



Port of the Islands

COMMUNITY IMPROVEMENT DISTRICT

October 17, 2025

MEETING AGENDA

**PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT
REGULAR BOARD MEETING**

Board of Supervisors Agenda for October 17, 2025

Agenda

Friday, October 17, 2025, 9:30 a.m.
Port of the Islands Resort Main Dining Room,
25000 E. Tamiami Trail, Naples, FL 34114

Note: Requests to address the Board on subjects which are not on today's agenda, will be accommodated under "Public Comments".

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (239) 592.9115 at least five calendar days prior to the meeting.

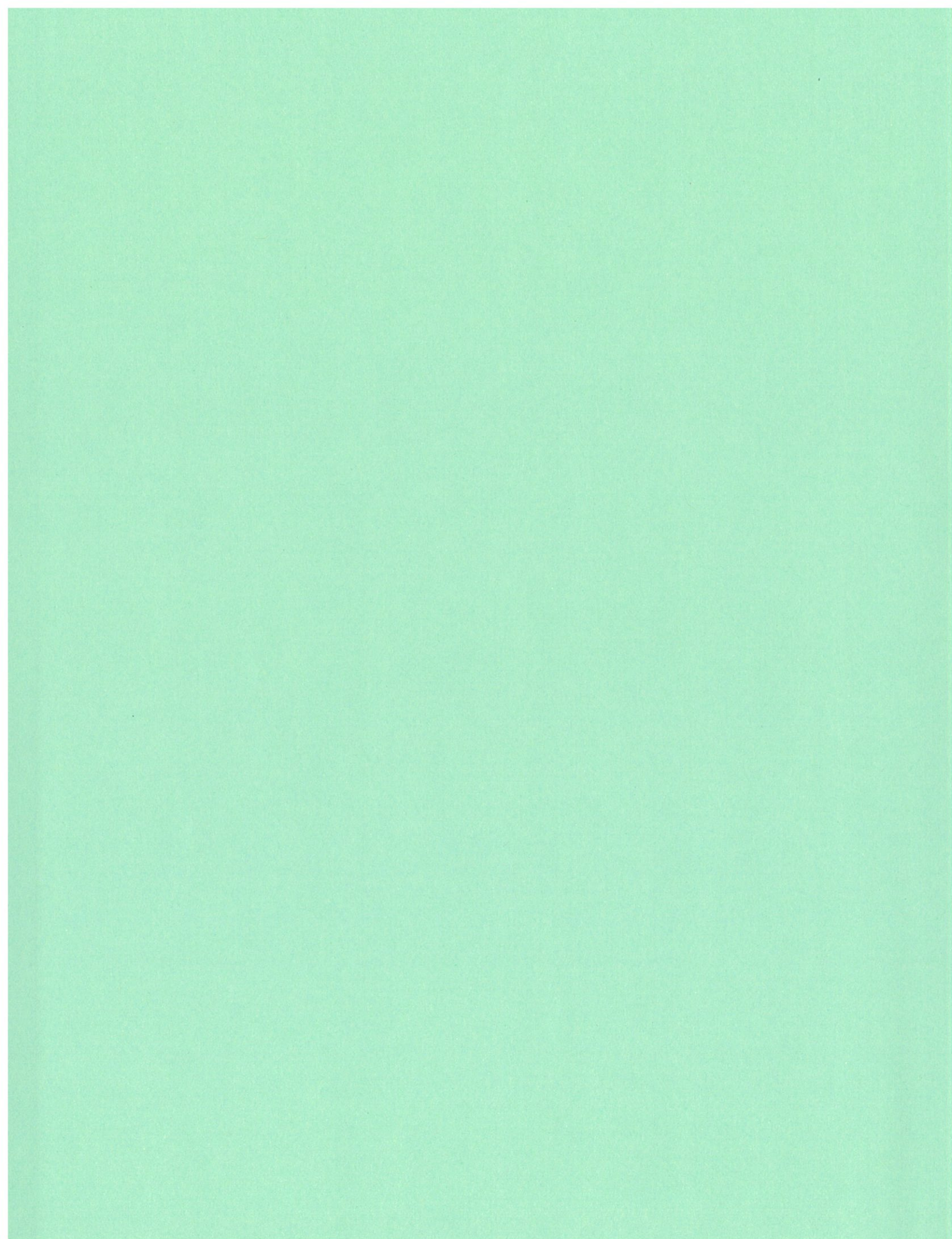
1. Pledge of Allegiance
2. Roll Call/Approval of the Agenda
3. Public Comments
4. Approval of Minutes – September 2025
5. Utility Monthly Report
6. Manager's Report
 - a. Utility Billing Update
 - b. RFQ Status – Legal Services, Security Assessment
7. Financials – August 2025
8. Attorney's Report
9. Engineer's Report
 - a. US-41 Bridge Utilities - Structural Report
10. Old Business
 - a. Action Items

11. New Business

12. Supervisors' Request

13. Public Comments

14. Adjourn – Next meeting will be on November 21, 2025, at 9:30 a.m.



1 **PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT**
2 **NAPLES, FLORIDA**

3 Public Meeting of the Board of Supervisors
4 September 19, 2025

5 The public meeting of the Port of the Islands Community Improvement District Board of
6 Supervisors was held on Friday, September 19, 2025, at 9:30 a.m. at the Orchid Cove
7 Clubhouse, 25005 Peacock Lane, Naples, Florida.

8 **SUPERVISORS PRESENT**

9 Steve McNamee, Chairman
10 Dan Truckey, Vice Chairman, Via Zoom
11 Russell Kish, Supervisor
12 Kevin Baird, Supervisor
13 Anna-Lise Hansen, Supervisor

14 **ALSO PRESENT**

15 Neil Dorrell, Manager, Dorrell Management Group
16 Kevin Carter, Manager, Dorrell Management Group
17 Zachary Lombardo, District Counsel
18 Matt Gilinsky, Florida Utility Solutions
19 Jared Brown, District Engineer, Via Zoom

20 **PLEDGE OF ALLEGIANCE**

21 The pledge of allegiance was recited in unison.

22 **ROLL CALL/APPROVAL OF AGENDA**

23 Four Supervisors were present in person, establishing a quorum. The meeting was
24 convened at 9:30 a.m. The meeting was also properly noticed. The notice and affidavit
25 are on file with the District Office at 5672 Strand Court, Naples, FL 34110.

