

Western Corridor Water & Sewer Main Extension

FISCAL SUSTAINABILITY PLAN

DRINKING AND CLEAN WATER PROJECT

MARTIN COUNTY, FL

PREPARED:

May 2026

1.0 INTRODUCTION

This Fiscal Sustainability Plan (FSP) has been prepared for the Western Corridor Water and Sewer Main extensions in Martin County, FL (Drinking Water and Clean Water Extensions partially funded by SRF loans DW430240 & WW430250). The purpose of this document is to detail how Martin County Utilities (MCU) will manage the comprehensive fiscal planning for the long-term management of the assets associated with the Project.

This Project includes construction of a Drinking Water Main Extension to provide drinking water service and fire protection as well as a Clean Water (Sewage) Force Main Extension to provide sanitary sewer service to approximately 43 existing industrial and commercial parcels of land in Seven J's Subdivision and includes Seven J's (vacant land), Martingale Commons (vacant land), Sheriffs Shooting Range and Martin County Transfer Facility in Palm City, Florida.

This project was approved by the Martin County Board of County Commissioners (BOCC) on June 6, 2023.

The scope of the Project includes the following:

- Installation of 32,641 LF of New Water Main.
- Installation of 42,830 LF of New Wastewater Force Mains.
- Rehabilitation of an existing Lift Station at SW Cargo Way (LS 540)

This FSP provides a fiscal plan for the maintenance, repair, and replacement of the Western Extension assets over a 40-year period. The FSP will be transferred to Martin County's Operating Budget which is approved by the Board of County Commissioners (BOCC) annually.

2.0 BACKGROUND

Martin County, located on the eastern coast of Florida, provides a comprehensive range of municipal services including central water and sewer utility services for both residential and commercial properties throughout many parts of the county. However, several specific areas do not have a Drinking Water Transmission System or a Sanitary Sewer Collection System and still rely on well water for drinking water and on-site septic systems for wastewater disposal.

This project includes construction of a Water Main Extension and Sewage Force Main Extension to provide Drinking Water (Potable) Service and fire protection as well as Clean Water (Sewer) Service to approximately 43 existing industrial and commercial parcels of land in Seven J's Subdivision and includes Seven J's Tract A (vacant land), Martingale Commons (vacant land), Sheriffs Shooting Range and Martin County Transfer Facility in Palm City, Florida.

The project includes construction of underground Water Main within the Road R/W of SR 714 (Martin Highway), SW 84th Avenue, SW Busch Street and SW Poma Drive as well as Sewage Force Main within the Road R/W of SW Cargo Way, SW Newfield Parkway, SR 714 (Martin Highway), SW 84th Avenue, SW Busch Street and SW Poma Drive.

3.0 LEVEL OF SERVICE

Projected water demand for the existing industrial properties within Seven J's Subdivision was calculated at a rate of 25 gallons per day (GPD) for each 1,000 square feet of gross floor area. Vacant industrial properties are estimated to demand potable water service on a scale and type consistent with the current development rate of property located within the MSBU. An Assessment Unit (AU) is equal to the projected average daily utility demand in GPD. The current total developed acres within the MSBU are approximately 31.8 acres for which there are allocated approximately 5,526 AU's using 25 GPD for each 1,000 square feet of gross floor area approach described above. The resulting amount per vacant acre is approximately 173.8 AU's. The 58+/- acre Seven J's northern Tract A used the maximum floor area, as limited by the Master Final PUD Agreement, and then applying the 25 GPD / 1,000 SF ratio above. The projected flows for the Martingale Commons, Martin County Transfer Facility and Martin County Sheriff's Range were calculated using property use codes and water use guidelines set forth in Rule 62-6.008 of the Florida Administrative Code.

4.0 EVALUATION OF WATER AND ENERGY CONSERVATION EFFORTS

Water and energy conservation measures that were incorporated into the project include the following:

1. Installation of new submersible pumps with higher efficiency in Lift Station 540 Rehabilitation.
2. Installation of new force main to improve efficiency.

First, the installation of higher-efficiency submersible pumps will reduce operational costs and extend the useful life of the pump equipment. Due to their near maintenance-free operation, a decrease in operating costs adds to the savings.

Second, the new force main will improve the efficiency of the transfer of sewage from the assessed properties and Lift Station 540.

