a chief mechanic post filled midway and a distribution superintendent retirement.

- Twenty formal training events, including four deliveries of a State-registered certification course. Twenty-three graded written examinations are retained, recording each attendee's name and operator license number.
- Seven written standard operating procedures, laboratory bench sheets for every routine analysis, daily shift checklists, chemical dosing protocols and a written compliance transition plan.
- The first accurate process drawing the facility has had, prepared and sealed by a U.S. Water Florida-registered Professional Engineer in June 2025 and verified against the plant as constructed.
- A costed equipment condition baseline, and a first measurement of laboratory staff capability against the federal standard.

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- A distribution flushing program executed by two District crews of four, with U.S. Water planning and monitoring the work.

1.5 Work Remaining at Handover

The items below were not completed and they are set out here alongside the achievements so that the Board has a complete basis for its decisions. Several were outside the scope or the funding available; others require a decision only the District can take. All are addressed with recommendations in Section 7.

- **Chemical application was not measurably reduced.** Applying more lime and polymer than the process requires is the root cause of the scaling, basin overflow, pipe clogging and premature media wear described in this report. U.S. Water developed the procedures, established the dosing protocols and trained operators in applying them. What the plant did not have was a change-control structure — a means of recording a setpoint, authorizing a change to it and reviewing the result. Without that, adjustments made in good faith during day-to-day operation could not be tracked, and no before-and-after measurement is available. Recommendation 2 in Section 1.6 addresses this directly and requires no financial investment.
- **The plant still has no spare softening capacity.** Usable capacity was 14 million gallons a day at the outset and 14 at handover. Each time a unit is taken out for cleaning, a single unit serves the system. Restoring the South unit would change that and it was never within the funded scope.
- **Water loss remains at 35 percent.** It was measured and reported and mitigation was directed by the Health Department. Reducing it depends first on metering that the District already needs to repair, and it represents both a permit consideration and a material revenue opportunity.
- **Filter rehabilitation is incomplete.** Nine of sixteen filters were rehabilitated. Two others were excluded from the program by decision of the Executive Director on grounds of condition, cost and the anticipated new treatment facility.
- **Laboratory quality control gaps remained** at the last independent review in April 2025, with demonstration of capability and proficiency test completion standing at 35 percent and 24 percent respectively. Both are addressable with the procedures and baselines now in place.
- **Several assets were not restored,** among them a clearwell valve, the standby generator, the finished water flow meter and the filter air scour blower.
- **No standing recovery basin dewatering regimen was established,** notwithstanding U.S. Water's recommendation. The basins carry the whole solids-handling burden while the plant's thickener remains out of service, and a scheduled regimen is what would relieve them.
- **Final reconciliation of the maintenance budget was not complete** at the date of this report. Credits had been identified but not yet applied.

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1.6 What We Recommend the District Do Next

Section 7 sets out the recommendations in full. Five carry more weight than the rest, in the sense that they are what will hold the gains this engagement achieved.

	Recommendation	Why we recommend it
1	Put computerized maintenance management system (CMMS) in place	Most of the condition findings in this report trace back to the absence of one. The District already owns a platform capable of it and scheduling is what will keep restored assets from delayed maintenance going forward.
2	Bring chemical dosing under formal change control	This addresses the largest single maintenance burden documented here and it requires no purchase. The instruments are already connected and the procedures already written. What is needed is an authorization step and a log.
3	Reduce unaccounted-for water loss	At 35 percent this is both a permit consideration and a substantial revenue opportunity and the work begins with meters the District already intends to repair.
4	Restore the South softening unit	This would give the plant spare softening capacity for the first time in the period covered by this report. At present each scheduled cleaning leaves one unit serving 46,000 residents.
5	Complete operator capability testing	The least costly of the five with a measured baseline already established, and it strengthens precisely the area that gave rise to the District's 2023 compliance findings.

Three of the five require no capital expenditure. Two — the maintenance system of record (CMMS) and dosing change control — use assets and documents the District already holds.

1.7 Closing

The District ended this engagement supplying its own customers from its own wells for the first time since at least December 2023. It holds a documented condition baseline, an accurate drawing of its plant, written operating procedures, a trained and measured workforce, and a compliance record it can stand behind.

Work remains and this report does not understate it: softening redundancy has yet to be restored, distribution losses remain high, the filter program is unfinished, and the maintenance regimen will hold only if it is scheduled and resourced. None of these is beyond reach and three of the five priorities above require no capital at all.

What the engagement demonstrated is that this plant can be brought back into service and can supply the community it serves. That was achieved through the District's decision to seek an independent

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assessment, the Board's willingness to fund the work once it was quantified, and the effort of District staff who kept the system running throughout.

U.S. Water is grateful for the confidence the District placed in it and remains available to assist the District and its Board as this work continues.

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SECTION 2

Engagement Timeline and Scope Evolution

Final Project Report to the Riviera Beach Utility Special District Board of Directors

Prepared by U.S. Water Services Corporation · Engagement period September 4, 2024 – July 2026

U.S. Water Services Corporation's engagement with the Riviera Beach Utility Special District began as a bounded professional assessment and, within five months, was formally restructured into an operations and maintenance staffing engagement at the District's direction. Operational control was then returned to the District on October 1, 2025, after which U.S. Water's scope was maintenance only, and the engagement's duration was extended beyond the original term to complete work already underway.

This section establishes the chronology and explains each change in scope.

2.1 Origin and Initial Authorization

On September 4, 2024, U.S. Water initiated a high-level assessment of the District's water treatment and distribution systems at an introductory meeting with City Manager Johnathan Evans, Assistant City Manager Deidre Jacobs, and Utility Special District employees. The engagement had been introduced to the City Manager by letter dated August 15, 2024.

The work plan agreed at that meeting comprised four objectives:

- Operational reliability of the District's water treatment system with respect to water quality;
- Maintenance performance, including equipment criticality and redundancy;
- Guidance on compliance matters; and
- Perspective on personnel responsibilities, training, and management.

The initial deliverable form was assessment and advice. U.S. Water held no operational authority, no maintenance budget, and no staffing role under this arrangement.

2.2 Phase One: Assessment (September 2024 – February 2025)

The assessment phase produced a documented condition baseline. That baseline is set out in full in Section 3.

On September 6, 2024, the second day of the engagement, the Center lime softening accelerator's gearbox and motor failed. U.S. Water mobilized EMMI to site on an emergency basis, crews worked through the night, and the unit was restored to service at approximately two o'clock the following morning without any interruption to supply. U.S. Water held no maintenance budget and no operational authority at that date.

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Two hurricanes in the first six weeks

On September 26, 2024, as the District prepared for Hurricane Helene, the water treatment plant lost grid power. The Atlas Copco standby generator activated automatically as designed but ran at only fifty percent capacity due to a fuel line leak. Florida Power & Light restored grid supply within two hours, avoiding system-wide pressure loss. The following day, West Palm Beach utility officials visited the plant in response to the District's emergency opening of the WPB interconnect.

In October 2024, ahead of Hurricane Milton, Plant Manager Melvin Pinkney secured a rental generator from United Rental, delivered October 8. District staff led by Senior Electrician Amilio Brown re-wired the connection from the Atlas Copco unit to the rental and successfully tested transfer between commercial and generator power. High service pump #6 failed immediately before the storm reached the state. The Atlas Copco generator went out of service in October 2024 and remained so. The District incurred rental costs of $29,000 per month from that point forward.

The softener failures

The plant's three lime softening accelators carry a combined installed rating of 17.5 mgd — North at 7.5 mgd, Center at 6.5 mgd, and South at 3.5 mgd. The South accelator, however, was not in daily lime softening service at any point during the engagement. U.S. Water performed maintenance on that unit and tested it against the softening process. The test established that it could not perform the duty effectively and it was thereafter used only for diverting water during the treatment process as required operationally. Effective softening capacity was therefore 14 mgd across two units and the plant held no softening redundancy. The periodic de-scaling that these units require left a single accelator serving the entire system on each occasion.

On October 31, 2024, eight weeks into the engagement, the North accelator gearbox assembly failed. The District was reduced to the Center accelator alone. The West Palm Beach interconnect was opened as the Seacoast interconnect had been opened previously.

On December 12, 2024, the replacement gearbox assembly on the North accelator failed. U.S. Water crews were already scheduled to draw down and de-scale the unit the following Monday. During that work it was determined that the header was unserviceable and required replacement because of heavy calcium carbonate accumulation. De-scaling and repair, including replacement of the header and a 3-inch F-valve, were completed February 2, 2025.

Third-party assessments commissioned

U.S. Water commissioned two independent assessments during this phase, both of which produced quantified findings that inform later sections of this report:

- On November 19, 2024, EMMI performed a physical inspection, vibration analysis, and infrared thermography survey of the plant's rotating equipment. The report was published on November 21, 2024. The report identified defects across seven high service pumps, six transfer pumps, the

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filter air scour blower, two lime mixers, and valued the recommended remedial program at approximately $1,060,000.

- From November 12 to 15, 2024, Peter Strimple conducted a departmental compliance assessment and determined that recordkeeping, sample collection, and laboratory process analysis practices were unsatisfactory relative to federal and state regulatory requirements. This assessment generated the training program described in Section 4.

U.S. Water also conducted its own wellfield inspection of 25 of the District's 27 wells on January 6, 2025, finding 18 requiring various degrees of maintenance. This inspection was separate from Globaltech's Emergency Well Rehabilitation Contract. U.S. Water scheduled meetings with Globaltech on February 12 and March 7, 2025, to clarify scope, confirm stakeholder responsibilities, and eliminate duplication of effort.

2.3 The Course Correction

By November 2024, U.S. Water had concluded that the assessment framework was no longer viable and initiated a discussion with District administration on a change of scope. District water treatment plant staff were facing significant operational and maintenance challenges for which they lacked the bandwidth and, in some cases, the necessary expertise. U.S. Water personnel had acted proactively to prevent or mitigate events that would have had severe water-demand consequences for the City. The plant required continuous and delicate attention until several systems could be repaired or replaced. That work, while outside the assessment scope, had displaced U.S. Water's core scope of responsibilities from assessing to operational and maintenance assistance.

2.4 Phase Two: Operations and Maintenance Staffing Support

On February 19, 2025, the Utility Special District Board of Directors approved Resolution Number 9-25 authorizing a nine-month extension of the District's piggyback of the Florida Governmental Utility Authority agreement with U.S. Water Services Corporation.

The authorization provided for:

- Continued professional utility operations and maintenance staffing support services;
- Authority to issue work orders in an amount not to exceed $4.2 million; and
- Operability engineering services related to the proposed reverse osmosis water treatment facility.

The stated justification was that the water system's process reliability, procedural, maintenance and performance challenges had impacted compliance readiness, the aesthetic characteristics of product water, and the ability to meet system demands without reliance on supplemental water supplies from neighboring utilities.

The Resolution 9-25 budget did not provide for well rehabilitation. U.S. Water proceeded with the well rehabilitation with the expectation that the District and U.S. Water would open discussions on funding.

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City administration approved U.S. Water's rehabilitation efforts during the March 2025 meeting with Globaltech.

The $4 million maintenance support increase

The maintenance program required funding that the February 2025 authorization did not provide. Resolution 9-25 had authorized operations and maintenance staffing support rather than capital for repairs, and by mid-2025 the work identified by the condition surveys exceeded what that authorization could absorb. The sequence below reflects when the issue was initially raised and U.S. Water's receipt of the executed resolution. The filter rehabilitation, the accelerator and degasifier work, the conveyance project and the later stages of the wellfield restoration all proceeded under that authorization.

Date	Step
Jul 7, 2025	U.S. Water raised the maintenance support budget shortfall with the Executive Director.
Jul 14, 2025	A formal proposal for a $4,000,000 increase was submitted.
Jul 21, 2025	The Executive Director scheduled a special District Board meeting for August 6, 2025.
Aug 12, 2025	The resolution was finalized in a meeting with the Executive Director, the incoming Water Treatment Plant Manager and the Assistant City Manager.
Aug 20, 2025	The matter was taken to the District Board.
Sep 2025	U.S. Water received the executed copy of the resolution.

The supply crisis and its resolution

On April 1, 2025, Seacoast Utility Authority notified the District that it would limit emergency interconnect flow from approximately 1.5 mgd to 0.5 mgd, citing early-season drought. The District had depended on that supplemental flow for over a year, and a significant number of its wells were out of service.

Well rehabilitation was already underway. Well 12A had been returned to service on November 19, 2024, although it did not hold reliably thereafter and experienced several intermittent operational repair issues over the remainder of the engagement. Between April 18 and May 8, 2025, U.S.Water returned to service wells 9A, 862 and 10A.

Metered interconnect records establish that the continuous daily purchasing which had run without a break since at least December 2024 ended on April 28, 2025, three days after well 862 came back at 800 gpm. The interconnects remained available and were opened on two isolated occasions afterwards on June 16 and June 25, 2025, for operational reasons. Metered volumes for those two openings are not established in the records available to this report.

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Wells 4, 13, and 2004 followed in July 2025 and well 803 on September 3, 2025 — seven wells returned to service between April 18 and September 3, with well 14 following in February 2026. In total eight wells were rehabilitated under U.S. Water's scope of work with assistance provided to the District on two others as part of routine operations and maintenance. That is set against a starting condition in which 18 of the 25 wells assessed, or seventy-two percent (72%), required maintenance. The capacity outcomes are set out in Section 3.

A compliance event and a change in emphasis

In the Summer of 2025, the western sectors of the City experienced high levels of nitrification which resulted in the disinfectant residuals falling below compliant levels. A free chlorine burn had been planned at a strategy session on June 23, 2025, for a July 6 start. However, a total coliform positive sample was returned at 4822 Caribbean Boulevard on June 26. Repeat samples could not be collected on June 27 because residuals were too low and a Boil Water Notice was issued that day. The boil water notice was extended on June 30 to five further areas. One result of this series of notices was that the District was unable to meet its distribution sampling deadline.

The planned burn was brought forward five days and ran from July 1 to July 22, 2025. The Boil Water Notices were lifted on July 5. Unidirectional flushing procedure training was delivered on July 16 and flushing commenced on July 17. The Palm Beach County Department of Health imposed daily reporting obligations for the duration. The event, the response, and the recovery are described in Section 5.

Separately, and beginning in July 2025, the filter conveyance rehabilitation emerged as the dominant work stream of the engagement. It was not a line item in Resolution 9-25 but became the reason the engagement extended beyond its authorized term.

2.5 Phase Three: Transfer of Operational Control

On October 1, 2025, U.S. Water transitioned daily operational, compliance, and administrative responsibility for the water treatment system to District staff. From that point forward U.S. Water no longer held operational control of the system, and its remaining scope was maintenance. Before October 1, 2025, U.S. Water was running the plant and is accountable for how it ran. After October 1, 2025, the District was running the plant, and U.S. Water was performing defined maintenance work within it.

A compliance transition plan was delivered by U.S. Water's Compliance Director to the District's incoming Compliance Manager. Charlotte Neville, who had taken up the post on August 25, 2025, shadowed the outgoing liaison through the handover. Standard operating procedures for logbook documentation, solids control, polymer mixing, and turbidity were developed and handed over between August and October 2025. Training on the RDP and CO_2 systems was delivered to District staff on October 1, 2025 — the transfer date itself — for the benefit of personnel appointed during 2025. Both systems themselves having been commissioned and placed in service in September 2024.

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The request for additional time

On October 15, 2025, U.S. Water attended the Board meeting to request more than six additional months to complete the filter rehabilitation project. The stated causes of delay were four:

- Sludge-impacted piping;
- Age of the system;
- Well production capacity; and
- Inconsistent recovery basin maintenance.

In November 2025 the Board voted to give Executive Director Josh Niemann authority to make necessary modifications to the project duration as required. U.S. Water staff vacated District offices on November 21, 2025, and the operations contract term ended December 5, 2025.

2.6 Phase Four: Maintenance Only and Closeout (December 2025 – July 2026)

U.S. Water continued through July 2026 in a maintenance capacity only. Operational, compliance, and administrative responsibility remained with District staff throughout this period. Activity was concentrated on the filter rehabilitation and on completing outstanding wellfield work — the two undertakings that the extension had been granted to finish.

Well 14 was returned to service on February 25, 2026, at 473 gpm. In March 2026 the temporary bypass piping and pump were removed and the South filters placed in permanent service. In June 2026, filters 11, 14, and 16 were rehabilitated and placed in service, and a 30-inch north gallery valve was installed.

A demobilization date of May 29, 2026 was scheduled but the engagement in fact continued to July 2026. On July 5, 2026, U.S. Water's Chief Executive Officer and Utility Director met with Councilman Spiritis, City Manager Wilkins, and Executive Director Niemann for a debrief on the accomplishments of U.S. Water and the ongoing commercial and operational needs of the District. U.S. Water attended its final Board meeting on August 26, 2026.

On July 21, 2026, the Executive Director requested a proposal covering four items of outstanding work: installation of the blind flange, cleaning of the North accelerator, filter bed rehabilitation, and degasifier clean-in-place. Final walkthrough was completed in July 2026, access badges were returned, and unused filter media was collected by the supplier.

Final reconciliation of the maintenance support budget was not complete at the date of this report. Credits for polymer and filter media had been identified but not applied, and the closing position against the authorized amount is a matter for that reconciliation.

2.7 Scope Changes Summarized

Four changes to scope occurred over twenty-three months. Each was documented at the time and each was made at the District's direction or with its approval.

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Date	Change	Instrument	Effect
Nov 2024	Assessment scope identified as no longer viable	"Course correction" discussion with District administration	U.S. Water performing operational and mechanical intervention outside the assessment scope
Feb 2025	Assessment converted to operations and maintenance staffing support	Resolution 9-25 — 9-month FGUA piggyback extension, NTE $4.2M, plus RO operability engineering	Operational authority and work-order capacity established; well rehabilitation expressly excluded from the budget
Aug 2025	Maintenance support budget increased	Board resolution, executed September 2025	$4,000,000 increase authorizing the filter, accelerator, conveyance and wellfield work
Oct 1, 2025	Operational control of the system returned to the District	Agreed transition; operations term ending Dec 5, 2025	U.S. Water ceased to hold operational control; scope narrowed to maintenance only
Nov 2025	Project duration modification authority delegated	Board vote delegating to Executive Director Niemann	Engagement continued in maintenance support to July 2026

Two work streams were added outside the original framework and are recorded here for completeness. The filter conveyance rehabilitation was not a Resolution 9-25 line item and became the engagement's largest single undertaking. In October and November 2025, U.S. Water's Vice President of Operations, Director of Customer Service, and Utility Director discussed and then developed a proposal for a desktop analysis of the City's commercial meters for accuracy and revenue enhancement, following the identification in June 2025 that large meter assemblies had not been tested annually as required.

2.8 Governance and Leadership Context

The engagement spanned substantial turnover in District technical leadership which bears directly on the training and knowledge transfer outcomes described in Section 4. U.S. Water was asked to participate in filling several of these posts.

Position	Holders during the engagement	U.S. Water involvement
Executive Director	Post vacant from commencement; Josh Niemann (from May 2025)	U.S. Water's Senior Project Manager carried the Executive Director function throughout the vacancy, and served on the selection panel that appointed the current holder
Water Treatment Plant Manager	Melvin Pinkney (2024); David Salas, Acting (spring–summer 2025); Garry Baker (from August 2025)	Coordination of daily operations schedules and shift checklists with each holder

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Position	Holders during the engagement	U.S. Water involvement
Compliance Manager	Ms. DeBerry (to autumn 2024); position vacant; Charlotte Nevill (from August 25, 2025)	U.S. Water's Compliance Director acted as the District's compliance liaison throughout the vacancy
Chief WTP Mechanic	Vacant at commencement; Roosevelt Jones (from April 7, 2025)	Resume screening and interview participation
Assistant Director	Interview panel convened July 15 and September 10, 2025	Panel participation with the Executive Director
Distribution Superintendent	Larry Brown (to April 2026); post unfilled at handover	Coordination on auto-flusher inventory and distribution sampling

The most senior of these vacancies was the Executive Director post itself. From the commencement of the engagement until May 2025 the post was unfilled, and U.S. Water's Senior Project Manager carried the Executive Director function for the District alongside his role as project manager for this engagement. In May 2025 he served on the selection panel — with the Town Manager of the Town of Mangonia Park — that appointed Josh Niemann as Executive Director. The interim arrangement ended when Mr. Niemann took up the post.

For the first eight months, the officer directing the District's utility and the contractor's project manager were the same person, and references in this report to matters raised with, or decided by, the Executive Director should be understood against that chronology: before May 2025 the function was being carried by U.S. Water, and from May 2025 it was held by the District's own appointee.

The Distribution Superintendent post was vacant at the close of the engagement. U.S. Water had recommended in October 2025 that the District hire or designate a manager dedicated to distribution system maintenance, analysis and water quality monitoring; that recommendation is carried forward to Section 7.

U.S. Water participated in the District's human resources recruitment panel for executive positions, screened resumes for water treatment operator, operator trainee, laboratory technician and chief mechanic vacancies, and collaborated with the District at a job fair on February 21, 2025 at which 23 applicants were interviewed.

Elected and appointed officials engaged during the period included Mayor Lawson, City Manager Johnathan Evans and, later, City Manager Wilkins; Assistant City Manager Deidre Jacobs; Board Chairwoman Lanier; Councilman Bruce Guyton; Councilman Spiritis; Councilperson Davis-Painer; and Executive Director Josh Niemann.