26 **Mr. McNamee made a MOTION to allow Mr. Truckey to participate via Zoom due to**
27 **extenuating circumstances and all were in favor.**

1 Mr. Dorrill added Item 6E to the agenda for a review of the bid opening for the raw water
2 main.

3 **The agenda was approved as amended on a MOTION by Mr. Kish, a second by Mr.**
4 **Baird, and all in favor.**

5 **PUBLIC COMMENTS**

6 Mrs. LaRue – Her father wanted to know if the gated trail behind the water plant is
7 accessible for residents to walk on. Ms. Jensen explained that it is part of the
8 Fakahatchee Strand, and residents would just need to walk around the gate. Mr. Kish
9 noted that he had called the State years ago, and they advised that as long as it is not
10 motorized, walking or riding a bicycle is permitted.

11 **APPROVAL OF MINUTES - AUGUST 2025**

12 Page 3 number of ERCs incorrect

13 Page 6 line 1 mis-spelled word

14 Page 7 should be O&M transfer

15 Page 9 should be Southeast Commercial Parcel

16 Page 11 line 10 pertaining to streetlights

17 Page 20 265 meters

18 **The minutes were accepted as amended on a MOTION by Mr. McNamee, a second**
19 **by Mr. Kish, and all in favor.**

20 **UTILITY OPERATIONS SUMMARY**

21 Mr. Gilbert reported that the utility plant met all FDEP requirements as usual. The plant
22 received and treated 2.59 million gallons of wastewater, produced 3.21 million gallons of
23 drinking water, and distributed 7.68 million gallons of reuse. In addition, 36,000 gallons
24 of sludge were processed at the plant. Staff read all meters, used 730 gallons of
25 chlorine, inspected all pump stations weekly, diagnosed a valve issue on a filter, and
26 repaired a water service leak at 161 Cays Drive. There were no accidents or OSHA-
27 reportable incidents.

1 Mr. Truckey asked how much preparation time would be required for FUS to begin work
2 if awarded the bid. Mr. Gilinsky replied that the question was better directed to Mr.
3 Gilbert, but it would likely depend on material and supply availability. He noted that work
4 could likely begin as soon as the materials are received.

5 **MANAGER'S REPORT**

6 **A. Community Hall Sketch**

7 A sketch was presented of what a future community hall might look like. The primary
8 intent is to create a gathering place for the entire community that could also serve as a
9 point of relief during a major hurricane. A local firm was engaged to prepare a CAD
10 drawing, which includes a large gathering room, catering kitchen, sizable storage
11 facility, two restrooms (male and female, each with a shower), a small workout center,
12 and an outdoor covered lanai. The concept envisions the building elevated 6–8 feet
13 above existing grade, with a large generator and a fuel supply sufficient for at least a
14 week. This idea is currently just "spitballing" and not a funded project, but could be
15 considered as part of the community's long-term future.

16 **B. Premium Comparison 25/26**

17 Mr. Dorrill reported that coverage for the District's insurance program has been bound.
18 Following Hurricane Ian, it was determined that the District was grossly underinsured,
19 and the carrier was changed last year. The District is now part of the Public Government
20 Insurance Trust. Similarly sized cities use Brown and Brown to underwrite public risk. A
21 two-year fixed premium was negotiated, resulting in no increase in premium, aside from
22 a small adjustment for new capital assets added to the schedule, such as the disc filter
23 and diesel generators. The total annual premium is \$65,004, with coverage effective
24 October 1.

25 **C. Revised FY 26 Utility Rate Adoption**

26 Consider and adopt the revised utility rate structure for the community. Mr. Dorrill
27 explained that this effort has been underway for a year and a half, with the intent of
28 placing utilities on more of a business platform. For many years, the utility system was
29 heavily subsidized through the tax bill and non-ad valorem assessments. The proposed
30 structure replaces that mechanism with a consumption and metered basis, avoiding the
31 additional costs charged by the Tax Collector and Property Appraiser.

32 The Board retained Raftelis, Florida's leading rate analysis firm, and held three
33 workshops on the matter over the past year, as well as a public hearing in conjunction

1 with the budget process last month. A revised rate sheet was included in the agenda
2 packet. Mr. Dorrill noted a minor typo: the schedule listed a category for a 5/8-inch
3 meter, but none exist in the District—it was carried over from the original structure.

4 Mr. Dorrill reviewed the rate options, noting that the District has historically used a
5 conservation tiered rate system, with increasing costs per 1,000 gallons as consumption
6 exceeded thresholds. At the Board's request, a flat rate option was created and
7 presented. He cautioned, however, that eliminating the conservation incentive could
8 increase annual costs by up to \$100,000. Mr. McNamee asked if this should be re-
9 evaluated, and Ms. Hansen stated that, environmentally, conservation is necessary and
10 the tiered structure should remain. Mr. Dorrill suggested keeping the tiered system for
11 one year while conducting further analysis, with the flexibility to adjust if needed. Mr.
12 Truckey expressed concern that the tiered system treats properties differently,
13 particularly multi-family properties served by one meter.

14 The proposed tiered rates are as follows: the first 12,000 gallons would be charged at
15 \$1.87 per 1,000 gallons, raising the current base to market level; 12,001–24,000 gallons
16 would be \$2.18; 24,001–36,000 gallons would be \$2.90; 36,001–48,000 gallons would
17 be \$3.64; and all usage over 48,000 gallons would be \$4.36. Irrigation meters are
18 charged on a straight per-gallon basis with no base rate. Since there are no 5/8 meters
19 Mr. Kish requested the meter size rates be dropped accordingly, the whole Board was
20 in agreement of this.

21 Board members expressed differing views. Mr. Baird, Mr. Truckey, and Mr. Kish
22 supported a flat rate, while Ms. Hansen supported retaining the tiered structure. The
23 consensus was to leave the structure as proposed but to evaluate alternatives with the
24 engineer for presentation in the winter.

25 Mr. Gunther noted that Orchid Cove's meter has no non-ad valorem equivalent, which
26 would result in an additional \$100,000 in costs for the association under the new
27 structure. It was clarified that there is no base rate for irrigation so that number is
28 incorrect. Base rates apply to potable water which they have two meters of. The base
29 rate will be \$128 per month per meter. Mr. Gunther thinks the clubhouse needs to be
30 treated differently than a residential unit. Because clubhouses typically do not receive
31 tax bills, this will be new. For those currently paying through taxes, this change would
32 reduce their tax bill by approximately \$1,400. The last rate increase was six years ago,
33 making this adjustment necessary to have funds required to operate and maintain utility
34 system.

1 Kathryn Kehlmeier of Sunset Cay Lakes noted that her association, which includes a
2 pool and two restrooms, currently pays only water and sewer rates. Under the new
3 structure, it will cost them \$128 base rate per meter plus usage. \$256 total for water and
4 wastewater split among 52 units.