5.0 ASSET MANAGEMENT & FISCAL PLANNING

ASSET INVENTORY, CONDITION, & PERFORMANCE

The project assets for Drinking Water & Clean Water installed using SRF funding (DW430240 & WW 430250) are reflected in Exhibit 1 – Asset Inventory. The spreadsheet lists the useful life of all assets in the system, their remaining life, and the cost to replace them.

PLAN FOR REPLACEMENT, REHABILITATION, AND IMPROVEMENT OF PROJECT ASSETS

The table in Exhibit 1 summarizes assets scheduled for replacement, rehabilitation, or improvement over a 40-year period. The purpose of this table is to establish a budget to cover future anticipated expenses for the management of the Project's assets. Costs were estimated based on original equipment costs adjusted for inflation.

FISCAL PLANNING

The purpose of a fiscal plan for the replacement, rehabilitation, and improvement expenses of the Project is to ensure these expenses are incorporated into the County's annual budget and future rate determinations so that sufficient funding is available when needed.

The Project's replacement components will become part of the Utility infrastructure and will be maintained from funding provided in the capital improvement plan. Whereas Project component rehabilitation and improvement expenses, will be funded using annual revenues within the County's annual utility operating budget.

6.0 CERTIFICATION

This FSP was prepared and reviewed by Martin County Utilities.



Samuel Amerson
Utility Director



Leo Repetti
Technical Services Administrator

Western Corridor Water & Sewer Main Extension Project (RFB 2023-3489)
 Facility Name: Western Corridor Water & Sewer Main Extension
 Current Plan Year: 2025

Asset Inventory for Fiscal Sustainability Plan (#CW 43025)