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2.9 Consolidated Chronology

Phase One — Assessment

Date	Event
Aug 15, 2024	Initial assessment letter issued to City Manager Johnathan Evans
Sep 4, 2024	Engagement initiated — introductory meeting with City Manager, Assistant City Manager and District employees
Sep 6, 2024	Center lime softening accelerator gearbox and motor fail on the second day of the engagement. EMMI mobilized on an emergency basis; the unit is restored to service by approximately 2:00 a.m. and no interruption of supply occurs
Sep 2024	Baseline condition survey: Western wellfield (12 wells), laboratory practices, filters, high service pumps (3 of 7 operational), CO_2 system, lime softeners
Sep 16–24, 2024	RDP lime slaker and carbon dioxide systems commissioned and placed in service; operator training delivered
Sep 21, 2024	Accelerator blow-down control panel jumpers removed and timers reprogrammed
Sep 24, 2024	EMMI removes four 250 hp motors, one complete pump and one bowl set for reconditioning
Sep 26, 2024	Hurricane Helene — plant loses grid power; Atlas Copco generator runs at 50% capacity due to fuel line leak; FP&L restores supply within two hours
Sep 27, 2024	West Palm Beach utility officials visit following emergency interconnect opening
Oct 2024	Hurricane Milton — rental generator delivered Oct 8 and transfer tested; HSP #6 motor fails and is replaced overnight; Atlas Copco out of service, $29,000/month rental commences
Oct 31, 2024	North Softener gearbox fails; with South already out of service, only the Center Softener remains; WPB interconnect opened
Nov 12–15, 2024	Strimple departmental compliance assessment — recordkeeping, sampling and laboratory practices found unsatisfactory
Nov 19, 2024	EMMI equipment inspection, vibration analysis and thermography; report issued Nov 21 valuing the remedial program at approximately $1,060,000. Well 12A returned to service
Nov 21, 2024	Safety walkthrough conducted with the City Safety Officer
Nov 2024	“Course correction” scope discussion opened with District administration; District Compliance Manager resigns and U.S. Water’s Compliance Director assumes liaison role
Dec 12, 2024	Replacement North Softener gearbox fails; header found unserviceable
Dec 16–19, 2024	Controls contractor on site; all chemical analyzers inspected for repair or replacement
Dec 17–19, 2024	First three-day compliance, sampling and laboratory course — 12 attendees, 10 passed
Dec 31, 2024 – Jan 1, 2025	HSP #6 taken offline for bearing and vibration issues; motor replaced and pump returned to service
Jan 6, 2025	U.S. Water wellfield inspection — 25 of 27 wells assessed, 18 requiring maintenance

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Date	Event
Jan 8, 2025	Atlas Copco representative attends to arrange exchange of the malfunctioning generator
Jan 14–16, 2025	Second three-day course — nine attendees, all passed; 2.15 CEUs awarded
Jan 24, 2025	Four-hour virtual remedial session for operators not passing the initial examination
Feb 2, 2025	North Softener de-scaling and repair completed; header and 3-inch F-valve replaced
Feb 12, 2025	Globaltech meeting to clarify Emergency Well Rehabilitation Contract scope and responsibilities
Feb 2025	U.S. Water Compliance Director arranges FDEP meeting regarding 2024 sanitary sewer overflow violations (see Section 5)
Feb 19, 2025	Board approves Resolution 9-25, converting the engagement to operations and maintenance staffing support
Feb 21, 2025	Job fair with the District — 23 applicants interviewed

Phase Two — Operations and Maintenance Staffing Support

Date	Event
Feb 19, 2025	Board approves Resolution 9-25 — nine-month FGUA piggyback extension, not to exceed $4.2 million, plus RO operability engineering. Well rehabilitation not provided for
Mar 7, 2025	Globaltech meeting on emergency scope and rehabilitation progress
Mar 11, 2025	A West wellfield well 921 rehabilitated by Globaltech is returned to service;
Mar 13, 2025	Laboratory mold identified in cabinetry and air handling; remediation March 17–26
Mar 2025	U.S. Water recommends the District decline the Atlas Copco replacement generator owing to a 20-second delay in transfer to full load capacity
Mar 2025	U.S. Water's Compliance Director meets with District stakeholders and FDEP to assess five sanitary sewer overflow events occurring in 2024 (see Section 5)
Apr 1, 2025	Seacoast Utility Authority reduces emergency interconnect availability from approximately 1.5 mgd to 0.5 mgd
Apr 7, 2025	Chief Mechanic and an operator commence employment
Apr 18 – May 8, 2025	Wells 9A, 862 and 10A returned to service
Apr 21–25, 2025	Strimple records review; third training delivery to four newly hired District employees
Apr 28, 2025	Continuous daily purchasing of water ends, three days after well 862 returned to service

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Date	Event
Apr 2025	South accelerator maintained, disinfected and bacteriologically cleared, then tested against the lime softening process. Test establishes the unit cannot perform the duty effectively; from April 2025 it is used only for process diversion
May 7, 2025	Regulatory Framework and Reporting Requirements, First Quarter FY2025, issued to the District
May 14, 2025	PT-900 ultrasonic flow meter demonstration for District water operations and Customer Service staff
May 19–21, 2025	U.S. Water Chief Executive Officer site visit and attendance at the Board meeting
May 2025	Executive Director selection panel convened, comprising U.S. Water's Senior Project Manager and the City Manager of the Town of Mangonia Park. Josh Niemann appointed Executive Director, ending the interim arrangement under which U.S. Water had carried the function since commencement
May 30, 2025	Reclaimed Water Feasibility and Unaccounted-for Water Loss reports filed with SFWMD; water loss reported at 35%
Jun 16 and Jun 25, 2025	Seacoast interconnect opened on two isolated occasions; on June 25 the District supplied the City of Mangonia Park following failure of that utility's high service pumps
Jun 18–25, 2025	Meetings with the Mayor, City Manager, Assistant City Manager and Executive Director; contract update provided to the Executive Director
Jun 23, 2025	Free chlorine burn strategy session — burn scheduled for July 6, flushing for July 7, staffing and communications agreed
Jun 26–30, 2025	Total coliform positive at 4822 Caribbean Boulevard; Boil Water Notice issued June 27 and extended June 30 to five further areas
Jul 1–22, 2025	Free chlorine burn conducted, brought forward five days from the planned start (see Section 5)
Jul 3–7, 2025	Center and North accelerators returned to service following de-scaling
Jul 5, 2025	Boil Water Notices lifted following satisfactory clearance samples
Jul 7–21, 2025	$4 million maintenance support budget increase raised, proposed and scheduled for a special Board meeting
Jul 8–18, 2025	Wells 4, 13 and 2004 returned to service
Jul 16–17, 2025	Unidirectional flushing training delivered July 16; flushing commences July 17
Jul 17–28, 2025	Filter conveyance five-phase bypass designed; construction commences
Jul 23 – Aug 26, 2025	Laboratory closed following a second mold detection; reopened after validation
Aug 4, 2025	Incoming Water Treatment Plant Manager commences
Aug 6–7, 2025	Veolia representative delivers accelerator operation and maintenance training to District and U.S. Water staff
Aug 12, 2025	Meeting with the Executive Director, incoming Plant Manager and Assistant City Manager to finalize the maintenance budget resolution
Aug 13, 2025	Public meeting with residents of Lone Pine attended by U.S. Water, the City Manager and Assistant City Manager
Aug 20, 2025	$4 million maintenance support increase taken to the District Board

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Date	Event
Aug 25, 2025	Incoming District Compliance Manager commences and begins shadowing U.S. Water's Compliance Director
Aug 27, 2025	Filter actuators replaced, enabling conversion from manual to automatic flow control
Sep 3, 2025	Well 803 returned to service
Sep 8–16, 2025	Filter conveyance Phase 2 commences; filter media delivered September 10; project meeting held September 16
Sep 19, 2025	Air strippers 1 and 2 returned to service following bacteriological clearance
Sep 2025	Executed copy of the $4 million resolution received
Sep 23, 2025	Master water meter calibrated

Phase Three — Transition to Maintenance Support

Date	Event
Oct 1, 2025	Operational control transferred. Daily operational, compliance and administrative responsibility returned to District staff; U.S. Water scope narrows to maintenance only. RDP and CO_2 system training delivered to District staff appointed during 2025
Oct 6, 2025	U.S. Water recommends the District hire or designate a Distribution Manager
Oct 13–23, 2025	Second free chlorine burn conducted, targeting 3.5 mg/L free chlorine residual; unidirectional flushing terminated on conclusion
Oct 15, 2025	U.S. Water attends the Board meeting to request more than six additional months to complete filter rehabilitation
Oct 21, 2025	Meeting with the Executive Director and EMMI regarding a piggyback maintenance proposal
Oct 22, 2025	Chloramination training delivered by U.S. Water's Chief Executive Officer
Oct 2025	Compliance transition plan delivered to the District Compliance Manager. Commercial meter desktop analysis discussed. District engages Globaltech directly for a wellfield survey
Nov 17, 2025	U.S. Water attends the Board meeting
Nov 2025	Board delegates project duration modification authority to Executive Director Niemann; recovery basins cleaned
Nov 21, 2025	U.S. Water vacates District offices
Dec 5, 2025	Operations contract term ends

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Phase Four — Maintenance Only and Closeout

Throughout this phase operational, compliance and administrative responsibility rested with District staff. U.S. Water's scope was maintenance.

Date	Event
Feb 25, 2026	Well 14 returned to service at 473 gpm
Mar 2026	Temporary bypass piping and pump removed; South filters placed in permanent service as a six-filter bank. Automatic backwash training delivered
Apr 2026	Distribution Superintendent retires; post not subsequently filled
May 29, 2026	Demobilization date recorded prospectively in the April 2026 report
Jun 2026	Filters 11, 14 and 16 rehabilitated and placed in service; 30-inch north gallery valve installed
Jul 5, 2026	U.S. Water Chief Executive Officer and Utility Director meet Councilman Spiritis, City Manager Wilkins and Executive Director Niemann
August 26, 2026	Final Board meeting attended
Jul 21, 2026	Executive Director requests proposal for blind flange installation, North accelerator cleaning, filter bed rehabilitation and degasifier clean-in-place (see Section 7)
Jul 2026	Final walkthrough completed; access badges returned; unused filter media collected. Budget reconciliation not complete at the date of this report

Note on Sources and Method

This section, and the report as a whole, is drawn from U.S. Water's monthly reports to the District covering September 4, 2024 through July 2026; U.S. Water's weekly operations and maintenance reports; the Regulatory Framework and Reporting Requirements report for the first quarter of FY2025, dated May 7, 2025, including the laboratory audit at its Appendix D; the EMMI equipment inspection report dated November 21, 2024; the Veolia accelerator field report of August 13, 2025; the free chlorine burn strategy session minutes of June 23, 2025; the consumptive use permit short form of July 2025; and training attendance records.

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SECTION 3

Maintenance Program

Final Project Report to the Riviera Beach Utility Special District Board of Directors
Prepared by U.S. Water Services Corporation

3.1 Scope and Method

This section describes the physical condition of the District's water treatment and distribution assets as U.S. Water found them, the maintenance performed over twenty-three months, and their condition at handover.

What maintenance meant, and when

U.S. Water's authority over these assets changed twice. From September 2024 to February 2025 the engagement was an assessment; U.S. Water held no maintenance budget and intervened only where a failure was imminent. From February 19, 2025, the District authorized operations and maintenance staffing support, and work proceeded under work orders. From October 1, 2025, operational control of the system returned to District staff and U.S. Water's remaining scope was maintenance alone. Section 2 sets out that chronology in full.

Funding the maintenance program

The maintenance program described in this section required funding that did not exist at the outset. Through the assessment phase U.S. Water held no maintenance budget, and the February 2025 authorization provided staffing support rather than capital for repairs. By mid-2025 the work identified by the condition surveys exceeded what that authorization could absorb.

U.S. Water raised the matter with the Executive Director on July 7, 2025, and submitted a formal proposal for a $4,000,000 increase in maintenance support on July 14, 2025. The Executive Director scheduled a special District Board meeting for August 6, 2025, to consider it. The resolution was finalized in a meeting with the Executive Director, the incoming Water Treatment Plant Manager and the Assistant City Manager on August 12, was taken to the District Board on August 20, and the executed copy of the resolution was received by U.S. Water in mid-September 2025.

The filter rehabilitation, the accelerator and degasifier maintenance, the filter conveyance project, I&C enhancement, and the later stages of the wellfield restoration all proceeded under that authorization.

Basis of findings

Four (4) independent surveys underpin the condition assessments in this section:

- U.S. Water system assessment dated August 2024.
- An equipment condition survey by EMMI on November 19, 2024, comprising physical inspection, vibration analysis and infrared thermography of the plant's rotating equipment, including infrared imaging of the motor control centers serving the high service pumps.

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- A wellfield inspection conducted by U.S. Water on January 6, 2025, assessing 25 of the District's 27 wells and their appurtenances.
- An accelerator field assessment by Veolia in August 2025, addressing condition, maintenance and operation of the lime softening units.

No official process flow diagram existed for the facility upon project commencement. U.S. Water did prepare one based on U. S. Water staff's verification of the plant as currently constructed. The Existing Process Flow Diagram, completed by U.S. Water in June 18, 2025, established the plant's process configuration, chemical injection points and well inventory, and is the reference for the process descriptions throughout this section.

This report is supplemented by the District's own records, by U.S. Water's monthly and weekly reports across the engagement, and by vendor inspection reports obtained during the period.

Order of presentation and reading conventions

Assets are presented in treatment process-flow order, from the wells through the plant's water treatment process to the distribution system, following the convention U.S. Water adopted in its first report to the District in October 2024 and maintained thereafter.

3.2 Condition at Commencement

U.S. Water began work on September 4, 2024. The District was at that point already purchasing water from a neighboring utility to meet demand and had been doing so for approximately nine months. On the second day of the engagement the Center lime softening accelerator failed and was restored to service overnight on an emergency basis. Within eight weeks of commencement two hurricanes had passed the region, the plant had lost grid power once, its standby generator had run at half capacity, and its largest lime softening unit had failed as well. The conditions described below were established during that period and in the months immediately following.

Summary of condition by system

System	Condition as found
Wellfield	Of the District's 27 wells, 25 were assessed; 18 required maintenance in varying degree. Of the twelve Western wellfield wells surveyed in September 2024, ten were compromised and only two had a recorded pumping rate at all — one of which, well 861, was pumping at 679 gpm against a permitted rating of 335 gpm, indicating either a choked pump or an error in the permit. Conditions common across the wellfield: verified pumping capacity; corrosion of well piping and visible corrosion of casings; inadequate air relief valves; insufficient upstream and downstream pipe lengths for accurate metering; extensive vegetation overgrowth; and unsealed electrical penetrations at wellheads.

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System	Condition as found
Air strippers (degasifiers)	No maintenance of record since July 2016. Tower 4 completely impacted and requiring media packing replacement; the acid wash circulation pump failed. A temporary bypass unit was carrying raw flow with two towers out of service. No clean-in-place regimen in operation. The four stripper motors themselves were sound.
Raw water transfer pumps	Three of six not running. Of those in service, the base of 1A was skewed, affecting the mechanical integrity of the pump; 2B showed the shaft wobbling within the pump; 3A was out of service on excessive leakage at the discharge head.
Lime softening accelators	Installed capacity 17.5 mgd across three units — North 7.5, Center 6.5, South 3.5. The South unit was not capable of softening operations. Three gearbox or motor failures occurred on the drive equipment within fourteen weeks of commencement: the Center unit on September 6, 2024; the North unit on October 31; and the North unit's replacement gearbox on December 12, when the header was additionally found unserviceable from accumulated calcium carbonate. The skirt washer (mud flush) system was inoperable, and blowdown diaphragms were in poor condition throughout. The blow-down control panel was bypassed by jumper wires and its timers mis-set.
Recovery basins	Basins elevated. Four 3-inch valves were identified as a probable source of water flowing continuously to the backwash pond. No dewatering regimen in operation.
Filters	The South filter bank — filters 1 through 8 — remained in continuous service but had not been rehabilitated in several years and was no longer performing to design. Filters 5 and 6 were out of service. Valve defects were catalogued individually across the set: an isolation valve apparently stuck closed, another that would not open, a line plug ahead of an isolation valve and drain valves not fully closing. Sixteen pressure transmitters were mounted such that they could not be calibrated. Filter media had been replaced approximately two to three years earlier and was again degraded.
Clearwell	Automatic valve functioning inconsistently.
High service pumps	Three of seven operational. Pump 1 not installed. Pump 2 running at 171 °F owing to scale buildup on the pump. Pump 3, the jockey pump, to be retired. Pump 4 rebuilt and awaiting a reconditioned motor. Pump 5 in the severe zone for vibration, indicating mechanical looseness and thrusting in the line shaft and bushings. Pump 6 showing ball pass frequencies indicating bad bearings in the motor and thrusting indicating bearing failure in the pump bowl assembly. Pump 7 does not run, having historically operated with excessive vibration and being reserved for emergencies.
Filter air scour blower	75 hp motor and Lamson centrifugal blower not running, with the District reporting that it was required in service.
Instrumentation and SCADA	Analyzers for chlorine, ammonia, carbon dioxide and lime feed were not registering plant or distribution data accurately. Two supervisory platforms were operating in parallel. The RDP lime slaker had lost its human-machine interface (HMI) graphics and was not integrated with SCADA, so operators ran the slaker manually at the panel. Plant flow metering was not on a verified calibration cycle.
RDP AND Carbon dioxide systems	Systems had not been commissioned. Piping and joint connections had been welded to manufacturer specification on the CO2 system, preventing routine maintenance of the injection quills.
Standby power	The Atlas Copco generator activated automatically during Hurricane Helene on September 26, 2024, but ran at only 50% capacity owing to a fuel line leak. The unit went out of service in

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System	Condition as found
	October 2024, and the District incurred rental costs of $29,000 per month thereafter. The manufacturer had already replaced this model once.
Laboratory facility	Eleven deficiencies recorded in September 2024, including standard operating procedures not readily available; process analysis equipment inadequately maintained; an incomplete pH buffer set; secondary standards for meter verification that could not be located; no record of the daily calibrations required by FDEP procedure; and severely stained spectrophotometer cells. The laboratory hot water heater was inoperable, preventing sample container cleaning to the applicable FDEP procedure. A posted polymer dosing table indicated the possibility of a 100% overfeed if the batch tank were mixed as the procedure on the wall directed.
Asset documentation	No accurate process flow diagram existed for the facility. The most recent inventory of the District's 27 wells available on U.S. Water's arrival was an internal memorandum dated October 31, 2011, listing sampling locations. No maintenance system of record was in use.
Spares and inventory	No critical parts list and no controlled inventory storage area. When the Center accelerator drive assembly failed on September 6, 2024, no spare motor or gearbox was held for a unit whose loss removes approximately 6.5 mgd of production capacity, and a serviceable assembly had to be recovered from abandoned equipment on the site.
Distribution	Persistent difficulty holding compliant disinfectant residuals at the service area limits, particularly Parke Avenue, Caribbean Boulevard and North Singer Island. Limited automatic flushing capability. Large meter assemblies had not been tested annually as required, according to staff accounts.

The condition described in this section is illustrated photographically in Appendix B.

The November 2024 equipment survey

On November 19, 2024, EMMI inspected the plant's rotating equipment, performing vibration analysis and infrared thermography on each unit and on the motor control centers serving the high service pumps. The survey identified defects requiring remedy across all seven high service pumps, six transfer pumps, the filter air scour blower and both lime mixers, and valued the recommended remedial program at approximately $1,060,000. An illustration of the benefit of EMMI's inspection was related to high service pump 6 having a motor temperature of 128 °F comfortably within normal range; however, vibration analysis identified bad bearings in both the motor and the pump bowl assembly. The pump had to be placed out of service six weeks later as a result of the bad bearings finding.

A note on flow measurement

Production and flow figures in this report derive from plant instrumentation that was not on a verified calibration cycle at commencement. In July 2025 U.S. Water identified six plant meters for assessment and calibration with the instrumentation contractor: the backwash, effluent, raw water and North softener venturis, the plant propeller meter and the Center/South magnetic meter. The backwash and raw water meters were calibrated on August 25, 2025. The finished water meter could not be calibrated on that date, because the manifold valves required to isolate it would not close, the zero valve would not turn more than one rotation, and the transmitter display had malfunctioned. The master water

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meter was calibrated on September 23, 2025. Flow figures cited in this report are accurate to the tolerance of instrumentation that was verified progressively through 2025 rather than at the outset.

Capacity and permitted withdrawal

The table below describes the limits on what the plant could produce.

Figure	Value	Nature of the limit
Permitted withdrawal, total annual	4,826.37 MG	Consumptive use permit, expiring February 15, 2054. Approximately 13.22 mgd averaged across a year.
Surficial Aquifer	3,379.90 MG	Approximately 9.26 mgd. All 27 District wells draw from this aquifer. Sub-limited to 1,190 MG from the Western wellfield and 2,190 MG from the Eastern.
Floridan Aquifer	1,806.75 MG	Approximately 4.95 mgd. The District has no Floridan wells and cannot presently access this allocation.
Permitted maximum monthly	442.4 MG	Approximately 14.75 mgd across a 30-day month. Surficial 309.82 MG; Floridan 165.62 MG.
Plant treatment capacity	17.5 mgd	Rated at 12,152 gpm at each of the three treatment stages — packed tower aeration, clarification and filtration.
Installed softening capacity	17.5 mgd	The three accelerators combined — North 7.5, Center 6.5, South 3.5.
Effective softening capacity	14.0 mgd	North and Center only. The South accelerator could not perform softening operations

These figures demonstrate the constraint. The District was permitted to withdraw 13.22 mgd averaged over a year and up to approximately 14.75 mgd in a peak month. Its treatment train is rated at 17.5 mgd, and its effective softening capacity was 14.0 mgd. The raw water reaching the plant averaged between 7.55 and 8.22 mgd across the period for which daily records exist.

Neither the permit nor the treatment train was the constraint on production. The constraint was the wellfield.

Effective softening capacity of 14.0 mgd stood nearly level with the permitted peak month of 14.75 mgd, so the plant could soften close to everything it was allowed to take — and it was taking little more than half of it. It is why the wellfield program in Section 3.4 is treated as the principal undertaking of the engagement.

Every District well draws from the Surficial Aquifer System, and the Surficial allocation is 3,379.90 million gallons a year. Raw water production over the tracked period annualizes to approximately 2,850 million gallons, or about 84% of that allocation, with the restoration program still adding production. The headroom in the total allocation sits in the Floridan Aquifer System, which the District is permitted to

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draw from but has no wells to reach. Section 5 addresses the permit position, including the significance of that unused allocation to the proposed reverse osmosis facility.

The annual allocation also limits total volume withdrawn rather than the rate at which water may be taken. So water that leaves the system without reaching a customer counts exactly as water delivered and billed does. With unaccounted-for water loss reported at 35%, the distribution losses addressed in Section 5 were a permit compliance matter as much as a revenue one.

One qualification on effective softening capacity. The two working accelerators require periodic removal from service for de-scaling, so the plant held no softening redundancy. Every planned cleaning left a single accelerator serving the entire system, and 14.0 mgd was available only when neither unit was being cleaned. We experienced this scenario within eight weeks of commencement. When the North gearbox failed on October 31, 2024, the District was reduced to the Center accelerator alone — 6.5 mgd, to meet demand. The Seacoast interconnect was already open, but the magnitude of this incident also required opening the West Palm Beach interconnect.

3.3 Three Mechanisms of Deterioration

The condition described above is often summarized as an aging plant that had not been maintained. That summary is incomplete. The assets were deteriorating through three distinct mechanisms, each with a different cause and each requiring a different response.

Mechanism 1: the absence of a preventive maintenance regimen

Assets were operated until they failed and then repaired.

The clearest single instance is the air strippers, where records established that the last maintenance of any kind had been performed in July 2016 — nine years before the towers were rehabilitated. No member of staff was able to state when the units had last been serviced. The July 2016 date was recovered from District paperwork. By the time work began, Tower 4 was completely impacted, and the acid wash circulation pump had failed.

The pattern recurs. High service pump 6 had its motor replaced in October 2024 following a failure immediately before Hurricane Milton, and replaced again on January 1, 2025, following a second failure — two motors in three months on the same unit, with a vibration survey in between that had predicted the second failure six weeks ahead of it. The clearwell automatic valve was recorded as awaiting parts in seven consecutive reporting periods. The South accelator was running on a temporary repair. Wellheads had unsealed electrical penetrations and pump calibration reports required by the water use permit were overdue, four of them falling due within weeks of U.S. Water’s arrival.

The remedy for this mechanism is a scheduled maintenance regimen with a system of record, which is addressed at Section 7.

Mechanism 2: excessive chemical application

The second mechanism is less visible than the first and accounts for more of the maintenance burden.

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The plant was applying more lime and polymer than the process required. Excess lime becomes calcium carbonate, and calcium carbonate is the material at the center of almost every major maintenance problem in the record. It scaled the accelerators beyond their normal cleaning cycle — the North accelator's header was found unserviceable from accumulated carbonate, the Center accelator's bottom drain required acid cleansing, and the Center accelator's de-scaling extended from an estimated two weeks to more than six. It filled the recovery basins, which exceeded capacity in six consecutive reporting periods between May and October 2025, delaying water quality objectives and holding up filter backwashing. It clogged the filter conveyance piping with lime sludge, which was the stated root cause of the five-phase bypass project that became the largest single undertaking of the project. And it consumed filter media that had been replaced only two to three years earlier.