5 Kathy Oswald, also from Sunset Cay Lakes, clarified that this will equal \$256 every two
6 months. It is about \$22 more per unit per month compared to the current \$17. All non-
7 ad-valorem for utilities has been taken off tax bill.

8 Yolanda DeBartolo who is the CAM for Port of the Islands Association/Resort Hotel
9 asked about the impact on their eight commercial units. Mr. Dorrill said it depends on
10 the size of the meter. He estimated that the hotel has a 2-inch meter which would make
11 the base cost \$1,027 every two months for water and wastewater, plus \$3.65 per 1,000
12 gallons used. While water bills will rise, Mr. Dorrill acknowledged that there will also be
13 a substantial discount in the non-ad valorem tax bill.

14 Mr. Truckey added that \$225,000 has already been collected in grants, with \$1.5 million
15 pending. Mr. Kish emphasized that rates have not increased in six years, and the
16 system has been undercharging; these adjustments are necessary to meet the financial
17 needs of the plant.

18 **Mr. Baird made a MOTION to adopt the proposed rate structure with the changes**
19 **discussed earlier and to authorize the Chairman to sign the resolution. Mr. Kish**
20 **made the second and all were in favor. The motion includes the Board reviewing**
21 **irrigation rates mid-year, with the tiers dropped one line to account for the fact**
22 **there are no 5/8 meters.**

23 **D. Raw Water Well Hardening Engineering**

24 A proposal was presented to engage the District's civil engineer to design hardening
25 improvements for the well field well head sites for the potable water system. Historically,
26 the well heads, pumps, and motors were located at ground level and were all lost during
27 the storm surge from Hurricane Ian. The project is grant-eligible under FEMA mitigation
28 programs. The proposal includes designing an elevated well head site, along with
29 permitting and construction drawings, at a cost of \$70,000. If bids are authorized, an
30 additional \$24,500 would be required for the construction certification and pay requests.

E. Review of Raw Water Main Bids

Bids were received for the installation of a new water line, including routing it from the wells to the plant. Bid amounts ranged from approximately \$1.1 million to \$2 million. In addition, just over \$4,000 cost to address hardening and elevating the wells. The lowest and most responsive bid was submitted by Florida Utility Solutions in the amount of \$1,079,493.98. The second bid totaled \$2,246,532. Staff and the engineer recommended awarding the bid to the lowest and most responsive bidder, Florida Utility Solutions, and authorized staff to negotiate the construction contract and present it to the Board for final review and approval. The FUS base bid does not include markup for mobilization which the Board found very honoring of Mr. Gilbert. The other company had \$229,000 in their bid just to show up. Mr. Brown confirmed FUS bid is responsive and there are no issues with it.

Mr. McNamee made a MOTION to approve the bid as outlined by Florida Utility Solutions as outlined and direct staff to bring back a construction agreement at a future date. Ms. Hansen made the second and all were in favor.

FINANCIALS - JULY 2025

As of the end of July, the District had \$5,357,000 in cash, with \$3,374,000 in the General Fund and \$1,583,000 in the Utility Operating Fund. Fixed assets, primarily the utility system, totaled \$7,841,000 net of depreciation, bringing combined assets to \$13.2 million. Payables totaled \$122,000.

Mr. McNamee inquired about the remaining 5% of non-ad valorem taxes. Mr. Dorrill explained that this portion is reserved for discounts for taxpayers who pay early, and all tax revenue expected for the year has been received and the discount was budgeted for. Miscellaneous revenue of \$50,000 represents costs associated with the South Florida Water Management District's use of District land for staging areas as part of the manatee mitigation project. Interest earnings totaled \$13,200. On the expenditure side, the General Fund was \$500,000 under budget on capital projects. Overall, total expenditures were \$436,000 under budget year-to-date.

The financials were accepted as presented on a MOTION by Ms. Hansen, a second by Mr. Truckey, and all in favor.

ATTORNEY'S REPORT

Mr. Lombardo reported that the Prepmac trial has been pushed to the October trial docket due to the judge's illness. The case is prepped and ready for trial.

The South Florida Water Management District (SFWMD) confirmed that it will not begin its project until April of next year, which allows other contractors to use the site until then.

Mr. Lombardo distributed a memorandum regarding the Ochopee Fire District. Mr. Kish contacted the state representative and met with Senator Passidomo and her staff stated that they do not get involved in local politics. Efforts are underway to integrate the District into the greater Naples area in order to achieve a lower millage rate. North Collier has expressed some interest. The District desires becoming part of one of these larger districts to reduce its current millage rate, which is approximately three times higher than that of most other areas in the County.

Mr. Lombardo was contacted by Brent Truxton regarding a meeting with the county commissioner about acquiring the old hotel site, with the intent to purchase it from the county. He asked the Board for direction on whether they want him to attend the meeting, as requested by Mr. Truxton. Mr. Truxton is the attorney for Lindsay Case, who wishes to meet with Commissioner LoCastro about purchasing the county parcel to incorporate into the Lindsay Case Development Project. Mr. McNamee noted that he expects the District would likely be ahead in acquiring the property. The meeting is scheduled for November 14th, and Mr. McNamee will coordinate with Mr. Lombardo to ensure a Board member is in attendance. The Board has previously asked Mr. Dorrell about acquiring this property from the County.

Mr. Lombardo summarized Mr. Salvatori's response. Mr. Salvatori expressed his opinion that a specific performance action could be brought against Mr. Case to compel him to fulfill his obligations under the agreement, including the purchase of the ERCs. He addressed the question regarding the County not being assessed and confirmed that the County can levy assessments against itself. The final question concerned tax ID numbers: if two parcels merge into a single folio number, does it affect the amount of assessments? Mr. Salvatori confirmed it does not, as the District's allocation remains unchanged; only the County's tax records are updated.

Mr. Dorrell added that, if Mr. Weyer is retained, his scope of services would include updating and evaluating O&M ERU changes and additions, as well as performing an

1 initial analysis to establish an impact fee for water and wastewater for the community.
2 Mr. McNamee noted that the 109 O&Ms on Parcel 13 should potentially be doubled, as
3 that reflects the original allocation. Mr. Lombardo responded that this could be
4 evaluated as part of the assessment methodology. He explained that moving to a rate-
5 based utility system has reduced some of the impacts of improperly allocated O&Ms, as
6 the utility system is no longer subsidized by non-ad valorem assessments. By the time
7 the budget is adopted next year, the District will have a rate-based utility system and a
8 recently updated and thoroughly vetted O&M system designed to meet the standards
9 and concerns the Board has previously expressed. Mr. McNamee expressed interest in
10 holding a special meeting to address the items raised by Mr. Salvatori and the proposed
11 remedies. Mr. Dorrill suggested beginning by contracting with Mr. Weyer, followed by
12 scheduling a workshop to review these matters before proceeding with the assessment
13 methodology process.