FORCE MAIN (CLEAN WATER) ASSETS	Quantity	Units	Material	Manufacturer	Year Installed	Expected Useful Life in Years	Remaining Useful Life in Years	Condition Assessment	Probability of Failure	Consequence of Failure	Material Cost ± (per unit)	Material Cost ± (per quantity)	Install Cost ± (per unit)	TOTAL COST (Adjusted per CO's)
PVC PIPE														
4" PVC FORCE MAIN	400	LF	PVC	Plastic pipe manufacturers	2025	40	39	1	2	4	\$ 15.00	\$ 6,000.00	\$ 20.00	\$ 14,000.00
6" PVC FORCE MAIN	7,570	LF	PVC	Plastic pipe manufacturers	2025	40	39	1	2	4	\$ 16.00	\$ 121,120.00	\$ 23.00	\$ 295,230.00
8" PVC FORCE MAIN	15,387	LF	PVC	Plastic pipe manufacturers	2025	40	39	1	2	4	\$ 22.00	\$ 338,514.00	\$ 30.00	\$ 800,124.00
12" PVC FORCE MAIN	80	LF	PVC	Plastic pipe manufacturers	2025	40	39	1	2	4	\$ 42.00	\$ 3,360.00	\$ 58.00	\$ 8,000.00
												\$ 468,994.00		\$ 1,117,354.00
HDPE PIPE														
2" DR11 HDPE FORCE MAIN	499	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 7.00	\$ 3,493.00	\$ 9.00	\$ 7,984.00
3" DR11 HDPE FORCE MAIN	2,251	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 10.00	\$ 22,510.00	\$ 14.00	\$ 54,024.00
6" DR11 HDPE FORCE MAIN (SW Busch Street - CO #1)	1,890	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 29.00	\$ 54,810.00	\$ 40.00	\$ 130,410.00
6" DR11 HDPE FORCE MAIN (SR 714 - CO #2)	340	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 29.00	\$ 9,860.00	\$ 40.00	\$ 23,460.00
6" DR11 HDPE FORCE MAIN (SW Martingale Drive Crossing)	430	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 29.00	\$ 12,470.00	\$ 40.00	\$ 29,670.00
6" DR11 HDPE FORCE MAIN (SR 714 - STA. 18+00 to STA. 21+00)	300	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 29.00	\$ 8,700.00	\$ 40.00	\$ 20,700.00
6" DR11 HDPE FORCE MAIN (SR 714 Crossing - at 84th Avenue)	630	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 26.00	\$ 16,380.00	\$ 37.00	\$ 39,690.00
6" DR11 HDPE FORCE MAIN (North on 84th Avenue)	2,300	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 24.00	\$ 55,200.00	\$ 34.00	\$ 133,400.00
6" DR11 HDPE FORCE MAIN (84th Ave - STA 528+20 to STA 553+20)	2,500	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 24.00	\$ 60,000.00	\$ 34.00	\$ 145,000.00
8" DR11 HDPE FORCE MAIN (SR714 - CO #2)	710	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 32.00	\$ 22,720.00	\$ 45.00	\$ 54,670.00
8" DR11 HDPE FORCE MAIN (SR714 - CO #3)	840	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 32.00	\$ 26,880.00	\$ 45.00	\$ 64,680.00
8" DR11 HDPE FORCE MAIN (Citrus Blvd and SR714 - CO #5)	1,063	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 32.00	\$ 34,016.00	\$ 45.00	\$ 81,851.00
8" DR11 HDPE FORCE MAIN (SR714 - STA. 81+75 to 83+75)	200	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 32.00	\$ 6,400.00	\$ 45.00	\$ 15,400.00
8" DR11 HDPE FORCE MAIN (SR714 - STA. 95+20 to 97+20)	200	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 32.00	\$ 6,400.00	\$ 45.00	\$ 15,400.00
8" DR11 HDPE FORCE MAIN (SW 72nd Drive Crossing)	205	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 32.00	\$ 6,560.00	\$ 45.00	\$ 15,785.00
8" DR11 HDPE FORCE MAIN (SR 714 - STA 108+20 to STA 111+20)	300	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 32.00	\$ 9,600.00	\$ 45.00	\$ 23,100.00
8" DR11 HDPE FORCE MAIN (SW 66th Avenue Crossing)	250	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 32.00	\$ 8,000.00	\$ 45.00	\$ 19,250.00
8" DR11 HDPE FORCE MAIN (SW 60th Avenue Crossing)	210	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 32.00	\$ 6,720.00	\$ 45.00	\$ 16,170.00
8" DR11 HDPE FORCE MAIN (SR 714 - STA 172+14 to STA 173+14)	200	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 32.00	\$ 6,400.00	\$ 45.00	\$ 15,400.00
8" DR11 HDPE FORCE MAIN (SR 714 - STA 195+80 to STA 197+60)	180	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 34.00	\$ 6,120.00	\$ 46.00	\$ 14,400.00
8" DR11 HDPE FORCE MAIN (SW Citrus Boulevard Crossing)	1,360	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 27.00	\$ 36,720.00	\$ 37.00	\$ 87,040.00
8" DR11 HDPE FORCE MAIN (SR 714 - STA 311+90 to STA 313+40)	170	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 34.00	\$ 5,780.00	\$ 47.00	\$ 13,770.00
8" DR11 HDPE FORCE MAIN (SR 714 - STA 323+56 to STA 324+96)	140	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 36.00	\$ 5,040.00	\$ 50.00	\$ 12,040.00
8" DR11 HDPE FORCE MAIN (SR 714 - STA 400+60 to STA 402+40)	180	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 34.00	\$ 6,120.00	\$ 46.00	\$ 14,400.00
8" DR11 HDPE FORCE MAIN (SR 714 - STA 411+55 to STA 415+00)	345	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 30.00	\$ 10,350.00	\$ 41.00	\$ 24,495.00
8" DR11 HDPE FORCE MAIN (SR 714 - STA 416+60 to STA 420+00)	340	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 30.00	\$ 10,200.00	\$ 41.00	\$ 24,140.00
12" DR11 HDPE FORCE MAIN (Carrier Pipe within Turnpike Casing)	680	LF	HDPE	ISCO	2025	40	39	1	2	4		\$ -		\$ -
24" DR11 HDPE FORCE MAIN (Turnpike Casing Crossing)	680	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 171.00	\$ 116,280.00	\$ 235.00	\$ 276,080.00
												\$ 573,729.00		\$ 1,372,409.00
GATE VALVES														
2" GATE VALVE (with Box)	4	EA	Iron	American Flow Control	2024	40	39	1	2	4	\$ 672.00	\$ 2,688.00	\$ 928.00	\$ 6,400.00
3" GATE VALVE (with Box)	5	EA	Iron	American Flow Control	2024	40	39	1	2	4	\$ 767.00	\$ 3,835.00	\$ 1,058.00	\$ 9,125.00
4" GATE VALVE (with Box)	2	EA	Iron	American Flow Control	2024	40	39	1	2	4	\$ 777.00	\$ 1,554.00	\$ 1,073.00	\$ 3,700.00
6" GATE VALVE (with Box)	13	EA	Iron	American Flow Control	2024	40	39	1	2	4	\$ 924.00	\$ 12,012.00	\$ 1,276.00	\$ 28,600.00
8" GATE VALVE (with Box)	16	EA	Iron	American Flow Control	2024	40	39	1	2	4	\$ 1,260.00	\$ 20,160.00	\$ 1,740.00	\$ 48,000.00
12" GATE VALVE (with Box)	1	EA	Iron	American Flow Control	2024	40	39	1	2	4	\$ 2,436.00	\$ 2,436.00	\$ 3,364.00	\$ 5,800.00
												\$ 42,685.00		\$ 101,625.00
DIP FITTINGS & APPURTENANCES														
D.I.P. FITTINGS	8,232	LBS	Iron	Tyler Union	2024	40	39	1	2	4	\$ 10.00	\$ 82,320.00	\$ 14.50	\$ 201,684.00
AIR RELEASE VALVE ASSEMBLIES	27	EA	Polymer, Brass, SS, HDPE	ARI, Channell, Ford, JCM, Endot	2024	40	39	1	2	4	\$ 2,478.00	\$ 66,906.00	\$ 3,422.00	\$ 159,300.00
FLUSHING ASSEMBLIES	5	EA	Polymer, Brass, SS, HDPE	Hubbell, Ford, Endot	2024	40	39	1	2	4	\$ 2,646.00	\$ 13,230.00	\$ 3,654.00	\$ 31,500.00
12" x 12" WET TAP ASSEMBLY	1	EA	Iron, SS	American Flow Control, Ford	2024	40	39	1	2	4	\$ 9,828.00	\$ 9,828.00	\$ 13,572.00	\$ 23,400.00
												\$ 172,284.00		\$415,884.00
SEWER SERVICES														
2-inch Services (complete)	10	EA	Brass, SS, HDPE	Ford, JCM, Endot	2024	40	39	1	2	4	\$ 1,596.00	\$ 15,960.00	\$ 2,204.00	\$ 38,000.00
												\$ 15,960.00		\$38,000.00
PUMP STATION (LS 540 Cargo Way)														
LIFT STATION CONTROL	2	EA	Iron, SS	Barnes	2024	20	19	1	2	4	\$ 29,600.00	\$ 59,200.00	\$ 40,900.00	\$ 141,000.00
LIFT STATION CONTROL PANEL	1	EA		Various Manufacturers	2024	20	19	1	2	4	\$ 71,000.00	\$ 71,000.00	\$ 98,200.00	\$ 169,200.00
LIFT STATION BACKUP PUMP	1	EA		Godwin	2024	20	19	1	2	4	\$ 77,000.00	\$ 77,000.00	\$ 106,300.00	\$ 183,300.00
LIFT STATION PIPING	1	LS	DIP	DIP Manufacturers	2024	20	19	1	2	4	\$ 80,000.00	\$ 80,000.00	\$ 110,350.00	\$ 190,350.00
												\$ 287,200.00		\$ 683,850.00
TOTAL												\$ 1,560,852.00	TOTAL	\$ 3,729,122.00