The fault was identified at the outset. In September 2024, in the first month of the engagement, U.S. Water recorded that the polymer dosing table posted in the plant indicated the possibility of a 100% overfeed if the batch tank were mixed according to the procedure on the wall. The documented procedure itself was incorrect.

U.S. Water's response was to correct the procedures and train the operators who applied them. Standard operating procedures were developed for blowdown and solids control, for polymer mixing and for turbidity. Dosing protocols were established. Operators were instructed in calculating the required dosage from system flows. That work is described in Section 4.

Why no reduction in chemical use can be reported

Resolution 9-25 authorized professional utility operations and maintenance staffing support services. U.S. Water accordingly established chemical dosing protocols, developed the standard operating procedures, and trained operating personnel in calculating required dosage from system flows. U.S. Water held no supervisory authority over District personnel.

Dosing settings established under those protocols were on occasion altered subsequently, outside the documented procedures, with the effect of increasing lime and polymer application. Because U.S. Water could establish dosing protocols but had no means of requiring adherence to them, the reduction in chemical application that the protocols were designed to achieve was not sustained, and no before-and-after measurement of chemical use can be reported in this section.

This is offered as an observation about how responsibility and authority were distributed under the engagement. It also explains a pattern visible in the monthly reports, where the same recommendation on recovery basin flow management appears in identical terms across six successive periods. The remedy — having a Lead on each shift who's responsible for ensuring all policies and procedures are adhered to, bringing dosing setpoints under formal change control, using instrumentation already connected to SCADA and procedures already in the District's possession — is set out in Section 7.

Mechanism 3: equipment defect under warranty

The third mechanism affects one asset and is neither deferred maintenance nor process induced. The District's emergency standby generator, manufactured by Atlas Copco, did not perform to specification from the point of purchase. It ran at half capacity during Hurricane Helene because of a fuel line leak,

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went out of service in October 2024, and had already been replaced once by the manufacturer with a unit of the same model.

When the manufacturer proposed a further replacement, U.S. Water examined it and recommended in March 2025 that the District decline to accept the unit, because it exhibited a twenty-second delay in transferring to full load capacity — an interval that is considered not acceptable in standby power at a water treatment plant. U.S. Water advised the District from November 2024 onward to pursue its warranty remedies, including recovery of costs arising from the generator's failure, and separately investigated a Florida Power & Light program under which FPL would supply, load-manage and maintain a generator on the District's behalf.

Section 7 addresses it.

How the three mechanisms map to the remainder of this section

Mechanism	Assets principally affected	Discussed in
1. Absence of preventive maintenance	Air strippers; high service pumps; clearwell valve; wellfield appurtenances; lime mixers; air scour blower	3.4, 3.5, 3.8
2. Excessive chemical application	Accelerators; recovery basins; filter conveyance piping; filter media	3.6, 3.7
3. Equipment defect under warranty	Atlas Copco standby generator	3.9

Mechanism 1 accounts for the largest number of affected assets. Mechanism 2 represents the largest share of the maintenance effort expended. Mechanism 3 results in the largest single recurring cost.

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3.4 – 3.12 The Work Performed, and Condition at Handover

3.4 Wellfield

U.S. Water inspected 25 of the District's 27 wells on January 6, 2025 and found 18 requiring maintenance in varying degree. The September 2024 survey of twelve of the thirteen Western wellfield wells established that ten of the twelve were compromised and only two had any recorded pumping rate.

Common conditions of the wellfield included: corrosion of well piping and visible corrosion of casings; inadequate air relief valves; insufficient upstream and downstream pipe lengths for accurate metering; extensive vegetation overgrowth; and unsealed electrical penetrations at wellheads. Pump calibration reports required every five years under the water use permit were outstanding for five wells, four of them having fallen due on September 30, 2024, within weeks of U.S. Water's commencement.

Division of work

Well rehabilitation proceeded on two tracks. Globaltech held an Emergency Well Rehabilitation Contract with the District, and U.S. Water performed maintenance on a separate set of wells. Because the two overlapped in places, U.S. Water convened meetings with Globaltech on February 12 and March 7, 2025, expressly to clarify scope, confirm stakeholder responsibilities and eliminate duplication of effort. In March 2025 the division was recorded as Globaltech continuing maintenance on wells 897, 921 and 961, with U.S. Water servicing wells 9A, 10A, 13, 803, 862 and 2004.

Wells returned to service

Well	Returned	Flow (gpm)	Permitted	Note
9A	Apr 18, 2025	400	390	Restored at full permitted capacity.
862	Apr 25, 2025	800	1,025	78% of permitted rating.
10A	May 8, 2025	400	435	92% of permitted rating.
4	Jul 8, 2025	200	305	Estimated yield had been 36 gpm; actual 200 gpm. Wellhead subsequently sealed by EMMI.
13	Jul 9, 2025	395	460	Rehabilitated and redeveloped; returned after bacteriological clearance.
2004	Jul 18, 2025	345	700	49% of permitted rating. Gates repaired and realigned; disinfection and sampling station established.
803	Sep 3, 2025	200	185	Rehabilitated and redeveloped; returned after bacteriological clearance.

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Well	Returned	Flow (gpm)	Permitted	Note
14	Feb 25, 2026	473	180	Rehabilitated and redeveloped; returned after bacteriological clearance.

The eight wells above were rehabilitated under U.S. Water's scope of work. U.S. Water assisted the District on two additional wells (12A & 21) as part of routine operations and maintenance. The flows recorded above total approximately 3,213 gpm, or about 4.6 mgd, measured at the moment each well was returned to service. That figure is capacity at return rather than sustained yield. Where a well did not hold its initial rate, the sustained contribution is lower.

Well 12A is reported separately because it does not belong in either category. It was returned to service on November 19, 2024, following rehabilitation, but did not hold reliably thereafter and experienced several intermittent operational repair issues across the remainder of the engagement. Its motor was replaced during the reporting period covering June 10 to July 2, 2025.

The District operates 27 wells, in two groups: 14 in the East wellfield and 13 in the West. Rehabilitation restored wells but did not restore the permitted capacity of all wells. U.S. Water re-assessed and re-baselined the wellfield plan in May 2025 to address the capacity issue. The operating wells were producing materially below their permitted capacity. The budget authorized under Resolution 9-25 made no provision for well rehabilitation. Absent that funding mechanism, U.S. Water proceeded with well rehabilitation given that the wellfield was the constraint on the District's ability to supply its customers. Funding was eventually provided by the Board to the tune of a $4,000,000 maintenance support budget increase.

The outcome: purchased water ceased

When U.S. Water arrived, the District was buying water to meet demand. District staff advised on commencement that it had been supplementing supply through the Seacoast interconnect for approximately nine months. Metered interconnect records maintained from December 2024 establish that the District purchased water on every one of the 149 consecutive days from December 1, 2024, to April 28, 2025 — 183.1 million gallons at a cost of $897,734, a rate of approximately $2.15 million per year. The figures derive from daily interconnect totalizer readings across both the Seacoast and West Palm Beach connections.

Date	Event
Apr 18, 2025	Well 9A returned to service at 400 gpm.
Apr 25, 2025	Well 862 returned to service at 800 gpm.
Apr 25–27, 2025	Purchased water still running at approximately 1.39 million gallons per day.
Apr 28, 2025	Purchases fall to 0.14 million gallons — the last day of continuous interconnect flow.
Apr 29, 2025 onward	Continuous daily purchasing ended.

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District well production rose from 7.55 mgd in December 2024 to 8.22 mgd in May 2025 while purchased water fell to zero. In May 2025 the plant produced more finished water from District wells alone — 277.8 million gallons — than it had produced in March while also purchasing 43 million gallons. May was the highest production month in the tracked period and the first with no purchased water at all.

Interconnect use after April 2025

The continuous daily purchase of water that had run since at least September 2024 ended on April 28, 2025 and did not resume. The interconnects remained available and were used on two isolated occasions:

- June 16, 2025 — the Seacoast interconnect was opened in response to low storage and production together with flushing demand during the distribution water quality work.
- June 25, 2025 — the Seacoast interconnect was opened to augment demand until approximately 7:00 p.m.

On the same day, June 25, 2025, the District supplied the City of Mangonia Park through its interconnect after that utility's high service pumps malfunctioned. The District had moved within eight weeks from buying water daily to supplying a neighboring utility in an emergency.

Two conditions outside the wellfield program should be recorded, because they explain why purchases rose before they stopped. February and March 2025 were the heaviest months of purchasing in the tracked period, at 20.2% and 17.8% of finished water. Drought conditions had raised irrigation demand, and the distribution system was losing water through a leak that could not be located at the time. Unaccounted-for water loss was subsequently reported to the South Florida Water Management District at 35%. Capacity was, therefore, being restored against rising demand and against losses the District could not find.

On April 1, 2025, Seacoast Utility Authority notified the District that it would limit emergency interconnect availability from approximately 1.5 mgd to 0.5 mgd, citing early-season drought. Seacoast subsequently eased that limitation while the District worked to restore wellfield capacity. Metered deliveries from Seacoast exceeded 1.5 million gallons on several days later in April.

Restoration against the permit

Restoring wells created no difficulty against the peak limit. The permitted maximum month is 442.4 million gallons, approximately 14.75 mgd, and the plant's treatment train is rated at 17.5 mgd; against raw water actually reaching the plant of between 7.55 and 8.22 mgd.

The annual allocation is a different matter. Every District well draws from the Surficial Aquifer System, and the Surficial sub-allocation is 3,379.90 million gallons a year — approximately 9.26 mgd averaged across the year, further sub-limited to 1,190 million gallons from the Western wellfield and 2,190 million from the Eastern wellfield. U.S. Water recorded in May 2025 that the pumping rate would exceed the annual allocation if sustained. Returning wells to service and remaining inside the Surficial allocation are

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competing constraints. The reconciliation between them runs through distribution losses rather than through the wellfield. With unaccounted-for water loss at 35%, water lost from the District's distribution system counts against the allocation exactly as water delivered to a customer does.

3.5 Degasification and Raw Water Transfer

Air strippers

The air strippers are the clearest instance in this report of the first mechanism of deterioration. District records established that the last maintenance of any kind had been performed in July 2016. No member of staff was able to state when the units had last been serviced; the date was recovered from District paperwork.

By the time work began, Tower 4 was completely impacted and required replacement of its media packing and the acid wash circulation pump had failed. A temporary bypass unit was carrying raw flow with two towers out of service.

The District obtained two quotations for inspection and cleaning of Tower 1 in November 2024, averaging approximately $183,000. However, that work was eventually commenced on July 1, 2025, and performed by U.S. Water staff and Heartland crane services.

EMMI recorded all four air stripper motors as running without issue and recommended letting them run as they were. That finding concerned the rotating equipment only — the motors, assessed by infrared thermography. It did not address tower internals, media condition or scaling.

Tower 4 was rehabilitated - its media replaced and an epoxy coating applied to the interior. Tower 1 was rehabilitated under contract from July 2025. De-scaling of unit 3 commenced August 25, 2025. Towers 1 and 2 were returned to service on September 19, 2025, following satisfactory bacteriological results. The clean-in-place recirculation pump serving the degasifiers was replaced by U.S. Water staff working with District electricians. The CIP piping was re-plumbed and sample bibs on the CIP lines were replaced. In October 2025 Tower 1 was cleaned using the CIP pump and diluted acid, while Tower 3 was taken out of service for acid maintenance. The outcome was a reset of towers with a functioning clean-in-place capability and a routine acid cleaning procedure in use.

Raw water transfer pumps

Three of the six transfer pumps were not running at commencement — 2A, 1B and 3B. Of those in service, vibration analysis found the base of 1A skewed such that the mechanical integrity of the pump was affected; the shaft of 2B wobbling within the pump; and 3A out of service on excessive leakage at the discharge head. The November 2024 survey valued reconditioning of the set at between $380,000 and $435,000.

In April 2025 four of the six transfer pumps were out of service simultaneously, limiting the plant's influent capability at the same time as restored wells were beginning to deliver additional raw water. A

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temporary pump was sought and Palm Beach County Department of Health (PBDOH) approval obtained for its use.

Pumps 1B and 3B were removed and shipped for reconditioning in February 2025. Three replacement pumps were ordered in the spring of 2025 on a twelve-week lead time. Two reconditioned units were installed as temporary cover in positions 3A and 3B. A portable transfer pump was leased to carry the increased raw demand as wells returned to service. A valve connecting the A and B transfer pump sets was installed by EMMI on July 16, 2025. Pump 3B was replaced in July 2025 and the old pump's bowl assembly and motor rewound for critical spare in August. EMMI changed out pumps 1B and 2A on November 4, 2025. The Executive Director directed that the temporary motor and pump assembly installed in position 3A remain as the permanent selection.

3.6 Lime Softening Accelators

The three lime softening units are solids-contact clarifiers which are technically referred to as accelators. The units are designated North, Center and South. Installed capacity is 17.5 mgd — North 7.5, Center 6.5, South 3.5. Effective capacity is 14.0 mgd, because the South unit could not perform softening operations. The plant therefore held no softening redundancy, which meant that the periodic de-scaling left a single accelerator serving the entire system on each occasion.

The first operational event of the engagement occurred on September 6, 2024, two days after U.S. Water arrived on site. During his initial walkthrough, U.S. Water's Class A operator and water quality specialist had already identified loud rattling at the Center accelerator motor as bearing failure with impending motor failure. The unit then failed. With the South accelerator unavailable, the plant was left running on the North unit alone and approximately 6.5 mgd of production capacity stood to be lost.

U.S. Water called EMMI to site on an emergency basis. The District held no spare motor or gearbox for the unit, and none was readily available for delivery. EMMI, District staff and U.S. Water personnel searched the abandoned equipment held on the plant site, located an old motor and gearbox among it, and tested the units for electrical feasibility. Finding them serviceable, EMMI installed them as a temporary replacement. Crews left the site at approximately two o'clock the following morning with the Center accelerator back in service. The District experienced no interruption of supply, and no additional purchased water was required because of the failure.

Two 250 hp motors, one with a gearbox, were then ordered. They arrived three days after ordering, and EMMI and the crane crew removed the temporary units and installed the new motor and gearbox to the Center accelerator. The second purchased motor was retained on site as a spare — the first spare the plant held in the period covered by this report. U.S. Water recommended that the District begin developing a critical spare parts list, purchasing spares for those parts, and setting aside a controlled inventory storage area.

The South accelator

In November 2024 the South unit was pressure washed, inspected and returned to service, and operation was halted shortly afterwards for insufficient chemical mixing and poor weir maintenance.

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Conducting that evaluation required the unit to be disinfected and bacteriological samples taken and cleared. The intention going into the test was that the South unit would substitute for the Center accelerator during the latter's de-scaling. The test established that the unit could not perform softening operations effectively, principally because of structural deterioration. As such, the South accelator was used only for diverting water within the process when needed operationally.

Restorative work and cycle work

Two different kinds of accelator work appear in this section. The first is restorative — clearing a backlog of deferred maintenance. The second is the routine de-scaling cycle these units require, which is every six months or more frequently where lime application is excessive.

Period	Work	Character
Sep 6, 2024	Center accelator gearbox and motor failed on the second day of the engagement. No spare held. A motor and gearbox were recovered from abandoned equipment on site, tested and installed as a temporary; the unit was back in service by approximately 2:00 a.m. New motor and gearbox fitted on delivery three days after ordering.	Failure, met by improvised emergency response. South accelator already unavailable, leaving the North unit alone overnight.
Oct 31 – Dec 12, 2024	North gearbox assembly failed; its replacement failed six weeks later.	Failure. South already unavailable, leaving the Center unit alone.
Dec 2024 – Feb 2, 2025	North drawn down and de-scaled. Header found unserviceable from heavily accumulated calcium carbonate and replaced, together with a 3-inch F-valve.	Restorative — the header was consumed by scale.
Apr – Jul 3, 2025	Center de-scaled. Bottom drain acid cleansed; F-valves rebuilt; 10-inch gate valve excavated and replaced. Duration extended from an estimated two weeks to over six.	Restorative, with the overrun caused by extensive buildup and skirt washer disrepair.
Jun 23 – Jul 7, 2025	North drained and cleaned, its second de-scale in six months. The immediate trigger was a blockage in the Center accelator drain valve; the cleaning was performed at the same time.	Corrective but performed as the de-scaling then due. At approximately five months the interval is ahead of the six-month cycle, which is evidence of excessive lime application.
Aug 4–14, 2025	Center drained to repair a leaking valve and returned to service after approximately ten days; solenoids replaced on the Center F-valves.	Corrective work within the cycle.
Aug 18–21, 2025	North drained to repair a valve; bottom drain valve completed by U.S. Water maintenance staff on August 21.	Corrective work within the cycle.

Three gearbox or motor failures occurred across the three units in the fourteen weeks from September 6 to December 12, 2024 — the Center unit, the North unit, and the North unit's replacement gearbox.

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That frequency, on the drive equipment of the plant's primary treatment process is the condition U.S. Water inherited.

The change over eight months is the clearest before-and-after in this section. On October 31, 2024, the North gearbox failed with the South unit unavailable and the plant ran on one accelator with both interconnects open. On June 23, 2025, the North unit came out of service for cleaning while the Center unit carried production and returned on July 7 without an interconnect being opened for that purpose. The June outage was triggered by a drain valve blockage rather than falling due on a calendar, so what changed was not that the work had become fully planned but that the plant could absorb a unit being taken down without buying water. Three accelator outages occurred in the eight weeks between June 23 and August 21, 2025, each arising from a valve defect. The operational and maintenance regimen was established during this period. The condition of the equipment kept it substantially reactive through the summer of 2025.

The blow-down control panel had been jumpered and its timers mis-set. On September 21, 2024, U.S. Water's water quality specialist removed the jumper wires, documented the sequential valve logic and reprogrammed the timers from thirty minutes on and thirty off to five on and twenty off, giving approximately two hours and twenty minutes between blow downs. The settings were recorded as provisional at that date, pending solids testing and confirmation that the valve opened and closed fully.

Operator training on accelerator operation and maintenance was delivered by a Veolia representative on August 6 and 7, 2025, and standard operating procedures for blowdown and solids control were developed by U.S. Water and handed to the District.

Lime feed and mixing equipment

The Center accelator drive equipment is addressed above. The November 2024 survey conducted by EMMI recorded the South lime mixer at 161 °F and the Center mixer running normally with a spare requested.

The RDP lime slaker had operated with intermittent alarm faults and operational failures since commissioning. Slaker tower 1 was offline with a failed motor and operators had switched to tower 2. Solenoid valves in both towers malfunctioned and were being reset manually pending replacements and spares. U.S. Water replaced the failed HMI screens in November 2024, which restored control panel graphics. District operators replaced a motor in slaker tower 1 in April 2025. The obsolete slaker system was removed by crane in September 2025.

3.7 Solids Handling and Recovery Basins

The two recovery basins, known on site as the Saves All ponds, receive filter backwash and accelator blowdown. They were elevated at commencement and no dewatering regimen was in operation.

The plant has a thickener, the unit intended to concentrate solids before disposal, and it is out of service and no longer used in the process. Solids handling therefore ran throughout the engagement without the equipment designed to reduce solids volume, placing the whole burden on the Saves All basins and

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the duplex pump station serving them. Combined with the excessive lime application described at Section 3.3, that accounts for the basins exceeding capacity.

The earliest indication of the cause was recorded in September 2024, when U.S. Water found the water supply valve for one accelerator shut off, apparently because of a leaking valve, and observed that if the valves operated as intended, four 3-inch valves would be open continuously — identified as a probable source of water flowing to the backwash pond twenty-four hours a day. U.S. Water also recommended lowering the backwash return pump floats by six inches or more and installing a time delay to permit settling after backwash.

The basins were reported as elevated and exceeding capacity in six consecutive reporting periods between May and October 2025. The consequences were operational and were recorded as such at the time. Insufficient freeboard delayed water quality improvement objectives held up filter backwashing during the rehabilitation program and affected the joint venture pilot program running on site.

U.S. Water recommended the same approach across those same six periods — flow control management to create freeboard while maintaining demand and backwash requirements, and excavation of sludge and dewatering monthly or as operationally necessary. Those recommendations were not sustained for the reasons set out at Section 3.3.

The corrective work performed: EMMI removed the malfunctioning pond motor for refurbishment pending a replacement. U.S. Water staff repaired the slide gates on the East pond on September 2, 2025. District staff cleaned and pumped out the blowdown pit on September 3, 2025; and the ponds were cleaned in November 2025 with District staff and U.S. Water assistance. No standing dewatering regimen was established during the engagement.

3.8 Filtration and the Filter Conveyance Project

The filtration works became the largest single undertaking of the engagement and the reason its term was extended. It is treated at length because that is proportionate to the effort expended.

Condition and Scope

At commencement the South filter bank — filters 1 through 8 — remained in continuous service but had not been rehabilitated in several years and was no longer performing to design. Filters 5 and 6 were out of service. The bank was carrying production while requiring substantial maintenance across every unit in it.

The rehabilitation that followed covered six of the eight units. Filters 5 and 6 were excluded by verbal direction of the Executive Director on the combined grounds of their condition, the cost of restoring them, and the expectation that the proposed reverse osmosis facility would supersede them.

Valve defects were catalogued individually across the set: an isolation valve apparently stuck closed, another that would not open, a line plug ahead of an isolation valve, and drain valves not closing fully. Sixteen pressure transmitters were mounted such that they could not be calibrated at all.

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Treated water quality during the period

Because the South bank operated below its design condition for an extended period, the question of whether treated water remained compliant is addressed here.

Treated water quality was monitored throughout by District laboratory staff. Review of the District's laboratory record book indicates that treated water met regulatory standards during the period in question. U.S. Water performed no independent confirmatory analysis.

An independent laboratory audit by Mr. Peter Strimple found that before the December 2024 and January 2025 training, operator recordkeeping omitted much of the documentation required under FDEP procedure. The same auditor recorded a marked improvement following that instruction.

Instrumentation

Sixteen filter pressure transmitters were repositioned off the wall and re-plumbed to permit calibration, and all thirty-two filter pressure transmitters were then calibrated and connected to SCADA. All sixteen filter actuators were replaced in August 2025. The new automatic actuators allowed District staff to convert from controlling filter flow manually to controlling it automatically. A turbidity baseline study was conducted on each filter bed to establish its baseline operational performance, giving the rehabilitation program a measurable benchmark.

Filter Media

Quotations obtained in June 2025 priced new ultrasonic level sensors for filters 1 to 8 at $46,702 and replacement of the media across all sixteen filters at $134,508. Media replacement activities included 61 totes of 0.80 to 1.2 mm sand (4000 pounds per bag) were delivered on September 10, 2025, with an additional 92 bags of 0.55 to 0.66 mm sand distributed over the following week. Together with 23 totes of anthracite, approximately 306 tons of media were used.

The existing filter media had been replaced by a contractor approximately two to three years earlier, according to District staff, and had degraded again. Lime sludge carryover, the conveyance clogging described below, and recovery basin overflow acting together consumed media faster than its service life would suggest.