14 **ENGINEER'S REPORT**

15 Mr. Dorrill asked Mr. Brown to provide an update on the initial evaluation of the three
16 mains attached to the US 41 bridge and the anticipated timeline for further work. Mr.
17 Brown reported that structural inspectors had visited the site and taken photographs,
18 and they are currently preparing a summary report. He is also contacting contractors for
19 quotes on both replacement and repair and expects to have the bids within two weeks.
20 The Board is prepared to move forward once the bids are received.

21 **OLD BUSINESS**

22 No old business was addressed at this time.

23 **NEW BUSINESS**

24 No new business was addressed at this time.

25 **SUPERVISORS' REQUEST**

26 **A. FEMA Strategies Resolution**

27 **Mr. Truckey made a MOTION to adopt the new LMS strategies for 2026 with a**
28 **second by Ms. Hansen, and all in favor.**

29 **B. Orchid Cove Light Pole Agreement**

30 Mr. Dorrill reported that he was able to obtain records of a prior agreement between the
31 former Board and the Orchid Cove community. Agreement does not establish what the

1 nature of the dispute was. However, at that time, the resolution provided that the District
2 would pay for the community's private residential streetlight bill. Staff is currently in the
3 process of segregating the bills to determine the value of individual streetlights versus
4 the lump-sum bill received each month. Agreement is almost 6 years old. Have been
5 paying for those streetlights at about \$417 a month according to the summary. Mr.
6 Dorrill suggested canceling the agreement if Orchid Cove has been fully compensated
7 for the dispute that goes back to 2020. Mr. Kish thinks it will be about 2.5-3 years until
8 breakeven. Mr. Dorrill is working to verify through the LCEC bills that the amount is
9 \$417. Item is in progress, Mr. Dorrill and staff will complete the accounting aspect and
10 then come back with a recommendation.

11 **C. Meeting Rules and Procedures**

12 Mr. McNamee requested that the Board consider establishing rules and procedures for
13 meeting decorum, noting concerns that some individuals have felt threatened in the
14 parking lot after meetings. The police recommend implementing such rules so they can
15 be enforced if necessary. Any new rules would need to go through the formal rules and
16 procedures process and would publish a notice for the intent of rulemaking. Mr.
17 Lombardo noted that this item is on the task list for October. He will bring a draft of all of
18 the notices and rules to the October meeting. Mr. Frank Lee has drafted the proposed
19 rules, and Mr. Lombardo is currently in possession of the draft/research.

20 **D. September Action Items**

21 Mr. Lombardo and Mr. Dorrill will reach out to Florida Rural Water regarding the initial
22 analysis and the SRF program.

23 Mr. Lombardo and Mr. Dorrill reviewed the task list. Items not mentioned have been
24 completed.

25 8. Evaluation RFQ for community security analysis – The deadline is today, but no
26 responses have been received. This request originated from a community petition.

27 14. Getting Russ Weyer to a meeting – Efforts have been ongoing since August.

28 22. Prepare RFP for District Legal Services – Has been published, the deadline for
29 responses is the end of the month.

30 29. Identify former water quality testing vendor to process a claim. This item was
31 identified in an email yesterday. Mr. Lombardo will send a demand letter if, after
32 consulting with FUS, it is determined that there is a claim of professional negligence.

1 At the last meeting, the Board discussed adding a utility insert for backflow preventers,
2 including pictures, and posting it on the website. Mr. Dorrill confirmed that this has not
3 yet been done and noted that assistance from Mr. Gilbert is needed.

4 Lisa Blacklidge meeting – Ms. Blacklidge sent a date over next week that Mr. Lombardo
5 is unavailable for. Ms. Blacklidge is basically the planning manager for site plan review.
6 Meeting is regarding the easement use agreement to make sure the County is
7 approving the form correctly. Ms. Hansen will also be at the meeting which will occur
8 before the next board meeting.

9 38. Orchid Cove Streetlight research – Discussed earlier, still pending final accounting
10 research.

11 CDD franchise fee research is not complete yet and remains on the list for October.

12 Landscape research, which came up last month, is being worked on by Mr. Dorrill.

13 Efforts will be made to have the motion to dismiss heard before trial.

14 Four items were added based off the discussions today:

- 15 1. Mr. Salvatori's request for additional notices, Mr. Lombardo will provide today.
- 16 2. Rules of Decorum Rule Change for October
- 17 3. Full review of Salvatori memo for October
- 18 4. Reach out to Florida Rural Water to try to specifically determine if District
19 qualifies for preliminary report that must be done before able to utilize the SRF
20 program

21 The action item list will be condensed down quarterly with completed items removed.

22 Mr. Kish reported on item 36 regarding the potential exit of the Ochopee District, noting
23 that Greater Naples is opening a new fire station approximately 10 miles away. Mr.
24 Truckey explained that previous legislative requests to assume the Ochopee District
25 were not approved due to the revenue the District receives. Current rates in Ochopee
26 are approximately three times higher than elsewhere, and they would decrease if
27 Greater Naples assumed the District. Mr. Lombardo agreed but emphasized that it
28 would be an uphill battle, as changing the boundaries requires legislative action. He
29 noted the need to determine the actual cost of providing fire service specifically to Port
30 of the Islands.

E. Surplus Mosquito Spraying Chemicals and Equipment

Mr. McNamee made a MOTION to declare the mosquito spraying trailer surplus with a second by Mr. Kish, and all in favor. Will offer the chemicals to the Mosquito Control District.