ASSET CRITICALITY TABLE*		
CONDITION ASSESSMENT		
DESCRIPTION		Condition Rating
Unserviceable/End of useful life - Over 50% of asset requires replacement		5
Significant Deterioration - 20-40% requires renewal/upgrade		4
Moderate Deterioration- 10-20% requires significant maintenance		3
Minor Deterioration - Requires minor maintenance		2
New or Excellent Condition - Only normal maintenance required		1

PROBABILITY OF FAILURE		
DESCRIPTION		Performance Rating
Imminent - Likely to occur in the life of the item		5
Probable - Will occur several times in the life of an item		4
Occasional - Likely to occur some- time in the life of an item		3
Remote - Unlikely but possible to occur in the life of an item		2
Improbable- So unlikely, it can be assumed occurrence may not be experienced		1

CONSEQUENCE OF FAILURE		
DESCRIPTION		Performance Rating
Catastrophic disruption		5
Major disruption		4
Moderate disruption		3
Minor disruption		2
Insignificant disruption		1

* consider safety/social, economic/financial, environmental

ASSET MANAGEMENT & FISCAL PLANNING TABLE				
Replacement, Rehabilitation & Improvement Expenses Table				
Description	Need	Est Repl Year	Original Cost	Est Repl Cost
Clean Water PVC Pipe	Reaching EOL	2065	\$ 468,994.00	\$ 1,485,316.65
Clean Water HDPE Pipe	Reaching EOL	2065	\$ 573,729.00	\$ 1,817,015.22
Clean Water Gate Valves	Reaching EOL	2065	\$ 42,685.00	\$ 135,184.55
Clean Water DIP Fittings	Reaching EOL	2065	\$ 82,320.00	\$ 260,709.66
Clean Water Appurtenances	Reaching EOL	2065	\$ 89,964.00	\$ 284,918.42
Clean Water Sewer Services	Reaching EOL	2065	\$ 15,960.00	\$ 50,545.75
Clean Water Pump Station	Reaching EOL	2065	\$ 287,200.00	\$ 909,570.15