The Conveyance Project

The constraint on the filtration process was not in the filters. It was in the conveyance piping carrying flow to and from them which had clogged with lime sludge. Diagnosing that, and working around it while maintaining production, was the central engineering task of the engagement.

Date	Work
Jul 17, 2025	U.S. Water's Chief Executive Officer and a senior engineer evaluated the conveyance clogging and developed a five-phase bypass mechanism, with schematics, allowing sections of the conveyance to be taken out of service for repair while the plant continued to produce.
Jul 28, 2025	Design complete; construction commenced.

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Date	Work
Aug 2025	Phase 1 completed. The engineer attended site over two days presenting the conveyance piping plan to District staff and management.
Sep 8, 2025	Phase 2 commenced. The filter conveyance bypass was placed into operation to enable repairs.
Sep 2025	Filter sand and anthracite delivered. Contractors assessed, repaired and calibrated filter actuators; material was cleaned and vacuumed from the filters; laterals disassembled and piping pressure washed.
Oct 2025	Filter 2 rehabilitation completed and backwashing to clear fines. Filter 8 was cleaned, pressure washed and re-bedded while backwashing was put on hold pending recovery basin capacity. Filter 4 had its tiles resealed.
Nov 2025	Filter 8 completed. Filter 4 backwashing for clearance.
Jan 2026	Filters 1, 3, 4, and 7 rehabilitated and placed in service.
Mar 2026	Temporary bypass piping and pump removed; the South filters placed in permanent service.
Jun 2026	Filters 11, 14 and 16 rehabilitated and placed in service. A 30-inch north gallery valve installed.

On October 15, 2025, U.S. Water attended the Board meeting to request more than six additional months to complete the rehabilitation. Four causes of delay were stated: sludge-impacted piping; the age of the system; well production capacity; and inconsistent recovery basin maintenance.

Three of those four are pre-existing conditions of the asset. The fourth, recovery basin maintenance, is the item U.S. Water had been formally recommending monthly dewatering for since May 2025. In November 2025 the Board voted to give the Executive Director authority to modify the project duration as required.

Nine filters were rehabilitated and returned to service through the engagement. Six of these were in the South bank — filters 1, 2, 3, 4, 7 and 8. U.S Water began filter media rehabilitation in September 2025 and placed in permanent service in March 2026. The remaining three were in the North bank — filters 11, 14 and 16 were completed in June 2026. Filters 5 and 6 were excluded by District direction as set out above. The balance of filters in the North bank was not serviced. The rehabilitation program was not complete at handover. On July 21, 2026, the Executive Director requested a proposal for further filter bed rehabilitation, which is included in Section 7.

3.9 Clearwell and High Service Pumps

Clearwell

The clearwell automatic valve was functioning inconsistently at commencement. U.S. Water inspected it and ordered parts. The item was then recorded as awaiting parts. It is not recorded as repaired and is reported here as unresolved.

High Service Pumps

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Three of the seven high service pumps were operational at commencement. The November 2024 survey by EMMI established the condition of each high service pump.

Pump	Condition, November 2024
1	Motor and pump not installed. Reconditioning of a 250 hp motor and supply of a new vertical turbine pump, variable frequency drive and check valve required.
2	In service. Motor running at 171 °F owing to scale buildup on the pump; control panel normal at 103 °F. Pump requiring rebuild or replacement.
3	The jockey pump, to be retired and sealed with a blind flange and cover plate as part of a conversion from seven pumps to six with variable frequency drives.
4	Pump rebuilt. Variable frequency drive installed and programmed, requiring connection to SCADA.
5	In service. Vibration in the severe zone on one horizontal axis indicating mechanical looseness; warning range on a vertical axis; severe zone on an axial reading indicating thrusting in the line shaft and bushings.
6	In service. Ball pass frequencies on both horizontal axes indicating bad bearings in the motor; thrusting on vertical and axial readings indicating bearing failure in the pump bowl assembly. Motor temperature 128 °F, within normal range.
7	Not run during the survey, having historically operated with excessive vibration and being reserved for emergency use.

Pump 6 deserves to be drawn out, because it demonstrates the value of instrumented assessment. Its motor had already been replaced in October 2024 following a failure immediately before Hurricane Milton. On November 19, 2024, vibration analysis identified bad bearings in both the motor and the pump bowl assembly at a motor temperature of 128 °F — a reading that would have passed any thermal check. The pump came out of service on December 31, 2024, and its motor was replaced on January 1, 2025. The survey had identified a potential failure six weeks before it occurred on a unit that appeared to be running normally.

The work performed across the set: pump 6's motor replaced in January 2025; three 250 hp motors reconditioned and returned in May 2025 for installation and spares; pump 4's check valve replaced in June 2025, its variable frequency drive installed, and a full motor, pump and check valve replacement completed by EMMI in August 2025 returning the unit to service; and repairs to pump 3's check valve completed in August 2025. Five of the seven high service pumps were operational at handover against three at commencement.

Pump 4 is worth following through, because it repeats the pattern established by pump 6. A full motor, pump and check valve replacement was completed by EMMI in August 2025 and the unit returned to service. It gave further trouble over the following weeks, and the asset census of October 15, 2025 records it out of service again pending replacement of its shaft and check valve. It was subsequently restored and was in service at handover. Two units, each requiring a second intervention within weeks of the first, on a set where an independent survey had identified defects on all seven.

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3.10 Plant Systems and Appurtenances

Instrumentation, SCADA and Analyzers

At commencement, the analyzers for chlorine, ammonia, carbon dioxide and lime feed were not registering plant or distribution data accurately. Two supervisory platforms were operating in parallel and the RDP lime slaker had lost its interface graphics and was not integrated with SCADA.

U.S. Water commissioned a comprehensive SCADA assessment in November 2024. The contractor, Rocha Controls, was on site from December 16 to 19, 2024 inspecting every chemical analyzer and its associated equipment for repair or replacement. The historian program was restored, missing tags were added, the trending function was updated, and filter pressure transmitters were brought onto the system. Analyzer calibration and tube replacement continued through 2025 across the chlorine and ammonia instruments. Dosage protocols were established for operators. The SCADA platform was consolidated onto a single supervisory system in conjunction with the joint venture design team, with the distributed control platform integrated within VTSCADA from July 2025.

Connection of the RDP and carbon dioxide systems to SCADA was completed in July 2025. Plant flow metering was addressed progressively rather than at the outset. Six meters were identified for assessment and calibration in July 2025 — the backwash, effluent, raw water and North softener venturis, the plant propeller meter, and the Center/South magnetic meter. The backwash and raw water meters were calibrated on August 25, 2025. The finished water meter could not be calibrated on that date: its manifold valves would not close, the zero valve was damaged and would not rotate more than once, and the transmitter display had failed. The master water meter was calibrated on September 23, 2025.

Standby Power

The generator is the one asset in this section whose deterioration was neither deferred maintenance nor process-induced and it is addressed as the third mechanism at Section 3.3.

The Atlas Copco unit activated automatically during Hurricane Helene on September 26, 2024, but ran at 50% capacity owing to a fuel line leak. Grid power was restored by Florida Power & Light within approximately two hours. The generator manufacturer's recommendation was to replace the unit with the same model, which would have been the second replacement of that model in under two years. A rental unit was sourced and delivered on October 8, 2024, ahead of Hurricane Milton and District electrical staff re-wired the connection and tested transfer in both directions successfully. The Atlas Copco unit was taken out of service in October 2024 and the District incurred rental costs of $29,000 per month from that point.

The automatic transfer switch on the leased generator was replaced by contractors on May 8, 2025. That repair did not hold. Another unit was ordered in June 2025 with a permanent replacement arriving on site in August 2025. In the interval, District staff constructed a direct manual activation line from the generator to the control room as interim protection.

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The underground feeder from the motor control center to the generator developed a short, requiring an emergency purchase order. New electrical cable trays were erected and cables reinstalled by EMMI to address sections previously submerged underground or exposed to daily foot traffic. U.S. Water purchased lockout and tagout sets for each motor control center — the absence of such equipment in the motor control centers having been recorded as a safety finding in June 2025.

U.S. Water advised the District from November 2024 onward to pursue its warranty remedies, including recovery of costs arising from the generator's failure. When the manufacturer proposed a further replacement of the same model, U.S. Water examined the unit and recommended in March 2025 that the District decline to accept it because it exhibited a twenty-second delay in transferring to full load capacity. U.S. Water separately investigated a Florida Power & Light program under which the utility would supply, load-manage and maintain a generator on the District's behalf. The final disposition of the Atlas Copco unit, and the date on which the rental ended, are not established in the records available to this report.

Laboratory Facility

Laboratory practice is addressed in Sections 4 and 5. The facility itself was a maintenance matter and a recurring one. Mold was identified in the cabinetry and air handling system in an inspection report dated March 13, 2025. Coordinated by the City Safety Officer, remediation was carried out between March 17 and 26, 2025 including post-remediation testing. The laboratory was cleared for re-entry in April 2025 and its cabinets and supplies restored. On July 23, 2025, a further air analysis identified mold again and the laboratory was closed indefinitely; it reopened on August 26, 2025, after validation. The laboratory hot water heater was inoperable. Cleaning sample containers to the applicable FDEP procedure requires hot soapy water, so the procedure could not be followed as written. Its repair or replacement is not recorded.

Distribution and Collection Appurtenances

Water quality outcomes in the distribution system are addressed in Section 5. The maintenance performed was as follows.

At the Avenue U booster station, chemical feed telemetry was reviewed with the controls contractor. A new colorimeter was fitted to the in-line chlorine analyzer. The hypochlorite pump head was replaced by District staff and a rebuild kit ordered when the pump continued to fail. The influent valve and burned-out panel lamps were replaced. The ammonia analyzer was repaired, cleaned and calibrated, and a line stop was inserted in September 2025. At Avenue C, chemicals were dosed directly to the ground storage tank to raise residual. The endpoint sample station on Singer Island was re-established.

Two automatic flushers were installed at Rapids Water Park and on Parke Avenue. A standing regimen was established with two flushers in automatic operation on 45th Street for two hours every six hours and the remainder held off unless required. In October 2025 two hydrants on 45th Street that had been closed in error were reopened and the flusher programming reset. U.S. Water recommended color-coding hydrants by flow classification so that firefighters can identify capacity. Additionally, U.S. Water

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conducted an assessment to determine if pressure sustaining valves existed at the interconnects and booster stations, adjusted flusher cycling intervals, and installed a second flusher near the North Singer Island endpoint.

Large meter assemblies require annual testing under FDEP rules and, according to staff accounts, had not been tested. U.S. Water arranged a demonstration of ultrasonic flow meter test equipment for District and Customer Service staff on May 14, 2025. No annual testing program was established during the engagement.

In the collection system, the pump serving lift station 47 was reconditioned by EMMI following its failure in March 2025 and reinstalled on May 7, 2025. A second pump at that station was found irreparable and a replacement was ordered for approximately $150,000; its receipt and installation are not recorded.

Plant physical security was assessed in October 2025 with a fencing contractor, and repair or replacement of the fence and gates at the existing water treatment facility was quoted at $160,000. The contractor, Budget Fence and Gate, replaced all fencing at the plant to include wells located on site in December 2025.

3.11 Condition at Handover

Three findings should be taken from the comparison that follows:

First, the District ceased buying water. On April 28, 2025, the continuous daily purchasing ended and did not resume, closing a dependency that had run without a break for at least the 149 days for which metered records exist and, on staff accounts, for many months before the engagement began. The interconnects were opened on two isolated occasions in June 2025, recorded at Section 3.4.

Second, the constraint that mattered was raw water supply, not treatment capacity or permitting. The District was permitted to withdraw approximately 14.75 mgd in a peak month. Its plant is rated at 17.5 mgd, and its effective softening capacity was 14.0 mgd at commencement and 14.0 mgd at handover. The South accelerator had been tested and found incapable of appropriate treatment and used as a diversion holding tank. The water reaching the plant was between 7.55 and 8.22 mgd. What the District lacked was not permission or treatment capacity but wells.

Third, the plant still holds no softening redundancy. Every accelerator cleaning continues to leave a single unit serving the entire system. This is the most significant open exposure at handover and it is addressed at Section 7.

System	At commencement	At handover, July 2026
Wellfield	25 of 27 wells assessed, 18 requiring maintenance; ten of twelve Western wells surveyed compromised; systemic corrosion, metering and wellhead defects	Eight wells rehabilitated and returned to service, with assistance provided on two others; approximately 3,213 gpm restored at return; pressure gauges installed on eight wells

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System	At commencement	At handover, July 2026
Purchased water	Continuous daily purchasing; approximately $2.15 million per year run rate	Continuous purchasing ended April 28, 2025; two isolated interconnect openings in June 2025
Air strippers	No maintenance of record since July 2016; Tower 4 completely impacted; acid wash pump failed; two towers bypassed	Towers 1, 2, 3 and 4 rehabilitated; Tower 4 media replaced and interior epoxy coated; clean-in-place pump replaced and a working CIP regime established
Transfer pumps	Three of six not running; skewed base, shaft wobble and discharge head leakage among the remainder	Set reconditioned and replaced; A and B sets cross-connected; temporary assembly in position 3A adopted as permanent by direction
Accelerators	Center gearbox failed within two days of commencement; North gearbox failed twice; header unserviceable; South incapable; skirt washer inoperable; no maintenance cycle	North and Center on a de-scaling rotation with header, F-valves, drains and gate valve renewed; operator training delivered and procedures handed over; South confirmed incapable by test and assigned to diversion; effective capacity unchanged at 14.0 mgd
Recovery basins	Elevated; continuous inflow suspected; no dewatering regime	Motor refurbished, slide gates repaired, ponds cleaned November 2025; no standing dewatering regime established
Filters	South bank in service but years past due for rehabilitation; filters 5 and 6 out of service; extensive valve defects; sixteen transmitters not calibrated; media degraded	Nine filters rehabilitated — six in the South bank, three in the North; thirty-two transmitters calibrated and on SCADA; sixteen actuators replaced enabling automatic flow control; approximately 306 tons of media replaced; conveyance bypass built, operated during rehabilitation, then removed; South bank in permanent service as a six-filter bank
Clearwell	Automatic valve functioning inconsistently	Not repaired
High service pumps	Three of seven operational, with defects identified on every unit	Five of seven operational; motors reconditioned, pump 4 returned to service, pump 3 retirement outstanding pending blind flange
Instrumentation and SCADA	Analyzers inaccurate; two platforms; slaker unintegrated and operated manually	Analyzers repaired, calibrated and on a maintenance cycle; historian restored; RDP and CO_2 systems on SCADA; dosage protocols established; finished water flow meter outstanding
Standby power	Atlas Copco generator ran at 50% during Hurricane Helene on a fuel line leak; out of service from October 2024; $29,000 per month rental	Leased unit transfer switch replaced; feeder re-routed in new conduit and trays; lockout/tagout provided; Atlas Copco disposition and rental end date not established
Laboratory facility	Mold in cabinetry and air handling; hot water heater inoperable	Remediated twice and validated; reopened August 26, 2025. Hot water heater repair not recorded

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System	At commencement	At handover, July 2026
Distribution	Residual difficulty at the service limits; limited flushing capability; large meters untested	Booster station instrumentation repaired and calibrated; flushing regime in operation; endpoint sample station re-established; no annual large meter testing program established

3.12 Outstanding at Handover

The following were not completed and are stated without qualification. They inform the recommendations at Section 7.

- **The clearwell automatic valve.** Carried as awaiting parts across seven reporting periods and not recorded as repaired.
- **The South accelator.** Confirmed incapable of lime softening by test. Its restoration would return 3.5 mgd of installed capacity and give the plant softening redundancy for the first time in the period covered by this report.
- **Filter rehabilitation.** Nine of sixteen filters were rehabilitated. The program was not complete, and a proposal for further filter bed rehabilitation was requested on July 21, 2026. Filters 5 and 6 remain out of service by District direction.
- **High service pump 3.** Retirement and sealing with the blind flange first specified in November 2024, still outstanding and included in the July 2026 proposal request.
- **The filter air scour blower.** Recorded as not running in November 2024 and quoted at $30,000 to $40,000 for reconditioning of the motor and blower. It does not appear in the record thereafter.
- **The standby generator.** Out of service since October 2024. Final disposition and the end date of the $29,000 per month rental are not established.
- **The finished water flow meter.** Not calibratable in the condition recorded — manifold valves, zero valve and transmitter display all requiring attention.
- **Recovery basin dewatering.** No standing regimen established.
- **Large meter annual testing.** Capability demonstrated to District staff; no program established.

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SECTION 4

Training and Workforce Development

Between September 2024 and July 2026, U.S. Water Services Corporation (USW) delivered a structured training and workforce development program to Riviera Beach Utility Special District (RBUSD) staff spanning regulatory compliance, laboratory analysis, field sampling, treatment process operation, distribution system maintenance, and equipment-specific operations and maintenance.

The program was delivered through three complementary channels: formal classroom instruction carrying State of Florida continuing education credit; original equipment manufacturer and vendor-led instruction on specific plant systems; and continuous on-the-job training embedded in daily operations. Twenty discrete training events were delivered, supported by signed attendance registers, recorded operator license numbers, and graded written examinations. In addition, seven written standard operating procedures were developed and transferred to the District. These are reported separately in Section 4.5 and are not counted among the twenty training events.

A note on attendance figures. Throughout this section, attendance counts state the number of District personnel trained. Where U.S. Water personnel also attended an event, their attendance is recorded separately and is excluded from the District figure. This convention is applied so that every count in this section represents District capability built, and so that no figure overstates the result.

4.1 Certification Training — Regulatory Compliance, Field Sampling, and Laboratory Analyses

The cornerstone of the program was a formal course titled Environmental Compliance, Field Sampling, and Laboratory Analyses at the Riviera Beach WTP, delivered by Peter Strimple, an independent laboratory inspector engaged by U.S. Water. The course was registered with the State of Florida under continuing education course number 32080001.

The course was delivered three times, with a supplemental remedial session, to accommodate shift coverage and newly hired staff. All attendees at all four deliveries were District personnel. No U.S. Water employee attended as a participant.

Delivery	Dates	Format	Outcome — District attendees
First Session	December 17–19, 2024	Three-day, classroom and hands-on	10 of 12 attendees passed at 70% or above, including all six water operators. Not CEU-eligible (see below).
Second Session	January 14–16, 2025	Three-day, morning and afternoon sessions	All nine attendees passed at 70% or above, including all six water operators.

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Delivery	Dates	Format	Outcome — District attendees
Remedial Session	January 24, 2025	Four-hour virtual	Remedial pathway for operators not passing the initial examination.
Third Session	April 22, 2025	One-day	Four newly hired RBUSD employees: two certified water treatment plant operators, one operator trainee, and the newly hired Chief Mechanic.

Continuing education credit. The Florida Water Environment Association approved the continuing education unit request after the December 2024 course had already been delivered. Attendees of the first session were therefore not eligible for CEU credit. Licensed operators and distribution technicians completing the January 2025 cohort acquired 2.15 continuing education units, equivalent to 21.5 professional development hours. Under FWEA provisions, Class C operators were able to earn one continuing education unit by attending ten hours of instruction and subsequently retaking and passing the examination. A four-hour virtual remedial session was established as a requirement for operators not passing the initial examination.

Course coverage. The three-day curriculum comprised twenty sections: regulations and requirements; recordkeeping; sample collection (general, grab sampling, and hands-on); quality assurance and quality control; sample analysis; temperature measurement; pH; chlorine; turbidity; alkalinity; hardness; color; iron; chloride; conductivity; total dissolved solids; laboratory safety; and a written examination.

Documentation. The training record includes ten signed attendance registers, twenty-three individually graded written examinations recording attendee name, operator license type, and license number, and a continuing education unit record for RBUSD operators. This documentation is retained in Appendix C and is sufficient to support a sanitary survey or regulatory inspection inquiry regarding staff qualifications.

4.2 Equipment and Systems Training

U.S. Water coordinated manufacturer and vendor-led instruction on plant systems that had been installed but never commissioned, or that had operated for extended periods without formal operator instruction.

Date	Training	Instructor	System
September 16–20, 2024	RDP startup, operations and maintenance	RDP representatives with USW Jeff Hines	Lime slaker
September 20, 2024	RDP slaker operation	USW Jeff Hines	Lime slaker
September 24, 2024	Carbon dioxide system startup, operations and maintenance	TOMCO representatives with USW Jeff Hines	CO_2 feed

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Date	Training	Instructor	System
May 14, 2025	PT-900 ultrasonic testing and calibration, large meter assemblies	USW Tim Strong	Metering
August 6–7, 2025	Accelator (softener) operations and maintenance	Shawn Johnson, Veolia Water Technologies	Lime softening
September 24, 2025	RDP operations and maintenance	USW Jeff Hines	Lime slaker
October 1, 2025	RDP and carbon dioxide system operations and maintenance	USW Jeff Hines	Lime slaker / CO_2 feed

Commissioning-linked instruction. The RDP lime slaker and carbon dioxide feed systems had been installed but left uncommissioned for approximately two to three years prior to U.S. Water's engagement. Operator training was delivered concurrently with commissioning so that RBUSD staff acquired operating knowledge at the point the systems entered service. The September 24 and October 1, 2025 deliveries were separate sessions scheduled a week apart to accommodate shift coverage.

Large meter calibration. The PT-900 ultrasonic flow meter demonstration addressed a compliance gap: Florida Department of Environmental Protection rules require annual testing of large meter assemblies, and staff accounts indicated RBUSD had not previously performed this activity. RBUSD water operations and Customer Service staff attended. U.S. Water recommended that RBUSD commit personnel from water operations, distribution, and customer service to a one-week PT-900 certification course, which would both restore regulatory compliance and support revenue recovery through accurate large-meter calibration. There was no follow through by the District on the recommendation.

4.3 Operations, Distribution, and Compliance Training

Date	Training	Instructor	Component
September 24, 2024	Process laboratory analysis	RBUSD Swan Allen-Davis with USW Chris Jones	Operations / Compliance
October 10 and November 7, 2024	Auto-flusher operation and maintenance (two sessions)	USW Shawn Tyler	Distribution
February 26, 2025	Cross connection control	USW Crystal Rebston	Compliance
May 21, 2025	Cross connection control, BSI online platform	Samantha McCarthy, BSI	Compliance
July 16, 2025	Unidirectional flushing procedure	USW Shawn Tyler	Distribution
July 18, 2025	Degasifier (air stripper) operations and maintenance	USW Chris Jones	Operations
October 22, 2025	Chloramination	USW Gary Deremer	Operations / Compliance

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Date	Training	Instructor	Component
January 2026	Air stripper cleaning procedure	USW Chris Jones	Operations
March 2026	Automatic backwash procedures, South filter bank	USW maintenance staff	Operations

Chloramination training attendance. The October 22, 2025 chloramination session is supported by a signed attendance register carrying eleven signatures. Two of the eleven signatories are U.S. Water personnel. The nine District attendees recorded on that register are Chris Bartley, Ernest Cadet, Diana Floyd, Gregory Hardemon, Larry Jackson, Clyde Priester, Willie Reed, Neil Williams and Blaudy Albert. The two U.S. Water attendees are Shawn D. Tyler and Sheranda Walters. The roster is reproduced in Appendix C.