PUBLIC COMMENTS

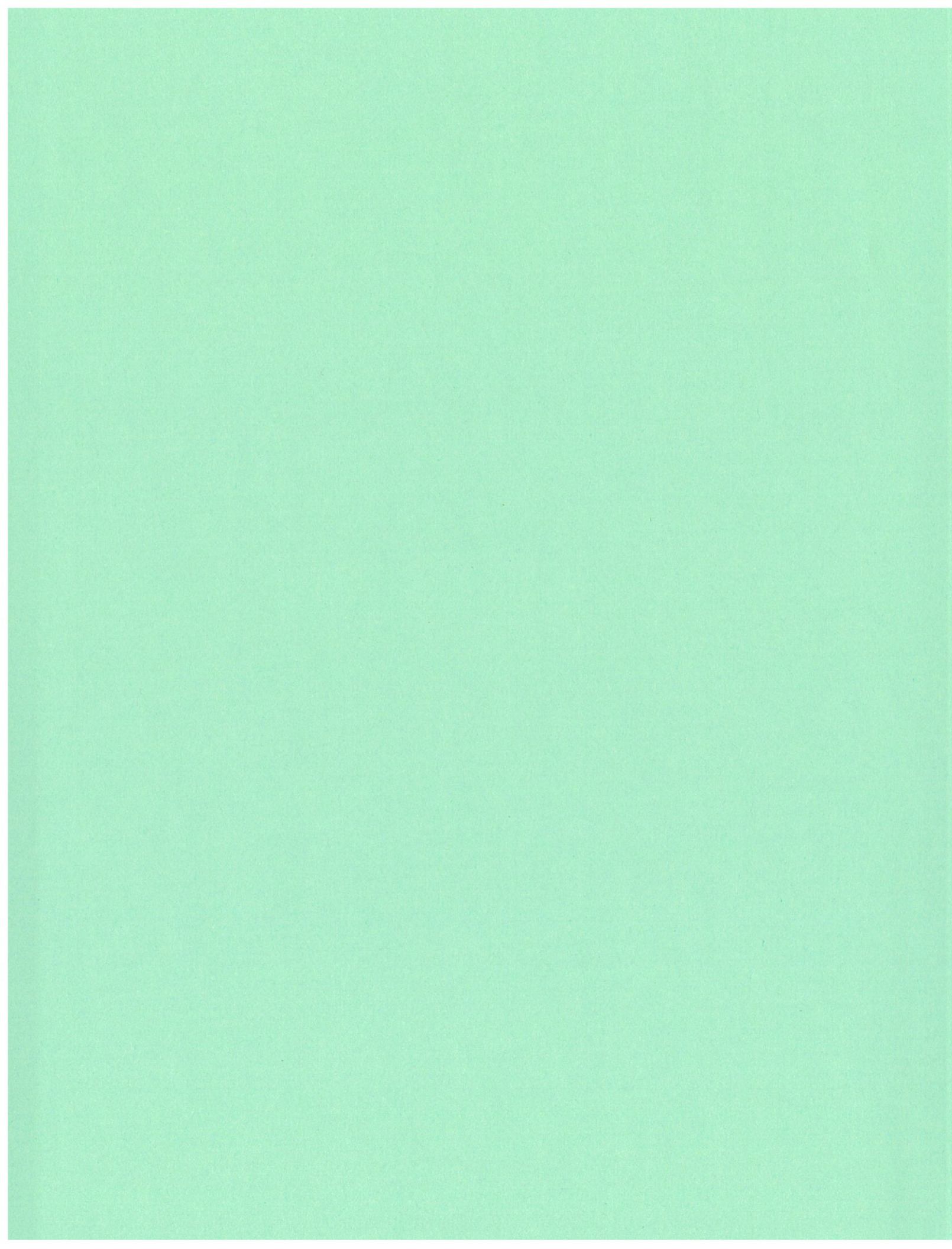
Kathy Oswald – EMS has been stationed at the fire department since the building was established and asked why they are not there. EMS presence at the fire department is not in the CID's control.

Steve Gunther – Reported that 21 light poles in Orchid Cove are labeled as decorative by LCEC. Nineteen appear on the CID bill, and two on Orchid Cove's bill. The decorative pole charge is \$29.71, and the lightbulb charge is \$14.17, with average electricity cost about \$6. He expressed dissatisfaction with the upcharge for those poles and is pursuing the matter further with LCEC.

Ms. Ramos – Asked how the CID operates without its own building and questioned how a 300 sq ft condo could be compared to a large multimillion-dollar home. Mr. Dorrell noted that there is no requirement for special districts to own a facility and stated that Gateway is the only CDD in all Southwest Florida that owns a meeting facility. He explained that Florida Law has uniform method of assessment. Ms. Ramos expressed difficulty in attending meetings online with cochlear implants and the inability to read lips consistently when the camera is moving. Mr. Dorrell will look into incorporating closed captioning on Zoom.

ADJOURNMENT

The next meeting will be on October 17, 2025, at 9:30 a.m. **On a MOTION by Ms. Hansen and a second by Mr. Baird, with all in favor, the meeting was adjourned at 11:41 a.m.**





*Florida Utility
Solutions*

PORT OF THE ISLANDS CID

SEPTEMBER 2025

MONTHLY PLANT OPERATIONS REPORT

OCTOBER 17TH, 2025 BOARD MEETING

Wastewater Plant

Received and treated
2.32 million gallons in
September

Water Plant

Produced and
distributed 2.64 million
gallons in September

REUSE

Distributed 6.83 million
gallons in September



FLORIDA UTILITY SOLUTIONS

15275 Collier Blvd.
Suite 201-268
Naples, Fl. 34119

239-513-0445

www.floridautilitysolutions.com

Summary

Operations at the facilities throughout the month were in accordance with contract and regulatory requirements.

Items Requiring Approval

We would ask your consideration and approval of the following:

Request	Impact	Est. Cost

Operations

- **Compliance**

All Wastewater Plant requirements were met.

All Water distribution requirements were met.

- **Reuse Pump Station Status:**

Reuse Pump System functioning properly for outgoing pressure at plant.

Station on canal operating on 2 pumps and not communicating. Generator does not run.

- **Performance metrics:**

- Wastewater Treatment Plant

- 2.32 million gallons of wastewater received and treated in September

- Water Treatment

- Produced and distributed 2.64 million gallons in September

- Reuse

- Distributed 6.83 million gallons in September

Performance Metrics	Current Month September 2025	Prior Month August 2025
Wastewater treated	2,322,731	2,591,196
Sludge disposed - gallons	0	36,000
Reuse Water Pumped	6,826,080	7,677,714
Odor Complaints	0	0
Number of line breaks	0	0
Auto Flushers Flushed	9	9
Meters Read	864	265
Meters Re-read	6	7
Consumables	Current Month	Prior Month
Chlorine Usage	660	730
Water Usage Complaints	0	0