Estimated Replacement Cost (3% compounded annually)
EOL = end of useful life

Exhibit 1 - Asset Inventory
9/24/2025

Western Corridor Water & Sewer Main Extension Project (RFB 2023-3489)
Facility Name: Western Corridor Water & Sewer Main Extension
Current Plan Year: 2025

Asset Inventory for Fiscal Sustainability Plan (#DW 43024)

WATER MAIN (DRINKING WATER) ASSETS	Quantity	Units	Material	Manufacturer	Year Installed	Expected Useful Life (in years)	Remaining Useful Life (in years)	Condition Assessment	Probability of Failure	Consequence of Failure	Material Cost ± (per unit)	Material Cost ± (per quantity)	Install Cost ± (per unit)	TOTAL COST (Adjusted per CO's)
PVC PIPE														
6" PVC WATER MAIN	176	LF	PVC	Plastic pipe manufacturers	2025	40	39	1	2	4	\$ 36.00	\$ 6,336.00	\$ 49.00	\$ 14,960.00
8" PVC WATER MAIN	700	LF	PVC	Plastic pipe manufacturers	2025	40	39	1	2	4	\$ 23.00	\$ 16,100.00	\$ 32.00	\$ 38,500.00
16" PVC WATER MAIN	3,800	LF	PVC	Plastic pipe manufacturers	2025	40	39	1	2	4	\$ 31.00	\$ 117,800.00	\$ 42.00	\$ 277,400.00
12" PVC WATER MAIN	4,718	LF	PVC	Plastic pipe manufacturers	2025	40	39	1	2	4	\$ 37.00	\$ 174,566.00	\$ 52.00	\$ 419,902.00
16" PVC WATER MAIN	13,012	LF	PVC	Plastic pipe manufacturers	2025	40	39	1	2	4	\$ 54.00	\$ 702,648.00	\$ 75.00	\$ 1,678,548.00
												\$ 1,017,450.00		\$ 2,429,310.00
HDPE PIPE														
12" DR11 HDPE WATER MAIN (SW Martingale Drive Crossing)	440	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 49.00	\$ 21,560.00	\$ 67.00	\$ 51,040.00
12" DR11 HDPE WATER MAIN (SW Martin Highway-SR714 Crossing)	765	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 49.00	\$ 37,485.00	\$ 67.00	\$ 88,740.00
12" DR11 HDPE FORCE MAIN (SR 714 - CO #2)	702	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 49.00	\$ 34,398.00	\$ 67.00	\$ 81,432.00
16" DR11 HDPE WATER MAIN (SR 714 - CO #2)	248	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 69.00	\$ 17,112.00	\$ 96.00	\$ 40,920.00
16" DR11 HDPE WATER MAIN (84th Avenue Crossing)	300	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 69.00	\$ 20,700.00	\$ 96.00	\$ 49,500.00
16" DR11 HDPE WATER MAIN (STA. 68+80 to STA. 90+80)	2,200	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 65.00	\$ 143,000.00	\$ 89.00	\$ 338,800.00
16" DR11 HDPE WATER MAIN (SW 75th Avenue Crossing)	300	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 69.00	\$ 20,700.00	\$ 96.00	\$ 49,500.00
16" DR11 HDPE WATER MAIN (SW 72nd Avenue Crossing)	300	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 69.00	\$ 20,700.00	\$ 96.00	\$ 49,500.00
16" DR11 HDPE WATER MAIN (SW 66th Avenue Crossing)	300	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 69.00	\$ 20,700.00	\$ 96.00	\$ 49,500.00
16" DR11 HDPE WATER MAIN (SW Boatramp Avenue Crossing)	300	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 69.00	\$ 20,700.00	\$ 96.00	\$ 49,500.00
16" DR11 HDPE WATER MAIN (84th Avenue 1st Bore)	2,470	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 65.00	\$ 160,550.00	\$ 89.00	\$ 380,380.00
16" DR11 HDPE WATER MAIN (84th Avenue 2nd Bore)	1,910	LF	HDPE	ISCO	2025	40	39	1	2	4	\$ 65.00	\$ 124,150.00	\$ 89.00	\$ 294,140.00
												\$ 641,755.00		\$ 1,522,952.00
GATE VALVES														
6" GATE VALVE (with Box)	7	EA	Iron	American Flow Control	2025	40	39	1	2	4	\$ 924.00	\$ 6,468.00	\$ 1,276.00	\$ 15,400.00
8" GATE VALVE (with Box)	3	EA	Iron	American Flow Control	2025	40	39	1	2	4	\$ 1,260.00	\$ 3,780.00	\$ 1,740.00	\$ 9,000.00
10" GATE VALVE (with Box)	6	EA	Iron	American Flow Control	2025	40	39	1	2	4	\$ 1,848.00	\$ 11,088.00	\$ 2,552.00	\$ 26,400.00
12" GATE VALVE (with Box)	4	EA	Iron	American Flow Control	2025	40	39	1	2	4	\$ 2,268.00	\$ 9,072.00	\$ 3,132.00	\$ 21,600.00
16" GATE VALVE (with Box)	8	EA	Iron	American Flow Control	2025	40	39	1	2	4	\$ 3,990.00	\$ 31,920.00	\$ 5,510.00	\$ 76,000.00
												\$ 62,328.00		\$ 148,400.00
DIP FITTINGS & FIRE HYDRANTS														
D.I.P. FITTINGS	20,008	LBS	Iron	Tyler Union	2025	40	39	1	2	4	\$ 6.00	\$ 120,048.00	\$ 8.50	\$ 290,116.00
FIRE HYDRANT ASSEMBLIES	31	EA	Iron	American Flow Control	2025	40	39	1	2	4	\$ 4,410.00	\$ 136,710.00	\$ 6,090.00	\$ 325,500.00
												\$ 256,758.00		\$615,616.00
WATER SERVICES														
1-inch Service (complete)	5	EA	Brass, SS, HDPE	Ford, JCM, Endpoly	2025	40	39	1	2	4	\$ 1,260.00	\$ 6,300.00	\$ 1,740.00	\$ 15,000.00
2-inch Service (complete)	7	EA	Brass, SS, HDPE	Ford, JCM, Endpoly	2025	40	39	1	2	4	\$ 2,100.00	\$ 14,700.00	\$ 2,900.00	\$ 35,000.00
												\$ 21,000.00		\$50,000.00
TOTAL												\$ 1,999,291.00	TOTAL	\$ 4,766,278.00