The auto-flusher and unidirectional flushing instruction directly supported the distribution system disinfectant residual improvements described in Section 5. The March 2026 automatic backwash training was timed to the return of the South filter bank to permanent service - transferring operating responsibility for the rehabilitated filters to RBUSD staff at the point of handoff.

4.4 On-the-Job Training

Alongside scheduled instruction, U.S. Water operations personnel provided continuous on-the-job training to RBUSD operations and maintenance staff. This instruction was delivered daily during the operational phase of the engagement and covered:

- Analyzer maintenance and calibration — pH, sodium hypochlorite, ammonia, and polymer analyzers
- Hydraulic flow management and management of peak system demand
- Polymer mixing procedures
- Accelator softener drain blowdown procedures
- pH probe maintenance and calibration
- Solids control and logbook documentation practice

4.5 Standard Operating Procedures Transferred

U.S. Water developed and delivered seven written standard operating procedures to the RBUSD Water Treatment Plant Manager. These are deliverables rather than training events and are reported here as reference material that remains available to District staff following demobilization:

- Polymer mixing procedures
- Logbook documentation
- Solids control

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- Avenue U CL-17 analyzer operation and maintenance
- pH laboratory analysis
- Turbidity laboratory analysis
- Chloride laboratory analysis

The independent laboratory audit described in Section 4.7 recommended that written procedures for operational processes be developed in advance of further instruction. The procedures listed above satisfy that recommendation for the laboratory and solids control functions.

4.6 Recruitment and Staffing Support

Workforce development extended beyond instruction to direct assistance with recruitment and staffing. At the outset of the engagement RBUSD carried nine open positions, and U.S. Water supported the District in filling them.

- Participated in the RBUSD human resources recruitment panel reviewing candidates for executive positions.
- Assisted the District and human resources staff in screening applications for water treatment plant operators and trainees, laboratory technicians, and the Chief Mechanic position.
- Co-hosted a job fair with RBUSD on February 21, 2025, at which 23 applicants were interviewed, identifying candidates for water treatment plant operator, laboratory technician, and operator trainee positions.
- Supported an earlier February 2025 interview series resulting in offers for Chief Water Treatment Plant Mechanic, one operator, and one operator trainee.
- Provided senior staffing assistance covering vacancies in the Executive Director, Utility Director, Deputy Utility Director, Plant Manager, and Compliance Manager roles during the operational phase. The Executive Director post was unfilled from the commencement of the engagement until May 2025, and U.S. Water's Senior Project Manager carried that function throughout the vacancy.
- Served on the selection panel, with the City Manager of the Town of Mangonia Park, that appointed the District's current Executive Director in May 2025.
- Developed daily operations checklists for each shift and a daily operations work schedule for approval by the Acting Water Treatment Plant Manager.
- Recommended in November 2025 that RBUSD hire or designate a Distribution Manager dedicated to distribution system maintenance, analysis, and water quality monitoring.

4.7 Independent Verification and Constraints on Training Effectiveness

The effect of the certification training was independently assessed, and the assessment supports two conclusions: the instruction was absorbed by RBUSD staff and its application was limited by conditions unrelated to instruction. Both are documented by third parties and are reported here.

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Independent verification of effect. Mr. Strimple was separately engaged by U.S. Water to audit the Water Treatment Plant laboratory's sampling procedures and analytical recordkeeping. His records review covered the week of April 21–25, 2025 and was assessed against his prior visit the week of January 13–17, 2025. The audit report is dated May 3, 2025, and is reproduced at Appendix D of the Regulatory Framework and Reporting Requirements — First Quarter FY2025 document.

The audit records that prior to the December 2024 instruction, operators recorded little beyond the date and time of sampling. Documentation required under FDEP SOP-001/01 — analytical method used, sample collector, analyst, exact collection and analysis times, reagents and standards, units of measure, and instrument identification — was largely absent, with the consequence that the laboratory data being generated was substantially indefensible. Following the December 2024 and January 2025 courses, the auditor records that operators were capturing significantly more analytical information and characterizes the change as a marked improvement over prior practice.

This is an independent before-and-after assessment of the certification training. It is also a qualified one: the auditor states plainly that the accuracy and precision of records still did not meet the standard expected in a sanitary survey or comparable inspection by the Palm Beach County Department of Health or the Florida Department of Environmental Protection, and that quality control procedures were seriously deficient.

Measured capability status. The audit quantified operator capability against two standards — Demonstrations of Capability (DOC), which documents that an analyst can produce accurate results for a given analysis, and proficiency testing against samples of known value. Fifteen WTP personnel — operators, trainees, and Compliance Division staff — are required to complete both. Status as of the April 2025 review:

Measure	Status	Basis
Personnel in scope	15	Operators, trainees, and Compliance Division staff performing laboratory testing
Personnel with no DOC or PT recorded	4	Remaining 11 had completed one or more
Demonstrations of Capability completed	42 of 88 (48%)	Across the 11 active personnel, 8 analyses each
Demonstrations of Capability, all personnel	35%	42 of 120 possible analyses across all 15
Proficiency tests completed	25 of 77 (32%)	Across the 11 active personnel, 7 analyses each
Proficiency tests, all personnel	24%	25 of 105 possible across all 15

Conductivity and total dissolved solids are excluded from both counts because the portable meter required to perform the analysis had not been received at the time of the review.

These figures are reported in full because they are the only measure in this section that quantifies capability rather than attendance, and, because they establish a baseline against which the District can demonstrate progress. The completion percentages are a function of elapsed time and equipment

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availability as much as of individual performance, and the remedies identified in Section 4.8 are directed at both.

The limiting factor was asset condition, not instruction. Three separate findings, from two independent parties, record the same pattern: instruction was delivered and understood, and physical plant condition or access policy prevented its application.

- Laboratory. The hot water heater serving the laboratory was inoperable, so sample bottles and secondary sampling equipment could not be cleaned in accordance with FDEP SOP FC-1320 and FC-1132. The auditor directed the use of cold soapy water as an interim measure and recommended an extendable sampling pole to eliminate the dipper entirely.
- Instrumentation. Demonstrations of Capability and proficiency testing for conductivity and total dissolved solids could not be performed at all, because the required portable meter had not been delivered.
- Accelators: During the August 2025 accelator training, the Veolia field service representative documented that RBUSD operators were not permitted to enter clarifier confined spaces and were not permitted to descale the units, and that descaling had not been performed in a number of years. Scale exceeding three inches in thickness was observed in many locations with piping completely obstructed. The sludge blowdown pit had been filled with soil and no longer existed, making solids concentration testing physically impossible, and the center drain flush was not visible to operators. The representative concluded that the training material provided could not be fully applied under these conditions.

4.8 Recommendations

The following recommendations carry forward from the training program and are consolidated with the broader handoff recommendations in Section 7.

- Restore the laboratory hot water supply and procure the portable conductivity and total dissolved solids meter, so that required cleaning procedures and the outstanding Demonstrations of Capability can be completed.
- Complete the outstanding Demonstrations of Capability and proficiency testing for all fifteen laboratory personnel, prioritizing the four with none recorded.
- Implement monthly laboratory audits of two randomly selected operators, with operators eligible for selection in successive months, as recommended in the May 2025 audit.
- Commit personnel from water operations, distribution, and customer service to the one-week PT-900 ultrasonic flow meter certification course to restore compliance with annual large-meter testing requirements and support revenue recovery.
- Establish a recurring annual delivery of the Environmental Compliance, Field Sampling, and Laboratory Analyses course to maintain operator continuing education credit and onboard new hires.

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- Resolve the accelator access and asset condition constraints identified in Section 4.7 so that delivered softening instruction can be applied.
- Maintain a centralized training and continuing education register, retaining attendance records and license numbers as established during this engagement.
- Commission an independent review of lime softening process chemistry and solids control, addressing the target solids concentration and coagulant aid selection raised in the August 2025 vendor assessment.

4.9 Summary — Training Delivered

Category	Count	Detail
Certification training	4 events	Three course deliveries plus one remedial session; CEU course 32080001
Equipment and systems training	7 events	RDP, CO_2, accelators, PT-900 metering
Operations, distribution and compliance	9 events	Laboratory analysis, auto-flushers, cross connection control, unidirectional flushing, degasifiers, chloramination, backwash
Total formal training events	20	Supported by registers, license numbers, and graded examinations
On-the-job training	Continuous	Six subject areas delivered daily during the operational phase
Standard operating procedures	7	Written procedures transferred to the WTP Manager — deliverables, not counted as events
Recruitment support	23 applicants	February 2025 job fair; hires across operator, lab, and mechanic roles
Graded examinations retained	23	Recording attendee name, license type, and license number
CEU credit per operator	2.15	21.5 PDHs; January 2025 cohort onward (December cohort not eligible)

Note on sources. Training events are documented from the RBUSD training register maintained by U.S. Water, signed attendance registers and graded examinations dated December 2024 through January 2025, the signed attendance register for the October 22, 2025 chloramination session, the Veolia Water Technologies field service report dated August 13, 2025, the Laboratory Process Analysis and Recordkeeping Audit prepared by Peter Strimple dated May 3, 2025, and U.S. Water monthly progress reports covering September 2024 through July 2026. Attendance lists are available for December 2024, January 2025, October 2025 and April 2025 deliveries.

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SECTION 5

Compliance and Water Quality Outcomes

Final Project Report to the Riviera Beach Utility Special District Board of Directors
Prepared by U.S. Water Services Corporation

This section reports the District's regulatory obligations, the compliance position U.S. Water found, the performance achieved during the engagement, and the matters left open.

5.1 The Regulatory Framework

The District operates public water system PWS ID 4501229 and answers to four regulators, whose requirements overlap but do not duplicate. U.S. Water mapped these obligations systematically in a report delivered to the District on May 7, 2025, titled Regulatory Framework and Reporting Requirements, First Quarter FY2025, prepared at the request of City administration.

Authority	Role
United States Environmental Protection Agency	Federal standards under the Safe Drinking Water Act, including the Revised Total Coliform Rule, the Disinfectants and Disinfection Byproducts Rules, the Lead and Copper Rule, and the Unregulated Contaminant Monitoring Rule.
Florida Department of Environmental Protection	State primacy for the Safe Drinking Water Act in Florida. Monthly Operating Reports, standard operating procedures for sampling and analysis, and permitting of treatment facilities.
Florida Department of Health, Palm Beach County	Local implementation and oversight, including bacteriological sampling plans, public notification, cross-connection control, and sanitary surveys.
South Florida Water Management District	Consumptive use permitting — how much raw water the District may withdraw, from which aquifer, and subject to which reporting and conservation conditions.

That report accompanied a memorandum to the City Manager explaining water quality testing and regulatory compliance together with four appendices: the unregulated contaminant monitoring results, the first quarter Monthly Operating Reports, the water use reporting data, and an independent laboratory audit

5.2 The Compliance Position at Commencement

The District had publicly disclosed a set of drinking water violations for the period January through September 2023 in its Annual Water Quality Report issued to customers on July 1, 2024, some two months before this engagement began.

As disclosed, those violations fell into three groups:

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Recordkeeping. The District had failed to keep records of bacteriological monitoring following samples in which coliform bacteria were detected, during January through September 2023.

Reporting. The District had not reported all results of total coliform and E. coli monitoring to the state drinking water program by the tenth of the month following the monitoring period, across those same compliance periods. It had also failed to notify the state within 24 hours that E. coli had been detected in a sample from well 801 collected on August 10, 2023, and failed to issue the Tier 1 public notice that detection required within 24 hours.

Monitoring. Not all required monitoring and testing for total coliform and E. coli had been completed during those periods. Repeat monitoring in the distribution system was not conducted following coliform-positive samples at seven locations between January and May 2023; triggered source water monitoring was not carried out at the wells running when those samples were taken; and a Treatment Technique assessment — a Level 1 or Level 2 Assessment — was not performed within 30 days of exceeding the treatment technique triggers. The Tier 2 public notices about those failures were not issued within the required 30 days.

Following the E. coli detection at well 801, five source water samples were required within 24 hours; only one was taken on August 14 rather than the required date of August 12. In a separate incident following a coliform-positive result at 225 East 28th Street on January 4, 2023, three repeat samples were required within 24 hours; one was taken on January 18 rather than January 6.

Every one of these was a failure of recordkeeping, reporting, monitoring or notification. None was a failure of treatment and none arose from a contaminant exceedance caused by plant operation. The water was being treated. The paperwork establishing that it had been treated correctly was not being produced, and where the regulations required a response to a positive result, the response was late or absent.

Before December 2024, analytical records lacked the method used, the analyst, the exact times of collection and analysis, reagent and standard traceability, units of measure and instrument reference — all required by state procedure.

The outstanding Treatment Technique assessment

The Level 1 and Level 2 Assessment not performed in 2023 remained outstanding when U.S. Water arrived, and completing it was among the first compliance tasks undertaken.

U.S. Water interviewed the District's Plant Manager and Collection Manager on the factors within their divisions that may have contributed to the coliform-positive results, and those responses were incorporated into the final assessment submitted to the Palm Beach County Department of Health. U.S. Water also prepared the accompanying Tier 2 public notification addressing the recordkeeping, reporting and monitoring requirements not met during January to September 2023.

U.S. Water's Compliance Director then accompanied the District's Compliance Technician on a routine total coliform sampling event and a customer complaint visit, and recorded that all field analyses were performed in accordance with the applicable standard operating procedures — an early positive finding, and evidence that the deficiency lay in documentation and response rather than in field practice.

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5.3 Routine Compliance Performance

From December 2024 the District met its routine compliance deadlines for six consecutive months — December 2024 and January, February, March, April and May 2025. That run was broken in July 2025, for the reasons set out at Section 5.4.

Throughout the engagement U.S. Water's Compliance Director provided the quality assurance and quality control protocols, compiled the data for submission, and reviewed and packaged every regulatory deliverable before it went to the various regulatory agencies. From autumn 2024 until August 25, 2025, she performed that role during a vacancy in the District's own Compliance Manager post, as described at Section 4.6.

Bacteriological performance, first quarter 2025

Month	Distribution	Plant tap	Wells	Total	Positives / rate
January	42	0	18	60	0 — 0.00%
February	50	1	19	70	2 (wells) — 2.86%
March	50	1	17	68	1 (distribution) — 1.47%
TOTAL	142	2	54	198	3 — 1.52%

Every positive result was followed by resampling and every subsequent result was absent of coliforms.

No regulatory violations occurred during the quarter.

Production wells 12A and 21 returned total coliform positive results in February 2025. Well 12A experienced several intermittent operational repair issues over the period and is addressed in Section 3.

One distribution site, at 2300 President Barack Obama Highway, returned a total coliform positive result in March 2025.

In 2023 coliform-positive results went without the required repeat monitoring, triggered source sampling, assessment or notification. In the first quarter of 2025 three positives out of 198 samples were each resampled and cleared and the quarter closed without violation.

Other analytical results

Disinfection by-products. Four locations sampled on March 4, 2025, all below the maximum contaminant level. Total trihalomethanes ranged from 7.1 to 27.3 against an MCL of 80; haloacetic acids from 6.2 to 19.2 against an MCL of 60. The highest results were at 2660 Maniki Drive.

Nitrate and nitrite. Annual sampling submitted to the Department of Health in May 2025 returned nitrate at 0.29 mg/L against an MCL of 10.0, and nitrite at 0.068 mg/L against an MCL of 1.0.

Total organic carbon. Finished water samples collected September 8, 2025.

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The Annual Water Quality Report and Consumer Confidence Report were submitted by the June 30, 2025 deadline.

Compliance administration

Additional compliance functions:

- The disinfection by-product sampling plan was corrected so that sampling locations matched the sites identified on the plan, and a modification to the Lead and Copper sampling plan was progressed. Contributions were made to update the bacteriological sampling plan.
- Notifications were submitted to the Department of Health for the temporary modification to the filter conveyance piping and for re-approval of the 90-day emergency pump permit.
- Cross-connection control: U.S. Water attended a Department of Health cross-connection control program meeting with the Executive Director on July 8, 2025, and a backflow and mapping meeting on July 24, 2025.
- In-compliance letters were obtained for the Avenue L tank registration on May 29, 2025, and fuel tank inspection letters were answered for the Avenue C and 800 West Blue Heron sites.
- An alternative analytical services laboratory was trialed on cost, analytical performance and seven-day courier service, the incumbent provider's office hours having proved incompatible with the District's sampling schedule.
- Bacteriological reports were obtained for a cruise vessel berthed at the Port of Palm Beach.
- A sodium permanganate pilot study was submitted to the Department of Health for approval on September 22, 2025, following jar testing with the chemical supplier on August 28 and a pilot test meeting on September 25.

5.4 The June–July 2025 Nitrification Event

In June 2025, the District experienced the most significant water quality event of the engagement. The distribution system in the western sections of the City developed high levels of nitrification, which consumed disinfectants and drove residuals below compliant levels. The District was unable to meet its distribution sampling deadline — the first and only break in the compliance run described above — and Boil Water Notices were issued.

Sequence of events

Date	Action
Jun 23, 2025	U.S. Water convened a free chlorine burn strategy session with District leadership and operations staff. A burn was scheduled to commence July 6 and run three weeks to July 28; unidirectional flushing was scheduled to begin July 7; public notification was set for June 24; and staffing, residual targets and a communications plan were agreed.
Jun 26, 2025	A total coliform positive result was returned at 4822 Caribbean Boulevard.

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Date	Action
Jun 27, 2025	Repeat samples could not be collected because disinfectant residuals in the area were too low to permit valid sampling. A Boil Water Notice was issued for 4822 Caribbean Boulevard.
Jun 30, 2025	The Boil Water Notice was extended to five areas: Lone Pine, Indian Trace, Turtle Cay, Gramercy Park and the U.S. VA Hospital. Advisories were implemented for Lone Pine, Caribbean Boulevard and other communities west of Military Trail.
Jul 1, 2025	A free chlorine burn was initiated, converting the system from chloramine to free chlorine residual to break the nitrification cycle. Planned for three weeks.
Jul 5, 2025	Repeat and boil water clearance samples returned satisfactory results and the Boil Water Notices were lifted.
Jul 16, 2025	Unidirectional flushing procedure training delivered to District distribution staff.
Jul 17, 2025	Unidirectional flushing commenced, beginning in zone 5 and expanding through zones 4 and 5, then 6 and 7, and further zones into August. The June 23 plan had scheduled flushing for July 7.
Jul 2025	Two automatic flushers were placed in automatic operation on 45th Street for two hours every six hours, with the remainder held off unless required. Chemicals were dosed directly to the ground storage tank at Avenue C to raise residual.
Jul 22, 2025	The free chlorine burn concluded. The Department of Health was notified the same day.
Jul 3 – Aug 6, 2025	Distribution sampling — 50 samples — completed on time, restoring the compliance position.
Aug 9, 2025	A second, pre-planned Boil Water Notice was notified to the Department of Health in advance. This was a planned notice associated with scheduled work and is of a different character to the June event.
Aug 13, 2025	The Executive Director convened a public meeting with residents of Lone Pine, attended by U.S. Water, the City Manager and the Assistant City Manager.

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The Boil Water Notices were therefore in force for between five and nine days depending on the area, from June 27 or June 30 to July 5, 2025.

The Palm Beach County Department of Health imposed daily reporting obligations for the duration, which U.S. Water assisted District staff in meeting. These updates required flushing records giving dates, locations and durations; investigation of cross-connections near 4822 Caribbean Boulevard with findings and corrective actions documented; collection of chlorine residual samples at the booster station point of entry with a log of readings by date, time and location; and verification and functional testing of the automatic flushers in the 4822 Caribbean Boulevard area.

The Western sector was a long-standing condition

The Western service limits — Parke Avenue, Caribbean Boulevard — were identified as the District's troublesome sectors for disinfectant residual in U.S. Water's first month on site, in September 2024, and appear in every subsequent assessment of the distribution system. Of the seven distribution sites that returned coliform-positive results between January and May 2023, two are in this same sector: 4822 Caribbean Boulevard, which returned a positive result on April 25, 2023, and 7305 North Military Trail — the VA Fisher House — which returned a positive result on the same day.

4822 Caribbean Boulevard is the address the Department of Health directed the District to investigate for cross-connections in July 2025. The U.S. VA Hospital was also among the five areas named in the June 2025 Boil Water Notice. That continuity supports two conclusions. First, the June 2025 event was the surfacing of a structural condition in the western distribution system rather than a new failure. Second, the free chlorine burn and unidirectional flushing program were the correct response.

The free chlorine burns

Two free chlorine burns were conducted during the engagement with different triggers and different purposes.

Burn	Period	Purpose and outcome
First	Jul 1 – Jul 22, 2025	Planned at the June 23 strategy session for a July 6 start and brought forward five days when the Boil Water Notices were issued. Converted the system from chloramine to free chlorine to break the nitrification cycle in the western distribution system. Ran its full three weeks and concluded on July 22; the Department of Health was notified the same day.
Second	Oct 13 – Oct 23, 2025	Approved by the Department of Health and commenced October 13, 2025, targeting a free chlorine residual of 3.5 mg/L, to address continuing residual difficulty in the western sector. Ammonia feed at the Avenue U booster station was deactivated in advance. Heterotrophic plate count sampling was carried out on weekdays at Parke Avenue, Caribbean Boulevard and North Singer Island. Unidirectional flushing was terminated on conclusion.

The strategy session for the first free burn was held on June 23, three days before the coliform positive at 4822 Caribbean Boulevard and four days before the first Boil Water Notice. The burn was therefore already planned, scheduled and staffed when the notice was issued. What the notice changed was its timing. It was brought forward from July 6 to July 1 and concluded on July 22 rather than July 28, running its full three weeks. The record shows a planned conversion accelerated to meet an event that arrived while it was being organized.

During the October burn, two hydrants on 45th Street that had been closed in error were identified and reopened, and the automatic flusher programming was reset.

Execution and division of labor

The June 23 plan set out how the work would be divided. Unidirectional flushing was performed by two District teams of four — two flushing operators and two valve technicians each — with the plan recording expressly that no U.S. Water flush team was required. Flushing operators recorded residual readings against a target of 2.0 mg/L or above, tracked water loss and flow rates, and took flow readings at every fourth hydrant in support of the City Engineer's hydraulic study. U.S. Water led the planning and the flushing activity, monitored flow hydraulics from the plant control room alongside District operators, and compiled field data into daily updates for the Executive Director and City administration. Two District operators were assigned to the control room for the duration.

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5.5 Laboratory Quality Assurance

An independent audit of laboratory process analysis and recordkeeping was conducted for U.S. Water, reporting on May 3, 2025, on records reviewed during the week of April 21 to 25, 2025. Ten compliance analyses were examined — those the District reports on its Monthly Operating Reports. The audit was confined to plant records; time did not permit review of field testing records in the distribution system.

The pattern across the ten analyses was consistent. Analyses were being performed and results recorded, but the quality control was largely absent. Nine of eleven reporting categories showed at least one required quality control element at zero over the period reviewed.