Maintenance and Repair

Preventive Maintenance

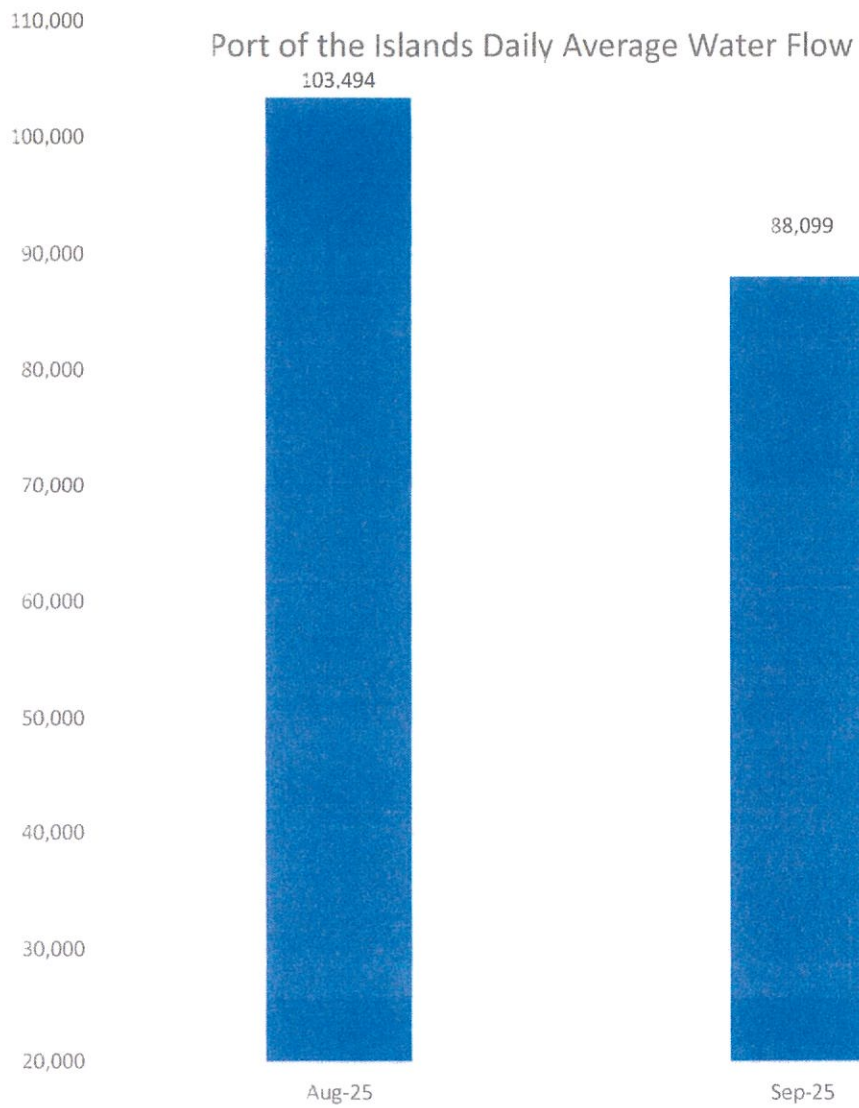
- Inspected all pump stations weekly.
- Odor control weekly checks performed.
- All pumps and motors greased.

Additional Maintenance

- Pumped down and cleaned out sand filter.
- Discussed plant internet with Kevin.
- Took meter reads on the 30th per Munibilling and Dorill.

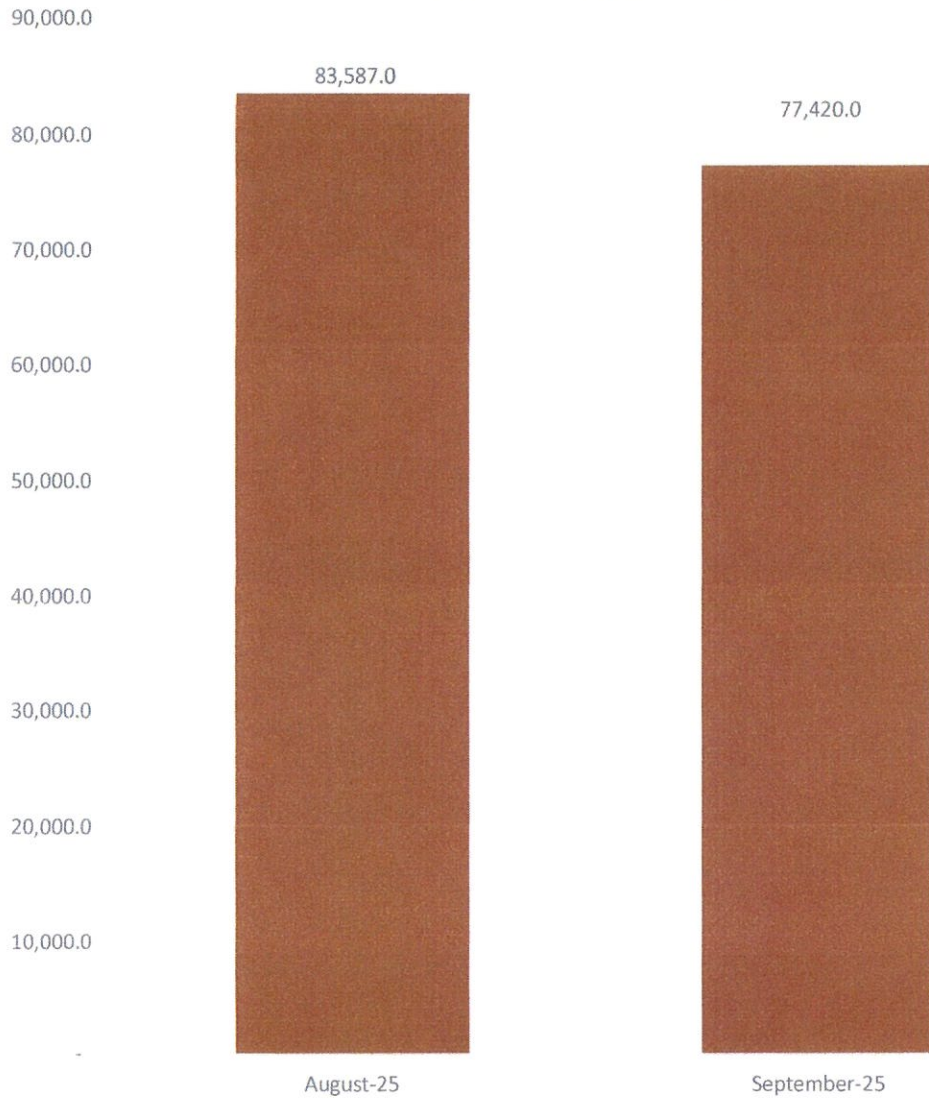
Health & Safety

- Zero LTIs and OSHA recordable incidents occurred during the month.
- Safety training includes daily tailgate talks concerning daily events –confined. space, lightning safety, seatbelts, housekeeping, and other safety related concerns.