Exhibit 1 - Asset Inventory
9/24/2025

ASSET CRITICALITY TABLE*		
CONDITION ASSESSMENT		
DESCRIPTION		Condition Rating
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Significant Deterioration - 20-40% requires renewal/upgrade		4
Moderate Deterioration- 10-20% requires significant maintenance		3
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New or Excellent Condition - Only normal maintenance required		1

PROBABILITY OF FAILURE		
DESCRIPTION		Performance Rating
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Occasional - Likely to occur some- time in the life of an item		3
Remote - Unlikely but possible to occur in the life of an item		2
Improbable- So unlikely, it can be assumed occurrence may not be experienced		1

CONSEQUENCE OF FAILURE		
DESCRIPTION		Performance Rating
Catastrophic disruption		5
Major disruption		4
Moderate disruption		3
Minor disruption		2
Insignificant disruption		1

* consider safety/social, economic/financial, environmental

ASSET MANAGEMENT & FISCAL PLANNING TABLE				
Replacement, Rehabilitation & Improvement Expenses Table				
Description	Need	Est Repl Year	Original Cost	Est Repl Cost
Drinking Water PVC Pipe	Reaching EOL	2065	\$ 1,017,450.00	\$ 3,222,291.60
Drinking Water HDPE Pipe	Reaching EOL	2065	\$ 641,755.00	\$ 2,032,455.40
Drinking Water Gate Valves	Reaching EOL	2065	\$ 62,328.00	\$ 197,394.46
Drinking Water DIP Fittings	Reaching EOL	2065	\$ 120,048.00	\$ 380,195.26
Drinking Water Fire Hydrants	Reaching EOL	2065	\$ 136,710.00	\$ 432,964.26
Drinking Water Services	Reaching EOL	2065	\$ 14,700.00	\$ 46,555.30

Estimated Replacement Cost (3% compounded annually)

EOL = end of useful life