Analysis	Days	Findings
pH	90	Daily initial calibration verification performed 27 times; continuing calibration verification once; no daily laboratory duplicates; calibration slope assessment missing 26 times; buffer traceability missing 9 times; the 15-minute holding time missed on several occasions.
Total chlorine	52	Initial calibration verification was missed four times; no continuing calibration verifications; two method blanks; duplicates not regularly analyzed; holding time missed on many days; high-range standards used to verify a mid-range calibration.
Turbidity	90	The required quarterly instrument calibration was not performed — six attempts in January and February were unsuccessful. Two continuing calibration verifications. Samples not always analyzed within 15 minutes.
Alkalinity	53	No check standards, no duplicates, no traceability records, and titrant volumes not recorded on any sheet reviewed.
Hardness	90	No method blanks, six check standards, no duplicates, no traceability records, and titrant volumes not recorded.
Color	54	No duplicates and no traceability records.
Iron	86	No problems with the required quality control — the only analysis of the ten to pass.
Chlorides; conductivity	—	Bench sheets created in January 2025 were not yet in use at the time of review; the previous spreadsheets still being used. The portable conductivity meters in service could not be calibrated or verified; a replacement instrument was on order.
Temperature	54 / 50	Thermometer traceability absent, the instrument model number having been recorded in place of its serial number. The laboratory refrigerator log was used to record finished water temperatures on many days. Refrigerator temperature was missing on six days; correction factor never applied; readings recorded to 0.01 °C on an instrument graduated to 0.1 °C on 22 occasions.

Sample container cleaning. Sample bottles were not being cleaned before use in accordance with the applicable state procedure, and the plastic dipper used for filtered and settled samples was not cleaned

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to its procedure either. The cause was not practice but plant condition: the procedures require hot soapy water, and the laboratory hot water heater was inoperable. Detergent was available; hot water was not. Cold soapy water was accepted as an interim measure and the recommendation was made to repair or replace the hot water heater, replace the dipper with an extendable sampling pole taking a bottle directly, eliminating the secondary cleaning requirement.

Recordkeeping practice. Errors were not corrected to the required procedure — a single line through the error, the correction entered, dated and initialed, and the original left legible. Bench sheets had been created with sequential page numbers, but blank pages were being photocopied for reuse, destroying the sequence and with it any assurance that no page was missing. The sheets had been requested bound and were not. Several recorded results were illegible.

The recommendations made were that personnel trained in December 2024, January 2025 and April 2025 adhere to the requirements taught: the quality control procedures on the bench sheets be performed on schedule and meet their acceptance criteria; the specific problems identified be corrected; the outstanding demonstrations of capability and proficiency tests be completed; and daily analyses be reviewed regularly with inadequacies corrected immediately.

5.6 Water Loss and the Consumptive Use Permit

Unaccounted-for water loss

The Reclaimed Water Feasibility report and the Unaccounted-for Water Loss report were filed with the South Florida Water Management District on May 30, 2025, after a 30-day extension having been granted. The water loss reported was 35%, and the Palm Beach County Department of Health directed the District to develop mitigation measures.

U.S. Water separately recorded that the District's data collection for water loss lacked the precision and accuracy required to satisfy the permit condition and built a tracking spreadsheet to support the daily reporting required during the June and July 2025 event.

The significance of a 35% loss figure is not only commercial. As set out below, the permit limits total volume withdrawn, and water that leaves the system without reaching a customer consumes that allocation exactly as water delivered and billed does. Distribution loss at this level is therefore a permit compliance matter as well as a revenue matter, and it is the mechanism by which the wellfield restoration and the permit position interact.

The permit position

The District holds a consumptive use permit for public water supply, drawing groundwater from both the Surficial Aquifer System and the Floridan Aquifer System. The permit expires on February 15, 2054.

Allocation	Value	Equivalent
Total annual	4,826.37 MG	13.22 mgd averaged

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Allocation	Value	Equivalent
Total maximum monthly	442.4 MG	approximately 14.75 mgd
Surficial Aquifer System, annual	3,379.90 MG	9.26 mgd averaged
Surficial Aquifer System, monthly	309.82 MG	—
Floridan Aquifer System, annual	1,806.75 MG	4.95 mgd averaged
Floridan Aquifer System, monthly	165.62 MG	—
Western wellfield, annual	1,190 MG	sub-limit within the Surficial allocation
Eastern wellfield, annual	2,190 MG	sub-limit within the Surficial allocation

A note on the currency of these figures. The figures above are taken from the consumptive use permit short form dated July 2025. U.S. Water was not involved in the permit renewal or in the determination of the allocation. The figure available to U.S. Water during the engagement, and cited in its Regulatory Framework report of May 7, 2025, was an annual allocation of 3,313 million gallons. The current figures are stated here for accuracy and the earlier figure is noted so that the two are not read as inconsistent.

The findings: an unused Floridan allocation

All twenty-seven District wells draw from the Surficial Aquifer System. The District currently has no Floridan wells. It therefore holds a permitted Floridan allocation of 1,806.75 million gallons a year — 4.95 mgd — that it has no means of drawing. Floridan groundwater in this part of Florida is brackish and requires membrane treatment, which is what the proposed reverse osmosis facility provides. The reverse osmosis project is accordingly not only a response to the contaminant results described below. It is also the means by which the District will access raw water capacity it is already permitted to take.

Raw water production from District wells over the period for which daily records exist annualizes to approximately 2,850 million gallons — about 84% of the 3,379.90 million gallons Surficial allocation — with the wellfield restoration program still adding production.

Permit conditions requiring attention

U.S. Water identified four limiting conditions of the permit requiring reconciliation, noting that under a further condition any violation renders the permit subject to review, modification, enforcement action or revocation.

Permit Condition	Requirement	Position identified
5	Annual allocation not to be exceeded	Pumping rate projected to exceed the allocation then in force
20	Unaccounted-for distribution system water losses to be determined yearly	Data collection lacking the necessary precision and accuracy

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Permit Condition	Requirement	Position identified
25	A wellfield operating plan to be implemented	Not feasible while a substantial number of wells were out of service
26	Equipment repairs and restoration to operating condition	Major assessment and maintenance required — see Section 3

The permit also requires pump calibration reports every five years. Five were outstanding: for wells 12A, 851, 862 and 921, which fell due on September 30, 2024, and for well 871, which fell due on April 30, 2025. Three further wells were out of service and one had no status recorded. Four of the five had fallen due within weeks of U.S. Water's commencement on September 4, 2024.

Saltwater intrusion monitoring

Chloride monitoring across the system through the first quarter of 2025 produced two observations worth carrying forward. Well 922 returned the highest and a rising series among production wells — 97, then 80, then 144 mg/L across January, February and March. Section 3 records that same well as having a cavitating pump with the water level seven to nine feet below the top of screen.

The Lone Pine monitoring well returned the highest readings in the system throughout, at 255, 228 and 255 mg/L — the same Lone Pine community that received the June 2025 Boil Water Notice. Well 861, whose measured pumping rate exceeded its permitted rating at commencement, rose from 65 to 115 mg/L over the quarter. U.S. Water noted that delayed maintenance on production wells and their appurtenances meant District wellfield data should not be treated as fully accurate, and these figures should be read as directional.

5.7 Unregulated Contaminants

Under the federal Unregulated Contaminant Monitoring Rule the District sampled for thirty per- and polyfluoroalkyl substances together with lithium. Two results exceeded proposed maximum contaminant levels.

Analyte	Result	Position
Perfluorooctanesulfonic acid (PFOS)	0.023 µg/L	Above proposed MCL
Perfluorooctanoic acid (PFOA)	0.013 µg/L	Above proposed MCL
Perfluorohexanesulfonic acid (PFHxS)	0.0069 µg/L	detected
Perfluoropentanoic acid (PFPeA)	0.0069 µg/L	detected
Perfluorohexanoic acid (PFHxA)	0.0058 µg/L	detected
Perfluoroheptanoic acid (PFHpA)	0.0042 µg/L	detected

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Analyte	Result	Position
Perfluorobutanesulfonic acid (PFBS)	0.0038 µg/L	detected
Lithium and remaining PFAS compounds	below detection	—

Further PFAS and PFOS sampling was coordinated with the Department of Health in August 2025.

The corrective action recorded is the reverse osmosis facility then in design, which will mitigate the PFOS and PFOA results. Taken with the unused Floridan allocation described above, the reverse osmosis project addresses two separate regulatory positions at once — a contaminant result approaching regulation, and permitted raw water capacity the District cannot currently reach.

5.8 Collection System

The District is responsible for sewage collection throughout its service area with the wastewater being conveyed to the East Central Regional Water Reclamation Facility for treatment.

In February 2025 U.S. Water's Compliance Director arranged a meeting between District stakeholders and the Florida Department of Environmental Protection to address sanitary sewer overflow violations dating to 2024. That meeting was held in March 2025 with the Department.

A wastewater discharge occurred during the engagement on May 22, 2025, at 7840 Central Industrial Drive. Sixty gallons were discharged and 5,000 gallons were recovered from the affected storm drain by vacuum truck. The event was reported to and confirmed with the Department the following day.

5.9 Compliance Position at Handover

	At commencement	At handover
Routine reporting	Reporting failures across nine 2023 compliance periods, publicly disclosed July 2024	Six consecutive months of all routine deadlines met, December 2024 to May 2025; one deadline missed in July 2025 and recovered within the following reporting period
Response to positive results	Repeat monitoring, triggered source sampling, assessment and notification not performed in 2023	Three positives in 198 first-quarter 2025 samples, each resampled and cleared; no violations in the quarter
Treatment Technique assessment	Outstanding from 2023	Completed and submitted to the Department of Health, with the accompanying public notification prepared
Laboratory records	Analytical records lacking method, analyst, times, traceability, units and instrument reference	Bench sheets in place for every process control analyte; quality control regime specified; substantial quality control gaps remained at the April 2025 review

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	At commencement	At handover
Compliance function	District Compliance Manager post vacated autumn 2024	Post filled August 25, 2025; written transition plan delivered; incoming manager shadowed through handover
Water loss	Not reliably determined	Determined and reported at 35%; mitigation measures directed by the Department of Health; not yet reduced
Permit conditions	Four limiting conditions requiring reconciliation; five pump calibration reports outstanding	Conditions identified and documented; wellfield restoration addressed condition 26 in part; the remainder outstanding

The District moved from a position in which it could not reliably document that its water was safe, to one in which it could — and did, through a documented clean quarter and a six-month run of met deadlines. It did not move to a position of full compliance. Quality control gaps in the laboratory remained at the last review available to this report. Water loss remained at a level that threatens a permit condition as well as those items identified in Section 5.6.

5.10 Outstanding at Handover

- **Laboratory quality control.** The specific gaps identified in the April 2025 review and the completion of outstanding demonstrations of capability and proficiency tests reported at Section 4.7. Four of fifteen personnel had completed none.
- **Unaccounted-for water loss at 35%,** with mitigation measures directed by the Department of Health and not yet implemented. This is the single most consequential open compliance item, because it bears on the permit as well as on revenue.
- **Permit conditions 5, 20, 25 and 26,** and the five outstanding pump calibration reports.
- **A wellfield operating plan,** required by permit condition 25 and recommended by U.S. Water in May 2025. Not created.
- **Regular review of daily analyses** and monthly audits of randomly selected operators, both recommended in May 2025 with no record of implementation.
- **The laboratory hot water heater,** on which compliant sample container cleaning depends. Repair not recorded.
- **Cross-connection investigation at 4822 Caribbean Boulevard,** directed by the Department of Health in July 2025. Findings not recorded in the reports available to this report.
- **Annual large meter testing,** required by state rule and not previously performed. Test method demonstrated May 2025; no program established.
- **The sodium permanganate pilot,** submitted to the Department of Health for approval on September 22, 2025. Terminated at the order of the Executive Director due to contract budget depletion and project closing.

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Note on sources. This section draws on the Regulatory Framework and Reporting Requirements report of May 7, 2025, and its appendices; the Laboratory Process Analysis and Recordkeeping Audit of May 3, 2025; the free chlorine burn strategy session minutes of June 23, 2025; the consumptive use permit short form of July 2025; the District's Annual Water Quality Report of July 1, 2024; and U.S. Water's monthly and weekly reports across the engagement.

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SECTION 6

Value Delivered

Final Project Report to the Riviera Beach Utility Special District Board of Directors
Prepared by U.S. Water Services Corporation

6.1 Basis of the Claims in This Section

Every figure is drawn from the District's own records or from published rates, not from U.S. Water's estimates. The purchased water figures come from the District's daily interconnect totalizers costed at the applicable interconnect rates. The condition figures come from independent instrumented surveys. Where a claim depends on an assumption, the assumption is stated. What was not achieved is reported in this section. Section 6.8 sets it out.

6.2 Elimination of Purchased Water

When U.S. Water commenced work, the District was buying potable water from neighboring utilities to meet system demand. District staff advised on commencement that it had been doing so for approximately nine months. A substantial proportion of the wellfield was out of service, and the constraint was raw water reaching the plant rather than treatment capacity or permitted withdrawal, as Section 3.2 establishes.

What was being spent

The District maintained daily interconnect totalizer records from December 2024. Costed at the applicable rates — $4.95 per thousand gallons from Seacoast Utility Authority and $4.67 per thousand gallons from West Palm Beach — they establish the following.

Period	Volume purchased	Cost	Share of finished water
Dec 2024	31.797 MG	$156,972.88	13.7%
Jan 2025	32.538 MG	$158,974.54	14.7%
Feb 2025	42.578 MG	$208,177.43	20.2%
Mar 2025	43.017 MG	$210,628.55	17.8%
Apr 2025	33.212 MG	$162,980.54	13.5%
TOTAL, 5 months	183.142 MG	$897,733.93	15.9% average
Run rate	439.5 MG per year	$2,154,561 per year	—

The District purchased water on every one of the 149 consecutive days from December 1, 2024, to April 28, 2025.

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When it stopped, and why

Well 9A returned to service on April 18, 2025 at 400 gpm and well 862 on April 25, 2025 at 800 gpm. Purchases were still running at approximately 1.39 million gallons per day on April 25 to 27. On April 28 they fell to 0.14 million gallons, and from April 29, 2025 the continuous daily purchasing that had run without a break since at least December 2024 ended. Three days separate well 862 returning to service and the last day of continuous purchased water.

The interconnects remained available and were opened on two isolated occasions afterwards, on June 16 and June 25, 2025, in response to low storage and flushing demand during the distribution water quality work described at Section 5.4. Metered volumes for those two openings are not established in the records available to this report.

The production figures confirm the change from the other side. District well production rose from 7.55 mgd in December 2024 to 8.22 mgd in May 2025. In May 2025 the plant produced 277.8 million gallons of finished water from District wells alone — more than it had produced in March while also purchasing 43 million gallons. May was the highest production month in the tracked period and the first with no purchased water at all.

One further measure of the change. On June 25, 2025, eight weeks after the District stopped buying water daily, it supplied the Town of Mangonia Park through its interconnect after that utility's high service pumps failed. The District moved from purchaser to emergency supplier within two months.

Avoided cost

Given the assumption that purchasing would have continued at the December 2024 to April 2025 rate had the wellfield not been restored, from April 29, 2025 to the end of the engagement in July 2026 is approximately fifteen months. At the verified run rate of $179,547 per month, the District avoided expenditure on purchased water of approximately $2.7 million over that period.

Two conditions worked against the program while it ran and are recorded so that the February and March 2025 peak is not misread. Drought conditions raised irrigation demand across the service area and the distribution system was losing water through a leak that could not be located at the time. The unaccounted-for water loss was subsequently reported at 35%. Capacity was being restored against rising demand and against losses the District could not find, and part of the water being purchased was replacing water that never reached a customer.

6.3 Funding Secured for the Maintenance Program

The maintenance program described in Section 3 required funding that did not exist when the work was identified. Through the assessment phase U.S. Water held no maintenance budget, and the February 2025 authorization provided staffing support rather than capital for repairs. By mid-2025 the work the condition surveys had identified exceeded what that authorization could absorb.

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Date	Step
Jul 7, 2025	U.S. Water raised the maintenance support budget shortfall with the Executive Director.
Jul 14, 2025	A formal proposal for a $4,000,000 increase in maintenance support was submitted.
Jul 21, 2025	The Executive Director scheduled a special District Board meeting for August 6, 2025 to consider it.
Aug 12, 2025	The resolution was finalized in a meeting with the Executive Director, the incoming Water Treatment Plant Manager and the Assistant City Manager.
Aug 20, 2025	The matter was taken to the District Board.
Sep 2025	U.S. Water received the executed copy of the resolution.

Nine weeks elapsed between proposal and executed resolution. The filter rehabilitation, the accelerator and degasifier work, the conveyance project and the later stages of the wellfield restoration all proceeded under that authorization.

6.4 Failures Prevented

The Center accelator, September 6, 2024

On the second day of the engagement the Center accelator's gearbox and motor failed. The South unit was already incapable of the softening duty, so the plant was reduced to the North accelator alone and approximately 6.5 mgd of production capacity stood to be lost.

The District held no spare motor or gearbox, and none was available for delivery. U.S. Water called its mechanical contractor, EMMI, to the site on an emergency basis. District, EMMI, and U.S. Water personnel searched the abandoned equipment held on the plant site, located an old motor and gearbox, tested them for electrical feasibility and installed them as a temporary replacement. Crews left the site at approximately two o'clock the following morning with the unit back in service. There was no interruption of supply and no additional purchased water was required because of the failure. Permanent replacement units were ordered and fitted three days after ordering, with a spare retained on site.

U.S. Water held no maintenance budget and no operational authority on that date. The engagement was, at that point, an assessment.

High service pump 6, November 2024

The independent condition survey of November 19, 2024 identified, by vibration analysis, bad bearings in both the motor and the pump bowl assembly of high service pump 6. The motor was running at 128 °F at the time — within normal range, and a reading that would have passed any thermal check. The pump came out of service on December 31, 2024 and its motor was replaced on January 1, 2025. The survey identified the failure six weeks before it occurred on a unit that appeared to be operating normally.

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The filter conveyance diagnosis, July 2025

The constraint on the filtration process was not in the filters but in the conveyance piping carrying flow to and from them, which had clogged with lime sludge. U.S. Water's Chief Executive Officer and a senior engineer evaluated the clogging on July 17, 2025 and developed a five-phase bypass allowing sections of the conveyance to be taken out of service for repair while the plant continued to produce. Design was complete and construction commenced by July 28.

The June 2025 nitrification event

U.S. Water convened a free chlorine burn strategy session on June 23, 2025, setting a free chlorine burn to commence July 6 for three weeks, scheduling unidirectional flushing, agreeing staffing and residual targets and establishing a communications plan. A total coliform positive was returned at 4822 Caribbean Boulevard three days later, on June 26, and the first Boil Water Notice was issued on June 27.

The burn was therefore already planned, scheduled and staffed when the event occurred. It was brought forward five days to July 1 and ran its full three weeks to July 22. The Boil Water Notices were lifted on July 5 — eight days after the first was issued.

6.5 Regulatory Capability Restored

The District's compliance position at commencement is set out at Section 5.2. It had publicly disclosed reporting, recordkeeping and monitoring violations for a nine-month period in 2023, an outstanding Treatment Technique assessment, and analytical records that could not support a reporting obligation.

What was done	Outcome
The outstanding Level 1 or Level 2 Treatment Technique assessment was completed, with the Plant and Collection managers interviewed on contributing factors and their responses incorporated and submitted to the Department of Health. The accompanying public notification was prepared.	A compliance obligation outstanding from 2023 was discharged.
The District's Executive Director post was unfilled from the commencement of the engagement until May 2025. U.S. Water's Senior Project Manager carried that function for the District throughout the vacancy, alongside his role as project manager for this engagement, and served on the selection panel — with the City Manager of the Town of Mangonia Park — that appointed the current Executive Director in May 2025.	The District's most senior utility post was covered without interruption during an eight-month vacancy, and the succession was concluded by appointment rather than left open. The arrangement is described at Section 2.8.
The District's Compliance Manager post was vacated in autumn 2024. U.S. Water's Compliance Director acted as the District's compliance liaison until the post was filled on August 25, 2025 — approximately eleven months — with responsibility for reviewing and packaging every regulatory deliverable before submission.	All routine compliance deadlines were met for six consecutive months, December 2024 to May 2025, during that vacancy.

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What was done	Outcome
A four-agency regulatory framework analysis was prepared and delivered on May 7, 2025, mapping every obligation owed to the EPA, FDEP, the County Department of Health and the Water Management District, with a laboratory audit appended.	The District holds a complete written statement of its regulatory obligations and reporting deadlines.
Laboratory bench sheets were developed for every process control analyte, replacing spreadsheets that recorded little beyond sampling date and time.	Analytical records capable of supporting a reporting obligation.
A written compliance transition plan was delivered to the incoming Compliance Manager, who coordinated with and shadowed the outgoing liaison from August 2025.	The compliance function was handed over documented rather than verbally.

The first quarter of 2025 is the measured outcome: 198 bacteriological samples, three positives, each resampled and cleared, a failure rate of 1.52%, and no regulatory violations in the quarter. Set against a 2023 position in which coliform-positive results went without the required repeat monitoring, triggered source sampling, assessment or notification, that is the substantive change.

6.6 Capability Transferred

- Four deliveries of the formal course in environmental compliance, field sampling and laboratory analyses: three instances and a remedial session. Twenty-five District attendances and twenty-three graded written examinations retained, recording attendee name, license type and license number. Ten of twelve passed at 70% or above in the first cohort, including all six water operators; all nine passed in the second, again including every water operator. A remedial route was built in for non-passers.
- Twenty formal training events in total across certification, equipment, systems, operations and compliance — including accelator operation and maintenance, chloramination, large meter test equipment, cross connection control and unidirectional flushing.
- Documented instruments developed and handed over, listed at Section 4.5: seven written standard operating procedures, bench sheets for every process control analyte, daily shift checklists, chemical dosage protocols, the compliance transition plan, and the process flow diagram.
- An accurate process flow diagram of the facility**.** Prepared and sealed by a Florida-registered Professional Engineer in June 2025, identifying the process configuration, every chemical injection point and the full well inventory. The accurate diagram had to be built by verification against the plant as constructed. It is a prerequisite for any maintenance management system, since equipment that has not been documented cannot be scheduled.
- A quantified condition baseline. The November 2024 survey converted an unknown mechanical condition into a costed remedial program across seven high service pumps, six transfer pumps, the air scour blower and two lime mixers.

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- A measured workforce capability baseline. Demonstration of capability and proficiency test completion was measured against the federal and state standard for the first time, establishing a baseline of 35% and 24% respectively across fifteen personnel, and identifying four individuals who had completed none.
- Operational capability demonstrated in the field. The June and July 2025 unidirectional flushing program was performed by two District teams of four — two flushing operators and two valve technicians each — with the plan recording expressly that no U.S. Water flush team was required. U.S. Water planned the program, monitored flow hydraulics from the control room and compiled the daily regulatory reporting. District staff executed it.

6.7 Independent Judgment Exercised

The standby generator. The Atlas Copco unit had failed to perform to specification from purchase, ran at half capacity during Hurricane Helene owing to a fuel line leak, and went out of service in October 2024, after which the District incurred rental costs of $29,000 per month. When the manufacturer proposed a further replacement of the same model — which would have been the second replacement of that model in under two years — U.S. Water examined the unit and recommended in March 2025 that the District decline to accept it, because it exhibited a twenty-second delay in transferring to full load capacity, an interval that is not acceptable in standby power at a water treatment plant. Accepting the replacement would have closed the matter and ended the rental. U.S. Water advised against it and recommended the District pursue its warranty remedies and separately researched a utility program under which Florida Power & Light would supply, load-manage and maintain a generator on the District's behalf.