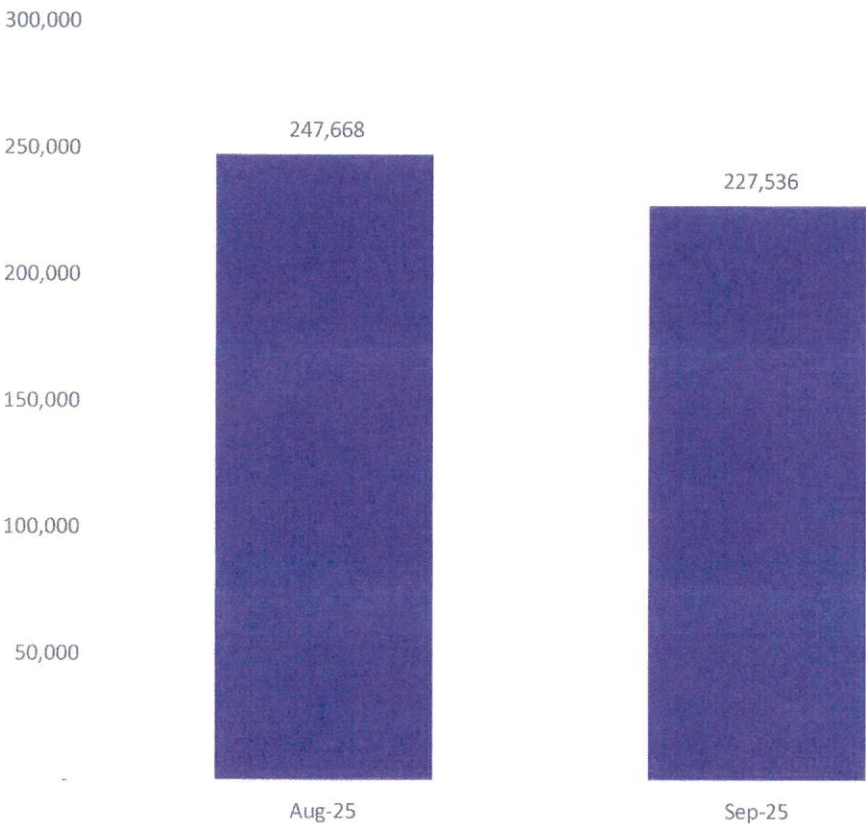
Port of the Islands Drinking Water Monthly Flow Average

Port of the Islands Wastewater Average Daily Flow



Port of the Islands Wastewater Monthly Flow Average

Port of the Islands Reuse Average Daily Flow



Port of the Islands Reuse Monthly Flow Average

The first part of the paper discusses the importance of understanding the local context in which a project is implemented. This involves a thorough analysis of the social, cultural, and economic factors that may influence the success or failure of the intervention. The second part of the paper describes the methodology used in the study, including the selection of participants, the data collection methods, and the analysis techniques. The third part of the paper presents the findings of the study, which show that the intervention had a positive impact on the target population. The final part of the paper discusses the implications of the findings for future research and practice.

Port of the Islands CID

FINANCIAL STATEMENTS

August 31, 2025
(Unaudited)

Prepared by:
Dorrill Management Group Inc
5672 Strand Ct Suite 1
Naples, FL 34110-3343
Phone: 239-592-9115

**Port of the Islands CID
Balance Sheet
As of August 31, 2025**

Assets

	Operating	Water and Sewer	Total
Current Assets			
Checking	\$ 3,610,829.04	\$ 0.00	\$ 3,610,829.04
Checking - Water/Sewer	0.00	1,624,745.29	1,624,745.29
Undeposited Cash (WS)	0.00	2,865.93	2,865.93
Accounts Receivable	0.00	33,833.67	33,833.67
Due To/From 001/202	0.00	(194,266.38)	(194,266.38)
Due To/From 001/202	194,266.38	0.00	194,266.38
Prepaid Items	<u>15,119.25</u>	<u>15,119.25</u>	<u>30,238.50</u>
Total Current Assets	<u>3,820,214.67</u>	<u>1,482,297.76</u>	<u>5,302,512.43</u>
Property and Equipment			
Land	583,847.00	599,674.85	1,183,521.85
Irrigation	0.00	7,970,676.65	7,970,676.65
Equipment	0.00	287,662.07	287,662.07
Improvements - W/WS	0.00	7,727,885.60	7,727,885.60
Construction in Progress	0.00	66,875.00	66,875.00
Less Accumulated Depreciation	<u>0.00</u>	<u>(9,394,648.74)</u>	<u>(9,394,648.74)</u>
Net Property and Equipment	<u>583,847.00</u>	<u>7,258,125.43</u>	<u>7,841,972.43</u>
Total Assets	<u>\$ 4,404,061.67</u>	<u>\$ 8,740,423.19</u>	<u>\$ 13,144,484.86</u>

Liabilities and Fund Balance

	Operating	Water and Sewer	Total
Current Liabilities			
Accounts Payable	\$ 65,859.68	\$ 0.00	\$ 65,859.68
Utility Customer Deposits	<u>0.00</u>	<u>16,250.00</u>	<u>16,250.00</u>
Total Current Liabilities	<u>65,859.68</u>	<u>16,250.00</u>	<u>82,109.68</u>
Long-Term Liabilities			
Total Long-Term Liabilities	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Liabilities	<u>65,859.68</u>	<u>16,250.00</u>	<u>82,109.68</u>
Fund Balances			
Unreserved Fund Balance	3,671,829.35	8,425,409.10	12,097,238.45
Retained Earnings	<u>666,372.64</u>	<u>298,764.09</u>	<u>965,136.73</u>
Total Fund Balance	<u>4,338,201.99</u>	<u>8,724,173.19</u>	<u>13,062,375.18</u>
Total Liabilities and Fund Balance	<u>\$ 4,404,061.67</u>	<u>\$ 8,740,423.19</u>	<u>\$ 13,144,484.86</u>

Port of the Islands CID
Statement of Revenues & Expenses - OPERATIONS & MAINTENANCE
For the Period Ending

August 31, 2025

General Fund

	Current Period	Current Period		YTD		Variance	Annual Budget
	Actual	Budget	Actual	Budget			
Revenue							
Interest Income	\$ 12,815	\$ 12,500	\$ 142,563	\$ 137,500	\$ 5,063	\$ 150,000	
Special Assmnts- Tax Collector	0	73,196	854,319	805,159	49,160	878,355	
Interest - Tax Collector	0	25	938	275	663	300	
Special Assmnts-Discounts	0	(3,750)	0	(41,250)	41,250	(45,000)	
Settlement Proceeds	0	0	22,500	0	22,500	0	
Other Miscellaneous Revenues	5,977	0	58,800	0	58,800	0	
Total Revenue	18,792	81,971	1,079,120	901,684	177,436	983,655	