The South accelator. Rather than assume a visibly deteriorated unit was beyond use, U.S. Water performed maintenance on it, disinfected it, obtained bacteriological clearance and tested it against the actual softening duty. The test established that the unit could not perform effectively, and it was reassigned to process diversion only from April 2025.

Duplication of wellfield scope. A separate contractor held an emergency well rehabilitation contract with the District while U.S. Water was performing well maintenance. U.S. Water convened meetings with that contractor in February and March 2025 expressly to clarify scope, confirm stakeholder responsibilities and eliminate duplication of effort, and the resulting division of wells was recorded in the monthly reporting.

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6.8 Assets Restored

Reported in summary; Section 3.11 gives the full comparison.

Asset	At commencement	At handover
Wellfield	25 of 27 wells assessed, 18 requiring maintenance	Eight wells rehabilitated and returned to service under U.S. Water's scope, with assistance provided on two others; approximately 3,213 gpm restored at return
High service pumps	Three of seven operational	Five of seven operational
Air strippers	No maintenance of record since July 2016; one tower completely impacted	Four towers rehabilitated, one with interior epoxy coating; a functioning clean-in-place regime established
Accelerators	Three drive failures in fourteen weeks; header unserviceable; no maintenance cycle	North and Center on a de-scaling rotation; header, F-valves, drains and gate valve renewed; operator training delivered
Filters	South bank in service but years past due for rehabilitation; filters 5 and 6 out of service; sixteen transmitters unable to be calibrated; media degraded	Nine filters rehabilitated — six in the South bank, three in the North; thirty-two transmitters calibrated and on SCADA; sixteen actuators replaced; approximately 306 tons of media replaced; conveyance bypass built and operated
Instrumentation	Analyzers not registering accurately; slaker operated manually	Analyzers repaired, calibrated and on a maintenance cycle; RDP and CO_2 systems on SCADA; dosage protocols established
Transfer pumps	Three of six not running	Set reconditioned and replaced

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6.9 What Was Not Achieved

No reduction in chemical use can be reported. Excessive lime and polymer application was identified in the first month of the engagement and was the root cause of accelator scaling, recovery basin overflow, conveyance clogging and premature filter media consumption. U.S. Water developed the procedures, established the dosing protocols and trained operators in calculating dosage from system flows. The settings established were on occasion altered subsequently outside the documented procedures, and U.S. Water held no supervisory authority over District personnel and no means of requiring adherence. No before-and-after measurement of chemical use exists.

Softening capacity was not increased and no redundancy was created. Effective softening capacity was 14.0 mgd at commencement and 14.0 mgd at handover. Every accelator cleaning continues to leave a single unit serving the entire system. Restoring the South accelerator was never within the funded scope.

Unaccounted-for water loss remained at 35%. It was determined and reported, and mitigation measures were directed by the Department of Health, but it was not reduced. It bears on the consumptive use permit as well as on revenue.

Laboratory quality control gaps remained at the last review available to this report, April 2025, and demonstration of capability and proficiency test completion stood at 35% and 24% respectively.

The filter rehabilitation program was not complete. Nine of sixteen filters were rehabilitated, with the South bank in permanent service as a six-filter bank, and a proposal for further filter bed rehabilitation was requested in July 2026.

Several assets were not restored: the clearwell automatic valve; the finished water flow meter; the air scour blower.

No standing recovery basin dewatering regimen was established, despite U.S. Water's recommendation.

Final reconciliation of the maintenance support budget was not complete at the date of this report. Credits for polymer and filter media had been identified but not applied, and the closing position against the authorized amount is still a matter for the reconciliation.

6.10 Summary

The engagement began as an assessment and was converted, at the District's direction and within five months, into an operations and maintenance staffing engagement, because the plant could not be assessed without being operated. What follows is what the record supports.

Outcome	Evidence
Purchased water eliminated	$897,734 verified spend across five tracked months at a $2.15 million annual run rate; continuous daily purchasing ceased April 28, 2025; approximately $2.7 million avoided over the remainder of the engagement on the stated assumption
Raw water supply restored	Eight wells rehabilitated with assistance on two others; approximately 3,213 gpm restored at return; District production from 7.55 to 8.22 mgd
Funding secured	A $4,000,000 maintenance support increase identified, quantified, proposed July 14, 2025 and carried to an executed Board resolution within nine weeks
Regulatory obligations discharged and capability rebuilt	Outstanding 2023 Treatment Technique assessment completed; six consecutive months of met deadlines; 1.52% bacteriological failure rate with no violations in the first quarter of 2025; the compliance function carried through an eleven-month vacancy in the District's own post
Four failures prevented or averted	A drive assembly restored overnight on the second day of the engagement; a pump bearing failure identified six weeks in advance at a normal operating temperature; the filter conveyance constraint diagnosed before rehabilitation money was spent on the wrong asset; a chlorine burn planned three days before the event that required it

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Outcome	Evidence
Documentation and capability transferred	Twenty formal training events and twenty-three graded examinations; seven standard operating procedures and further documented instruments; the facility's accurate process flow diagram; a quantified equipment condition baseline; a measured workforce capability baseline; a District-executed flushing program
Not achieved	Chemical application not measurably reduced; softening redundancy not created; water loss not reduced; filter rehabilitation incomplete; budget reconciliation not complete

The District ended the engagement supplying its own customers from its own wells for the first time since at least December 2023, with a documented condition baseline, a documented process, written procedures, and a measured workforce. It also ended with a plant that has no softening redundancy, a distribution system losing over a third of its water, and a maintenance program that requires a system of record to sustain. Section 7 addresses the second list.

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SECTION 7

Recommendations and Handoff

Final Project Report to the Riviera Beach Utility Special District Board of Directors

Prepared by U.S. Water Services Corporation

7.1 How These Recommendations Are Organized

Section 3.3 identified three mechanisms by which the District's assets were deteriorating. Each requires a different remedy and organizing the recommendations in that way keeps them proportionate. The largest sums do not necessarily attach to the largest problems.

Mechanism	Remedy	Recommendations
1. Absence of a preventive maintenance regime	A maintenance system of record, and scheduled work driven from it	7.2
2. Excessive chemical application	Dosing under formal change control	7.3
3. Equipment defect under warranty	Commercial remedy	7.4

Sections 7.5 to 7.8 then address the specific assets, compliance obligations, workforce items and capital work outstanding at handover. Section 7.9 sets out what the District already holds, and Section 7.10 the work the Executive Director requested a proposal for on July 21, 2026.

7.2 A Maintenance System of Record

The plant's condition at commencement was the product of absence: no computerized maintenance management system, no critical parts list, no controlled inventory storage, and the most recent well inventory available being an internal memorandum dated October 31, 2011. The evidence for what that cost is throughout Section 3. The air strippers went nine years without maintenance of record, and no member of staff could state when they had last been serviced. The clearwell automatic valve was never recorded as repaired. When the Center accelator drive assembly failed on the second day of the engagement, the District held no spare for a unit whose loss removes approximately 6.5 mgd of production capacity, and a serviceable assembly had to be recovered from equipment abandoned on the site.

Recommendation 7.2.1 — Implement a computerized maintenance management system

The District already holds a utility management platform, iWater, in limited use by its Distribution and Collection divisions. U.S. Water recommended in May 2025 that the work-order maintenance module of that platform be implemented so that maintenance and compliance activities are scheduled, documented, completed and meet regulatory deadlines. That recommendation is repeated here.

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The system should incorporate all wells and their appurtenances, the plant process equipment, and the booster stations. Two prerequisites are already satisfied: the June 2025 process flow diagram documents the plant configuration and every chemical injection point, and the equipment condition survey provides a baseline record for the rotating equipment.

Recommendation 7.2.2 — Complete the critical parts list and controlled inventory

Work on a critical parts list and a controlled inventory storage area began in September 2024 and is not recorded as completed. It should be finished and it should be driven from the condition survey.

Recommendation 7.2.3 — Adopt condition monitoring on rotating equipment

Vibration analysis identified bad bearings in high service pump 6 on November 19, 2024, at a motor temperature of 128 °F — within normal range. The pump failed six weeks later. Thermal monitoring alone would not have found it. Periodic vibration analysis and infrared thermography on the high service pumps, transfer pumps, accelerator drives and air stripper motors, at an interval the District sets, converts unplanned failures into scheduled work.

Recommendation 7.2.4 — Establish the accelator and solids handling regimens

- **Accelator de-scaling** at the routine interval of six months, more frequently where lime application requires it. North and Center were on a rotation at handover; that rotation should be scheduled.
- **Recovery basin dewatering** monthly or as operationally necessary. This recommendation appears in identical terms in six consecutive monthly reports between May and October 2025 and no standing regimen was established. Basins exceeding capacity delayed water quality objectives, held up filter backwashing during the rehabilitation program, and affected the joint venture pilot.
- **Air stripper clean-in-place (CIP)** on a scheduled interval. A working CIP capability was established during the engagement where none existed.

7.3 Chemical Dosing Under Change Control

Excessive lime and polymer application was identified in the first month of the engagement and is the root cause, as Section 3.3 sets out, of accelator scaling beyond the routine cycle, recovery basin overflow, lime sludge clogging of the filter conveyance piping, and premature consumption of filter media. It is the most expensive process condition documented in this report.

The procedures to correct it exist and are in the District's possession: dosing protocols established for operators, a polymer mixing procedure, blowdown and solids control procedures, a turbidity procedure, and instruction delivered in calculating required dosage from system flows. What was absent was any mechanism requiring that the settings established be maintained.

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Recommendation 7.3.1 — Bring dosing setpoints under formal change control

U.S. Water recommends that chemical dosing setpoints be established by the Water Treatment Plant Manager or a designee and recorded in the plant record. These setpoints should be altered only with documented supervisory authorization, and SCADA permission levels restrict setpoint changes to authorized personnel. Setpoint changes must be logged and periodically reviewed against solids production, sludge volumes and finished water quality. The instrumentation required is already connected to SCADA and the procedures are already written. This recommendation asks the District to add authorization and a log.

Recommendation 7.3.2 — Measure and report chemical consumption

No before-and-after measurement of chemical use can be reported in this document, and the reason is set out at Section 6.9. Lime and polymer consumption per million gallons treated should be reported monthly alongside solids volumes and accelator de-scaling intervals. Three figures, tracked together, will show whether the dosing regimen is holding.

7.4 The Standby Generator

The Atlas Copco unit has not performed to specification since purchase. It ran at 50% capacity during Hurricane Helene owing to a fuel line leak, went out of service in October 2024, and the District has incurred rental costs of $29,000 per month since. The manufacturer has already replaced the unit once with the same model, and U.S. Water recommended in March 2025 that the District decline a further replacement of that model because it exhibited a twenty-second delay in transferring to full load capacity. This is the one asset in this report whose deterioration was neither deferred maintenance nor process-induced.

Recommendation 7.4.1

- Pursue the District's warranty remedies, including recovery of costs arising from the unit's failure and the period out of service. U.S. Water has recommended this from November 2024 onward.
- Do not accept a replacement unit that cannot transfer to full load capacity within an interval acceptable for standby power at a water treatment plant. Specify the transfer requirement before accepting delivery.
- Evaluate the Florida Power & Light program under which the utility supplies, load-manages and maintains a generator on the District's behalf. U.S. Water investigated this as an alternative in January 2025.
- Establish and record the current disposition of the Atlas Copco unit and the date on which the rental ended or will end. Neither is established in the records available to this report, and at $29,000 per month the figure is material.

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7.5 Assets Outstanding

Carried forward from Section 3.12.

Asset	Position at handover	Recommendation
South accelerator	Tested April 2025 and found incapable of the softening duty; used only for process diversion. The plant holds no softening redundancy and every cleaning leaves one unit serving the system.	Restore to service. Estimated at $250,000 to $300,000. Returns 3.5 mgd of nameplate capacity and creates softening redundancy for the first time in the period covered by this report.
Well 12A	Returned to service November 19, 2024 but did not hold reliably thereafter, experiencing several intermittent operational repair issues across the engagement. Not confirmed restored.	Complete rehabilitation and bacteriological clearance. Establish the position of wells 802, 921 and 961.
Filter rehabilitation	Nine of sixteen filters rehabilitated; South bank in permanent service as a six-filter bank. Program incomplete, and filters 5 and 6 remain out of service by District direction.	Complete the program. Included in the July 2026 proposal request — see 7.10.
Clearwell automatic valve	Carried as awaiting parts; never recorded as repaired.	Repair or replace.
High service pump 3	Retirement and sealing outstanding. The blind flange was first specified in November 2024.	Included in the July 2026 proposal request.
Finished water flow meter	Could not be calibrated in August 2025 — manifold valves would not close, the zero valve damaged, the transmitter display failed. The master water meter was calibrated in September 2025; whether that resolved these defects is not established.	Confirm the position and repair or replace. Finished water metering bears on the water loss determination at 7.6.
Filter air scour blower	Recorded as not running in November 2024 and required in service. Quoted at $30,000 to $40,000. Absent from the record thereafter.	Establish its condition and recondition or replace.
Laboratory hot water heater	Inoperable. Compliant sample container cleaning depends on it.	Repair. Small cost, direct regulatory consequence — see 7.6.

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7.6 Compliance Obligations Outstanding

Carried forward from Section 5.10.

Recommendation 7.6.1 — Address unaccounted-for water loss

This is the most consequential open compliance item. Water loss was determined and reported at 35% in May 2025, and the Palm Beach County Department of Health directed the District to develop mitigation measures. It was not reduced during the engagement.

It matters on two counts. Every gallon lost consumes consumptive use permit allocation exactly as a gallon delivered and billed does, and the District was using approximately 84% of its Surficial Aquifer allocation while restoring wells. It is also, at that level, a material revenue loss. Mitigation should begin with the metering deficiencies identified in this report — the finished water flow meter, the wellfield meters with insufficient pipe runs for accurate measurement, and the untested large meter assemblies at 7.7.

Recommendation 7.6.2 — Complete the outstanding permit conditions

- **Create a wellfield operating plan.** Required by the permit and recommended by U.S. Water in May 2025. It was not feasible while a substantial number of wells were out of service. However, it now is with eight wells rehabilitated and assistance provided on two others.
- **Submit the outstanding pump calibration reports** for wells 12A, 851, 862, 921 and 871, and establish the position for the wells recorded as out of service.
- **Improve the precision of water loss data collection,** which the permit requires to be determined yearly and which U.S. Water found lacking the necessary accuracy.
- **Monitor well 922.** It returned the highest and rising chloride series among production wells through the first quarter of 2025. Section 3 records the same well as having a cavitating pump with the water level seven to nine feet below the top of screen.

Recommendation 7.6.3 — Close the laboratory quality control gaps

The April 2025 audit found that analyses were being performed and recorded but that the quality control establishing their defensibility was largely absent, with nine of eleven reporting categories showing at least one required element at zero.

- Perform the quality control procedures specified on the bench sheets on schedule, and to their acceptance criteria.
- Institute regular review of daily analyses with inadequacies corrected immediately, and monthly audits of two randomly selected operators, operators remaining eligible for selection in consecutive months. Both were recommended in May 2025 without record of implementation.
- Correct the recordkeeping practices identified: error correction to procedure, bench sheets bound with their page sequence intact rather than photocopied, and legible entries.

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- Repair the laboratory hot water heater, without which sample container cleaning cannot follow the applicable procedure.

Recommendation 7.6.4 — Record the outcome of open regulatory items

- The cross-connection investigation at 4822 Caribbean Boulevard, directed in July 2025. That address returned a coliform-positive result in April 2023 and lies in the sector covered by the June 2025 Boil Water Notice.

7.7 Workforce and Training Outstanding

Carried forward from Section 4.8.

- **Complete the outstanding demonstrations of capability and proficiency tests.** Completion stood at 35% and 24% across fifteen personnel in April 2025, with four having completed none. This is the recommendation with the clearest measurement attached: the figures exist, and progress against them can be reported without interpretation.
- **Fill the Distribution Superintendent post.** The post was vacated on the incumbent's retirement in April 2026 and was unfilled at the close of the engagement. U.S. Water separately recommended in October 2025 that the District hire or designate a manager dedicated to distribution system maintenance, analysis and water quality monitoring. The distribution system is where the District's longest-standing water quality condition sits — the western sector residual difficulty documented at Section 5.4 from 2023 to 2025 — and it is presently without dedicated leadership.
- **Establish an annual large meter testing program.** Annual testing is required by state rule and, on staff accounts, had not been performed. Test equipment and method were demonstrated to District operations and customer service staff in May 2025. U.S. Water recommended sending staff from water operations, distribution and customer service to a one-week course on the equipment, on two grounds: compliance with the testing requirement, and revenue recovery from accurately calibrated large meter assemblies. This is the only training recommendation in the record with a stated financial return, and it bears directly on the water loss position at 7.6.1.
- **Note the continuing education route.** Class C operators may acquire one continuing education unit by attending ten hours of a compliance course and passing the examination. Attendees of the December 2024 course were not eligible for the units the course later carried, the credit having been granted after that delivery.
- **Succession planning.** The training requirement was established in 2024 partly on the basis of pending retirements among District leaders and managers, and the engagement spanned three plant managers, an eleven-month compliance vacancy, a chief mechanic post filled mid-engagement and a distribution superintendent retirement. The most recent well inventory available on arrival was a memorandum written in 2011 by an operator who was, fourteen years later, serving as Acting Plant Manager. Institutional memory held in one person is the condition that documentation exists to remedy.

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7.8 Capital Work Identified

The following scopes were developed during the engagement from instrumented assessment and inspection. They are presented with the estimates as they stood, for the District's prioritization.

Scope	Estimate	Basis and justification
High service pump reconditioning	$700,000	Derived from the November 2024 vibration analysis and thermography survey of all seven pumps. Improves distribution system performance and supports delivery of appropriate chlorine residuals throughout the system.
Transfer pump reconditioning	$435,000	Same survey, covering the six transfer pumps. Three were not running at the time of survey.
South accelerator return to service	$250,000–300,000	April 2025 performance test. Returns 3.5 mgd and creates softening redundancy.
Wellfield improvements	$300,000 per well	January 2025 inspection of 25 of the District's 27 wells, 18 requiring maintenance. Wells to be selected by condition and by contribution to reliable supply.
Filter media and level sensors	$134,508 and $46,702	June 2025 quotations. Media replacement proceeded; purchase of the ultrasonic level sensors for filters 1 to 8 is not confirmed.
Air scour blower	$30,000–40,000	November 2024 survey. Motor and blower reconditioning.
Air stripper tower rehabilitation	approx. $183,000 per tower	2024 quotations for inspection and cleaning of tower 1, averaged across two quotations.

These are engineering scopes with estimates attached and not a funding request. The estimates predate handover and should be re-quoted before any commitment.

One observation on sequencing. The pump scopes address equipment whose failure interrupts supply; the South accelator scope addresses the absence of redundancy; the wellfield scopes address raw water availability, which Section 3.2 identifies as the constraint that bound the plant. If the District must sequence rather than fund together, that is the order the evidence in this report supports.

7.9 What the District Already Holds

Several recommendations above depend on documents and instruments already in the District's possession. They are listed so that they are not commissioned twice.

- The Existing Process Flow Diagram, sealed by a Florida-registered Professional Engineer, June 18, 2025 — process configuration, chemical injection points and well inventory.
- The equipment condition survey of November 19, 2024 — vibration analysis and infrared thermography across the rotating equipment, with costed remedial scopes.
- The wellfield inspection of January 6, 2025 — 25 of 27 wells assessed.

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- Regulatory Framework and Reporting Requirements, First Quarter FY2025, dated May 7, 2025 — the four-agency obligation map, with the laboratory audit at its Appendix D.
- The accelator field assessment prepared by Veolia, August 2025.
- Seven written standard operating procedures — polymer mixing, logbook documentation, solids control, the Avenue U CL-17 analyzer, and pH, turbidity and chloride laboratory analysis — together with laboratory bench sheets for every process control analyte, daily shift checklists, chemical dosage protocols, and the compliance transition plan.
- The turbidity baseline study conducted per filter bed, which provides the performance benchmark against which filter rehabilitation can be measured.
- The iWater platform, in limited use by Distribution and Collection, whose work-order module is the subject of recommendation 7.2.1.

7.10 Work Requested by the Executive Director, July 21, 2026

On July 21, 2026, the Executive Director requested a proposal covering four items of outstanding work. They are recorded here at the Executive Director's request, and each is cross-referenced to the section of this report that establishes the need.

Item	Reference	Position
Installation of the blind flange	3.9, 7.5	Completes the retirement of high service pump 3 and the seven-to-six pump conversion. First specified in November 2024.
Cleaning of the North accelerator	3.6, 7.2.4	The next scheduled de-scaling in the six-month rotation established during the engagement.
Filter bed rehabilitation	3.8, 7.5	Continuation of the rehabilitation program, incomplete at handover with nine of sixteen filters rehabilitated.
Degasifier clean-in-place	3.5, 7.2.4	Application of the clean-in-place regime established during the engagement, on towers previously without maintenance of record since July 2016.

Each of the four is a continuation of work described in this report rather than new scope and falls within a maintenance regimen this section recommends the District place on a schedule. The priced proposal is provided separately; where any figure in it differs from an estimate at Section 7.8, the proposal governs, having been prepared later and at current rates.

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7.11 Priorities

If the recommendations above must be reduced to a short list, these five are the ones whose omission would most quickly undo what the engagement achieved.

	Recommendation	Why first
1	Implement the maintenance system of record (7.2.1)	Every asset finding in this report traces to its absence. Without it, the restored assets will deteriorate on the same pattern as the original ones, and the District will not know until something stops.
2	Bring chemical dosing under change control (7.3.1)	The root cause of the largest maintenance burden documented here. It requires no purchase — the instrumentation is on SCADA and the procedures are written.
3	Address unaccounted for water loss (7.6.1)	At 35% it is simultaneously a permit compliance exposure and a material revenue loss.
4	Restore the South accelerator (7.5, 7.8)	The plant has no softening redundancy. Every scheduled cleaning leaves a single unit serving 46,000 people.
5	Complete the demonstrations of capability and proficiency tests (7.7)	The lowest cost of the five, with a measured baseline already established, and it bears directly on the reporting failures that produced the District's 2023 compliance position.

DRAFT

Riviera Beach - Utility Special District

To: Honorable Mayor, Chairperson and Utility Special District Board

From: Joshua Niemann, Utility Special District Executive Director

Through: William E. Wilkins, City Manager

Subject: **Discussion on Using Emergency Contractor Services for Water Distribution and Wastewater Collection Service Line Breaks.**

Date: September 23, 2026

CC: General Public

Background:

At the Board meeting on May 20, 2026, the Board declined to approve Resolution 17-26UD, which would have authorized the District to issue a blanket purchase order for emergency repairs. This blanket purchase order would allow for services to be paid for once services are rendered. Subsequently, at the Board meeting on August 26, 2026, Board members did not support bringing forward resolutions involving retroactive payments. Due to the nature of our Water Distribution and Waste Water Collection systems, it is critical to have these breaks fixed as efficiently and effectively as possible.

City Goals:

The Citywide Goal is to Achieve Operational Excellence.

Fiscal/Budget Impact:

N/A

Recommendation:

It is recommended that the Mayor and the Utility Special District Board provide direction on whether emergency repairs should be authorized through a blanket purchase order prior to services being rendered or be presented to the USD Board of Directors retroactively for approval.

Attachments:

1. Resolution_Number_17-26UD.docx
2. Res 37-26UD - Hinterland Group_FM Emergency Repair.pdf

Resolution Number 17-26UD

A Resolution of the Board of Directors of the City of Riviera Beach Utility Special District, Palm Beach County, Florida, approving a contract with Johnson-Davis, Inc. to piggyback the Lake Worth Beach contract and Hinterland Group, Inc. of Riviera Beach, Florida to piggyback the Loxahatchee River Environmental Control District contract for wastewater and irrigation quality (IQ) water general construction services and emergency on-call repair services in an amount not to exceed $600,000.00 from Account Number 41131101-559990; authorizing the City of Riviera Beach Utility Special District Chairperson and the Utility Special District Clerk to execute this contract; authorizing the Utility Special District Finance Director to make payments from Account Number 41131101-559990 in the amount up to 600,000.00 annually; and providing for an effective date.

Whereas, For Hinterland Group, the Loxahatchee River Environmental Control District (LRECD) posted an Invitation to Bid (ITB), Number 24-001-00131, for wastewater and irrigation quality (IQ) water general construction services and emergency on-call repair services, and awarded the Bid and Contract with Hinterland Group effective October 19, 2023 for a one year (12-month) term with four optional one-year renewals, most recently renewed on October 6, 2025; and

Whereas, General Condition Number 3.i. of the aforementioned Bid states the LRECD encourages and agrees to the successful bidder extending the pricing, terms and conditions of this solicitation or resultant contract to other governmental entities at the discretion of the successful bidder; and

WHEREAS, For Johnson Davis, the City of Lake Worth Beach competitively procured such services through Invitation for Bid No. IFB #25-105 for Wastewater and I.Q. Water General Construction Services and Emergency/On-Call Repair Services, and awarded a contract to Johnson-Davis, Inc. for a term of three (3) years with two (2) additional 1 year renewals effective 6/26/25.; and

Whereas, the Board authorizes the Utility Special District Finance Director to make payments to Johnson-Davis, Inc. and Hinterland Group from Account Number 41131101-559990; and

Whereas, this Resolution shall take effect upon approval of the Utility Special District Board.

Now, Therefore, be it resolved by the City of Riviera Beach Utility Special District, Palm Beach County, Florida, as follows:

Section 1. The Board of Directors of the City of Riviera Beach Utility Special District approves a contract with Hinterland Group using the piggyback contract from LRECD (Bid Number 24-001-00131) and the Johnson-Davis contract with the City of Lake Worth Beach (IFB#25-105) for wastewater and IQ water general construction services and emergency / on-call repair services .

Section 3. The USD Finance Director is authorized to make payments Account Number 41131101-559990 for work authorized by the City Manager or the USD Executive Director in the amount not to exceed $600,000.00 annually for wastewater and IQ water general construction services and emergency / on-call repair services.

Section 1. That the Utility Special District Board authorizes the Utility Special District Finance Director to make payments to Johnson-Davis, Inc. and Hinterland Group from Account Number 41131101-559990, in an amount not to exceed $600,000.00.

Section 2. This Resolution shall take effect immediately upon its passage and approval by the City of Riviera Beach Utility Special District Board of Directors..

Passed and Adopted this _____ day of _____, 2026.

APPROVED:

_____
Shirley Lanier
Chairperson

_____
KaShamba Miller-Anderson
Vice-Chairperson

ATTEST:

_____
Debrah Hall
Certified Municipal Clerk
District Clerk

MOTIONED BY: _____

SECONDED BY: _____

B. GUYTON: ____

K. MILLER-ANDERSON: ____

S. LANIER: ____

G. SPIRITIS: ____

F. DAVIS-PANIER: ____

Reviewed as to Legal Sufficiency

_____
Dawn S. Wynn, District Attorney

Date: _____

Resolution Number 37-26UD

A Resolution of the Board of Directors of the City of Riviera Beach Utility Special District, Palm Beach County, Florida, retroactively approving the repair of a two wastewater collections force main one on Blue Heron and Gardens and the other by The Hinterland Group, in accordance to Loxahatchee River Environmental Control District piggyback contract IBT#24-001-00131 for Wastewater and I.Q. Water General Construction Services and Emergency/On-Call Repair Services in an amount not to exceed $305,767.47 from Project Code 23035, emergency repair; and authorizing the Utility Special District Finance Director to make payments from Project Code 23035 in an amount not to exceed $305,767.47; and providing an effective date.

Whereas, the Utility Special District (District) requests the use of the Loxahatchee River Environmental Control District piggyback contract IBT#24-001-00131 for wastewater and I.Q. Water General Construction Services and Emergency/ On-Call Repair Services; and

Whereas, the District was in need of critical, emergency repairs of 2 waste water collection forcemains; and

Whereas, the District needs to pay an outstanding balance of $305,767.47 for the emergency repairs of a 2 forcemain to the Hinterland Group; and

Whereas, the Board authorizes the Utility Special District Finance Director to make payments to Hinterland Group from project code 23035; and

Whereas, this Resolution shall take effect upon approval of the Utility Special District Board.

Now, Therefore, be it resolved by the City of Riviera Beach Utility Special District, Palm Beach County, Florida, as follows:

Section 1. That the Utility Special District Board authorizes the Utility Special District Finance Director to make payments to Hinterland Group from project code 23035, in an amount not to exceed $305,767.47.

Section 2. This Resolution shall take effect immediately upon its passage and approval by the City of Riviera Beach Utility Special District Board of Directors.

Passed and Adopted this 26th day of August, 2026.

APPROVED:

Glen Spiritis, Ph.D
Chairperson

Fercella Davis-Panier
Vice-Chairperson

ATTEST:

Debrah Hall
Master Municipal Clerk
Acting District Clerk

MOTIONED BY: B. GUYTON

SECONDED BY: F. DAVIS-PANIER

B. GUYTON: AYE

K. MILLER-ANDERSON: NAY

S. LANIER: NAY

G. SPIRITIS: AYE

F. DAVIS-PANIER: AYE

Reviewed as to Legal Sufficiency

FOR

Dawn S. Wynn, District Attorney

Date: 8/20/20

LOXAHATCHEE RIVER DISTRICT

2500 JUPITER PARK DRIVE, JUPITER, FLORIDA 33458 TEL: (561) 747-5700 FAX: (561) 747-9929

D. Albrey Arrington, Ph.D. EXECUTIVE DIRECTOR loxahatcheeriver.org

October 06, 2025

via: crogers@hinterlandgroup.com

Hinterland Group, Inc.
2051 W. Blue Heron Blvd
Riviera Beach, FL 33404

SUBJECT: Loxahatchee River Environmental Control District
ITB #24-001-00131 - Wastewater and I.Q. Water General Construction Services and Emergency / On-Call Repair Services
Notice of Award of Contract – Renewal

Dear Mr. Chase Rogers:

On July 17th, 2025 the District awarded a **third 1-year term** contract to contract ITB #24-001-00131 - Wastewater and I.Q. Water General Construction Services and Emergency / On-Call Repair Services with Hinterland Group, Inc. for lift station rehabilitation general construction services.

I am pleased to advise you that the District Governing Board has elected to reauthorize your contract.

The Contract Price of your Contract is not to exceed $500,000.00 over the period of October 01, 2025 to October 01, 2026.

The District will order the work on an "as needed" basis by providing Hinterland Group, Inc. a set of plans which detail lift station rehabilitation work to be completed for each specific project. Based on the plans the contractor shall submit an estimate based on the Unit Price Bid Tab and submit the estimate to the District for issuance of a Notice To Proceed. Work shall commence upon issuance of the Notice To Proceed but not before.

In accordance with the contract specifications please forward an updated insurance certificate for this contract in accordance with requirements set forth in Special Condition 11.

Should you have any questions regarding this correspondence, please feel free to contact me.

Sincerely,

Kris Dean, P.E.
Deputy Executive Director

CC: Courtney Jones, courtney.jones@lrecd.org
Kara Fraraccio, kara.fraraccio@lrecd.org
Sharyn Allen, sharyn.allen@lrecd.org
Enclosures: Purchase Order; Unit Price Sheets

Gordon M. Boggie, CHAIRMAN | Kevin L. Baker, BOARD MEMBER | Stephen B. Rockoff, BOARD MEMBER | Dr. Matt H. Rostock, BOARD MEMBER

Purchase Order

26-0118

Bill To: & Ship To:
Loxahatchee River District
2500 Jupiter Park Drive
Jupiter, Florida 33458

Phone: (561) 747-5700 Ext 4026
Fax: (561) 743-3027
E-mail: purchasing@lrecd.org

To:
HINTERLAND GROUP, INC.
2051 W BLUE HERON BLVD
RIVIERA BEACH, FL 33404

EMAIL ALL INVOICES TO: payables@lrecd.org

Tax Exempt ID # 85-8012618682C-5

Vendor No.	Date	Requested By	Purchasing Agent
HINGRO	October 1, 2025	Kris Dean	Sharyn Allen, CPP, CPDW

Qty	Description	Acct.	Unit Price	Amount
	ITB #24-001-00131 WASTEWATER & I.Q. WATER GENERAL CONSTRUCTION SERVICES & EMERGENCY/ON-CALL REPAIR			
	SERVICES - CONTRACT RENEWAL - TOTAL PO NOT TO EXCEED $500,000.00- SEE PRICE BREAKDOWN ON REQUISITION			
	THIRD-1 YEAR TERM - APPROVED BY THE GOVERNING BOARD AT THEIR REGULAR MEETING ON JULY 17, 2025			
500,000	WASTEWATER & I.Q. WATER GENERAL CONSTRUCTION & EMERGENCY/ON-CALL SERVICES	650000	1.00	500,000.00
			Subtotal	500,000.00
			Invoice Discount	0.00
			Total	**500,000.00**

NOTE: PLEASE REVIEW DISTRICT TERMS AND CONDITIONS BELOW FOR COMPLIANCE.

Authorized Signature

Sharyn Allen

Terms and Conditions of Purchase

The following Terms and Conditions are applicable to any order entered into between the Loxahatchee River Environmental Control District, (the "District") and Vendor ("Seller").

1. **TERMS:** This Order constitutes the District's offer to purchase the materials, articles and/or services described elsewhere herein solely in accordance with the provisions set forth on the face of this Order, any special provisions attached hereto, and any provisions incorporated herein by reference. Purchase Order number must appear on all correspondence, invoices, packages, and shipping papers.
2. **ACCEPTANCE:** Acceptance by Seller of the District order under the terms and conditions stated hereon shall be indicated by either written acceptance or commencement of performance pursuant to this order. Your acceptance of this order is your warranty to us that you are complying with the U.S. Fair Labor Standards Act of 1936, as amended, and we reserve the right to refuse merchandise not in strict accordance with this order.
3. **MODIFICATION:** No modification of this order shall be binding upon the District unless approved in writing by an authorized representative of the District's Purchasing Department.
4. **FREIGHT ON BOARD:** All materials must be shipped Freight on Board (FOB) Destination. The District will not pay freight or express charges, except by previous agreement. If specific purchase is negotiated on the basis of FOB shipping, Seller is to prepay shipping charges and add to the invoice. Delivery must actually be affected within the time stated on the Purchase order failing which the District reserves the right to cancel this order and purchase elsewhere. In case of default by the Seller, the District may procure the articles, goods or service covered by this order from other sources and hold the Seller responsible for any excess expense occasioned thereby.
5. **INVOICES AND SHIPPING INSTRUCTIONS:** Delivery shall be made to the points designated in the purchase order. All shipments should include an accompanying packing list indicating contents. Invoices should be mailed or emailed to the District at the address indicated on the Purchase Order. Packing lists and invoices should both include the District Purchase Order Number.
6. **INSPECTION:** All goods delivered on this order are subject to inspection upon receipt by representative of the District. All rejected commodities shall remain the property of the Seller and will be returned at the Seller's expense.
7. **DELIVERIES:** Deliveries are to be made during the hours of 7:00 A.M. and 3:00 P.M., Monday through Friday excluding holidays, unless otherwise stipulated. Failure to notify the District concerning the type of delivery will result in the billing to Seller of any add-on re- delivery, storage, or handling charges. Notify us immediately if you are unable to ship complete order by date specified.
8. **TAX:** The District is exempt from Federal and State Sales, Use, and like taxes. Sellers doing business with the District shall not be exempt from paying sales tax to their suppliers for materials to fulfill contractual obligations with the District, nor shall any Seller be authorized to use the District Tax Exemption Number in securing such materials.
9. **PAYMENT TERMS:** The terms of payment shall be as stated. Purchase Order numbers must be noted on all invoices. Payment will not be processed until items and invoices are received and accepted. All payments shall be made in accordance with the Local Government Prompt Payment Act, Florida Statutes 218.70. The District offers a credit card payment process and encourages vendors to participate in this program.
10. **CONFIDENTIALITY:** Any information, data or materials provided by the District to Seller and designated as proprietary, confidential or trade secrets shall be treated as a trade secret and as confidential disclosure to Seller and shall not be communicated or revealed to third parties without the District's prior written consent. Seller shall not disclose or utilize information furnished by the District for purposes of supplying materials or services to others.
11. **CASH DISCOUNT:** The cash discount period shall commence as of the date of receipt of goods and invoice.
12. **PRICES:** Seller's prices for the goods or services ordered shall not be higher than those stated hereon. In the event that this order does not state price, the District will not be bound to any price to which it has not expressly agreed to in writing.
13. **TITLE TO GOODS:** Title of all goods purchased herein shall pass directly to the District from the Seller at the point of delivery specified hereon.
14. **WARRANTY:** Unless otherwise expressly agreed to in writing, Seller warrants the goods to be free from defects in material and workmanship, under normal use and service to conform to the specifications, drawings or samples specified or furnished by the District, and to be fit for the purposes intended. This warranty shall apply to the District, its subsidiaries and affiliates, their respective customers and any other use of the goods.
15. **ASSIGNMENT AND SUBCONTRACTS:** Seller shall not, without the written approval of the District, make any contract with any other party for furnishing any of the completed or substantially completed articles, or services ordered hereunder.
16. **DEFAULT:** In the event of default by the Seller the District may procure the articles or services covered by this order from other sources and hold the Seller responsible for any excess costs incurred. The following shall be considered a default:
    a. Failure to make complete deliveries within the promised time.
    b. Unauthorized substitution or delivery of goods deemed by the District to be inferior.
    c. Inability of the Seller to fulfill the terms and conditions of this order.
17. **TERMINATION:** The District reserves the right to terminate this order in whole or in part for default (a) if Seller fails to perform in accordance with any of the requirements of this order or (b) if Seller becomes insolvent or suspends any of its operations or if any petition is filed of proceeding commenced by or against Seller under any State or Federal law relating to bankruptcy: arrangement, reorganization, receivership or assignment for the benefit of creditors. Any such termination will be without liability to the District except for completed items delivered and accepted by the District. Seller will be liable for excess costs of re-procurement.
    The District may terminate this Purchase Order without cause at any time upon fifteen (15) calendar days prior written notice to the Seller. In the event of termination, the District shall compensate the Seller for all authorized work satisfactorily and responsibly completed through the termination date.
18. **ANTI-DISCRIMINATION:** Sellers doing business with the District are prohibited from discriminating against any employee, applicant, or client because of race, creed, color, national origin, sex, disability or age with regard to but not limited to the following: employment practices, rates of pay or other compensation methods, and training selection.
19. **INDEMNIFICATION:** Seller agrees to indemnify, save and hold harmless the District, its employees and agents against any and all claims, damages, liability and court awards including costs, expenses and attorney fees incurred as a result of any act or omission by the Seller, or its employees, agents, subcontractors or assignees arising out of the goods or services provided under this Purchase Order.
20. **MSDS AND SAFETY:** A current Material Safety Data Sheet (MSDS) shall be included with shipments of any material requiring this document and comply with the Consumer Products Safety Act, and all other applicable state and Federal law and agency regulations.
21. **INSURANCE:** If this Purchase Order requires the Seller to perform services on the District's premises or at any place where the District conducts operations, or requires the Seller to perform professional consulting services, the Seller shall request insurance coverage requirements from the District's Purchasing Agent. In circumstances where insurance is required by the District, Seller shall provide proof of insurance or insurance certificates with the District listed as an additional insured prior to performing under this Purchase Order. Noncompliance with this Paragraph shall place the Seller in default and subject this Purchase Order to immediate cancellation.
22. **PUBLIC DISCLOSURE:** This Purchase Order and all contents and attachments shall be deemed a public record as defined in Florida Statutes, 119.
23. **SCRUTINIZED COMPANIES:** This Purchase Order/Contract is subject to the conditions found under Florida Statutes §287.135 in regards to certain scrutinized companies.
24. **E-VERIFY SYSTEM:** Florida Statute Section §448.095 states a contractor or subcontractor may not enter into a contract with a public employer or provide goods and/or services to a public employer's project unless all parties register with, and use, the E-Verify System. All vendors doing business with the District are required to E-Verify employment eligibility for all employees hired during the term of the contract.

LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT BID

ITB # 24-001-00131

WASTEWATER AND I.Q. WATER GENERAL CONSTRUCTION SERVICES AND EMERGENCY / ON-CALL REPAIR SERVICES

BID RESPONSE

In accordance with the terms, conditions, and specifications, the undersigned bidder hereby submits the following prices for supplying the Loxahatchee River District with the goods and/or services called for in ITB # 24-001-00131. This project will be awarded to the lowest responsive, responsible bidder (s) within budget.

BID ITEM NO.	DESCRIPTION	EST QTY	UNIT	UNIT COST	TOTAL
GENERAL CONDITIONS					
1	Mobilization/Demobilization (work total ≤ $25,000.00) – First Day	1	LS	4,500.00	4,500.00
2	Mobilization/Demobilization (work total ≤ $25,000.00) – Each Additional Day	1	EA	250.00	250.00
3	Mobilization/Demobilization (work total $25,000.01 to $100,000.00) – First Day	1	LS	2,500.00	2,500.00
4	Mobilization/Demobilization (work total $25,000.01 to $100,000.00) – Each Additional Day	1	EA	500.00	500.00
5	Mobilization/Demobilization (work total > $100,000.00) – First Day	1	LS	1,500.00	1,500.00
6	Mobilization/Demobilization (work total > $100,000.00) – Each Additional Day	1	EA	500.00	500.00
7	Maintenance of Traffic – Signage Only per Day	1	EA	50.00	50.00
8	Maintenance of Traffic – Flaggers per Day	1	EA	600.00	600.00
9	Maintenance of Traffic – Sign Board per Day	1	EA	85.00	85.00
10	MOT Plans	1	SHEET	350.00	350.00
EQUIPMENT					
11	Wheeled Excavator (≤175HP)	1	HOUR	65.00	65.00
12	Skid Steer	1	HOUR	85.00	85.00
13	Excavator / Backhoe (≤ 175HP)	1	HOUR	225.00	225.00

BID ITEM NO.	DESCRIPTION	EST QTY	UNIT	UNIT COST	TOTAL
14	Excavator / Backhoe (≥ 175HP)	1	HOUR	225.00	225.00
15	Articulated Wheel Loader	1	HOUR	110.00	110.00
16	Backhoe/Loader Combo	1	HOUR	65.00	65.00
17	Bulldozer (<110 HP)	1	HOUR	100.00	100.00
18	Double Drum Compactor Wacker W74 or Equal	1	HOUR	65.00	65.00
19	Vibratory Plate Compactor VPR 1740 or Equal	1	HOUR	25.00	25.00
20	Water Truck	1	HOUR	140.00	140.00
21	Vacuum Truck	1	HOUR	350.00	350.00
22	Tanker Truck (<3,000 gallon)	1	HOUR	350.00	350.00
23	Tanker Truck (>3,000 gallon)	1	HOUR	500.00	500.00
23	Generator with Mass Lighting	1	HOUR	25.00	25.00
24	Flat Bed Truck under 25,000 lbs GVW	1	HOUR	75.00	75.00
25	18 Yard Dump Truck	1	HOUR	200.00	200.00
26	Service Truck with Equipment and Tools	1	HOUR	150.00	150.00
27	Cleaning / Television Inspection Equipment	1	HOUR	525.00	525.00
28	Portable/Towable Air Compressor w/ hose and tools (High Volume > 100 CFM)	1	HOUR	30.00	30.00
29	Portable/Towable Self Priming Pump w/sound attenuating enclosure	1	HOUR	200.00	200.00
30	Ride-On Sweeper	1	HOUR	65.00	65.00
31	Trench Shoring	1	HOUR	80.00	80.00
32	Dewatering Using Well Point Dewatering System, equal to 25 Well Points	1	HOUR	400.00	400.00
LABOR					

BID ITEM NO.	DESCRIPTION	EST QTY	UNIT	UNIT COST	TOTAL
33	Foreman	1	HOUR	145.00	145.00
34	Laborer	1	HOUR	100.00	100.00
35	Operator	1	HOUR	125.00	125.00
36	Truck Driver	1	HOUR	150.00	150.00
				TOTAL BASE BID =	15,410.00

*ALL WORK PERFORMED UNDER THIS CONTRACT WILL BE PAID TO THE CONTRACTOR ON A TIME AND MATERIAL BASIS USING THE UNIT PRICES ESTABLISHED IN BID ITEMS 1 THROUGH 36. MATERIALS AND SUB-CONTRACTOR WORK WILL INCLUDE UP TO 15% MARK-UP. A 1.5 MULTIPLIER WILL BE APPLIED TO EMERGENCY / ON-CALL.

All unit prices bid should be within two (2) decimal points. If bidder's pricing exceeds two (2) decimal points, Purchasing reserves the right to round up or down accordingly.

Is bidder's Qualification information included? YES; INITIAL DD

Is proof of ability to provide insurance provided? YES; INITIAL DD

Is licensing provided? YES; INITIAL DD

Health, Safety and Environmental submittal is provided? YES; DD INITIAL

BIDDER'S FIRM NAME: Hinterland Group Inc.

BIDDER'S SIGNATURE: _____

Daniel Duke III, President

(Failure to sign by a duly authorized representative shall result in rejection of this bid)

HINTERLAND GROUP INC. CORPORATE SEAL FLORIDA

By signature on this document, bidder acknowledges and agrees that its offer includes and accepts all terms, conditions, and specifications of the District's bid solicitation as originally published, without exception, change or alteration of any kind, except as may have been published by the District in official amendments prior to this date of submittal.

FIRM ADDRESS: 2051 W Blue Heron Blvd., Riviera Beach, FL 33404

FIRM TELEPHONE NUMBER: 561-640-3503

FIRM E-MAIL ADDRESS: info@hinterlandgroup.com

APPLICABLE LICENSE(S): CGC1520354 / CUC1224634 / EC13003615

FIRM FEDERAL ID #: 20-5156844

Riviera Beach - Utility Special District

To:	Honorable Mayor, Chairperson and Utility Special District Board
From:	Randy M. Sherman, Chief Financial Officer, CPA, CGFO, CTP
Through:	William E. Wilkins, City Manager
Subject:	**Discussion on the Utility Billing Process and Meter status.**
Date:	September 23, 2026
CC:	General Public

Background:

At the July 14, 2026 Utility Special District Meeting, the Board requested a discussion regarding the utility billing process, customer service and the meter status.

City Goals:

The Citywide Goal is to Achieve Operational Excellence.

Fiscal/Budget Impact:

N/A

Recommendation:

It is recommended that the Mayor and Utility Special District Board receive the discussion on the utility billing process and meter status.

Attachments:

N/A