Administrative						
P/R-Board Of Supervisors	500	500	5,500	5,500	0	6,000
Employment Taxes	38	38	421	413	8	450
P/R - Processing Fees	0	42	225	458	(233)	500
County Property Tax	0	0	26,080	0	26,080	0
Profserv-Engineering	0	2,083	49,174	22,917	26,257	25,000
Profserv-Legal Services	3,224	2,083	40,956	22,917	18,039	25,000
Profserv-Mgmt Consulting Serv	3,877	3,875	42,745	42,625	120	46,500
Profserv-Property Appraiser	0	225	2,763	2,475	288	2,700
Auditing Services	0	292	6,600	3,208	3,392	3,500
Rentals & Leases	105	58	1,188	642	546	700
Postage And Freight	0	42	454	458	(4)	500
Insurance - General Liability	2,520	1,000	15,118	11,000	4,118	12,000
Insurance - Worker's Compensation	0	0	2,000	0	2,000	0
Printing & Binding	0	17	239	183	56	200
Legal Advertising	1,131	417	8,568	4,583	3,985	5,000
Special Services	1,683	500	20,016	5,500	14,516	6,000
Tax Collector Fee	0	583	17,086	6,417	10,669	7,000
Misc-District Website	58	300	1,663	3,300	(1,637)	3,600
Annual District Filing Fee	0	15	0	160	(160)	175
Total Administrative	13,136	12,070	240,796	132,756	108,040	144,825

Unaudited

Port of the Islands CID
Statement of Revenues & Expenses - OPERATIONS & MAINTENANCE
For the Period Ending

August 31, 2025

General Fund

	Current Period Actual	Current Period		YTD		Variance	Annual Budget
		Budget		Actual	Budget		
<u>Operations & Maintenance</u>							
Contracts-Field Services	1,520	417	9,272	4,583	4,689	5,000	5,000
Electricity-Streetlighting	2,864	2,500	31,276	27,500	3,776	30,000	30,000
R&M-Renewal & Replacement	0	417	0	4,583	(4,583)	5,000	5,000
R&M-Grounds	0	2,083	6,999	22,917	(15,918)	25,000	25,000
Misc-Hurricane	0	0	750	0	750	0	0
R&M-Storm Water Drainage	0	417	520	4,583	(4,063)	5,000	5,000
Total Operations & Maintenance	4,384	5,834	48,817	64,166	-15,349	70,000	70,000
<u>Landscape & Irrigation</u>							
Contracts-Landscape	8,021	7,833	87,293	86,167	1,126	94,000	94,000
Utility-Irrigation	0	1,250	16,101	13,750	2,351	15,000	15,000
R&M-Irrigation	4,040	833	17,707	9,167	8,540	10,000	10,000
Total Landscape & Irrigation	12,061	9,916	121,101	109,084	12,017	119,000	119,000
<u>Lakes & Ponds</u>							
Contracts-Lakes	185	167	2,035	1,833	202	2,000	2,000
Total Lakes & Ponds	185	167	2,035	1,833	202	2,000	2,000
<u>Roads & Sidewalks</u>							
R&M-Signage	0	25	0	275	(275)	300	300
R&M-Roads & Alleyways	0	833	0	9,167	(9,167)	10,000	10,000
Total Roads & Sidewalks		858		9,442	-9,442	10,300	10,300
<u>Mosquito Control</u>							
Contracts-Mosquito Treatment	0	417	0	4,583	(4,583)	5,000	5,000
Contracts-Mosquito Spray	0	833	0	9,167	(9,167)	10,000	10,000
Total Mosquito Control		1,250		13,750	-13,750	15,000	15,000

Port of the Islands CID
Statement of Revenues & Expenses - OPERATIONS & MAINTENANCE
For the Period Ending

August 31, 2025

General Fund

	Current Period		Current Period		YTD		Variance	Annual Budget
	Actual		Budget	Actual	Budget			
Capital Expenditures & Projects								
Capital Outlay - Landscape	0		8,333	0	91,667	(91,667)		100,000
Contingency	0		10,752	0	118,268	(118,268)		129,020
Capital Reserve	0		32,793	0	360,718	(360,718)		393,510
Total Capital Expenditures & Projects			51,878		570,653	-570,653		622,530
Total Expenditures	29,766		81,973	412,749	901,684	(488,935)		983,655

Other Financing Sources (Uses)

Other Sources

Other Financing Sources (Uses)

Other Sources

Other Uses

Revenue (Over) Under Expenses	\$	(10,974)	\$	(2)	\$	666,371	\$	0	\$	0
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Port of the Islands CID
Statement of Revenues & Expenses
For the Period Ending

August 31, 2025

Water/Sewer

	Current Period		Current Period		YTD		Variance	Annual Budget
	Actual		Budget	Actual	Budget			
Revenue								
Interest Income	\$ 5,508	\$	3,333	\$ 53,313	\$	36,667	\$ 16,646	\$ 40,000
Water Revenue	9,714		8,333	78,853		91,667	(12,814)	100,000
Sewer Revenue	13,956		8,333	108,689		91,667	17,022	100,000
Irrigation Fees	30,372		12,917	199,737		142,083	57,654	155,000
Meter Fees	0		250	2,420		2,750	(330)	3,000
Special Assmnts- Tax Collector	0		86,895	987,350		955,843	31,507	1,042,738
Interest - Tax Collector	0		50	1,114		550	564	600
Special Assmnts-Discounts	0		(3,476)	14,525		(38,234)	52,759	(41,710)
Other Miscellaneous Revenues	165		417	13,177		4,583	8,594	5,000
Less Returns and Allowances	0		0	(4,466)		0	(4,466)	0
Total Revenue	59,715		117,052	1,454,712		1,287,576	167,136	1,404,628
Expenses								
Administrative								
P/R-Board Of Supervisors	500		500	5,500		5,500	0	6,000
Employment Taxes	38		33	421		367	54	400
P/R - Processing Fees	0		42	225		458	(233)	500
Profserv-Engineering	7,740		1,667	132,746		18,333	114,413	20,000
Profserv-Legal Services	3,224		2,083	40,639		22,917	17,722	25,000
Profserv-Mgmt Consulting Serv	3,877		3,875	42,644		42,625	19	46,500
Profserv-Property Appraiser	0		167	2,763		1,833	930	2,000
Auditing Services	0		333	5,100		3,667	1,433	4,000
Postage And Freight	0		17	0		183	(183)	200
Insurance - General Liability	2,520		1,000	15,118		11,000	4,118	12,000
Printing & Binding	0		17	0		183	(183)	200
Legal Advertising	0		100	0		1,100	(1,100)	1,200
Special Services	0		0	3,438		0	3,438	0
Utility Billing Postage & Supplies	0		0	2,951		0	2,951	0
Misc-Assessmnt Collection Cost	0		2,083	19,643		22,917	(3,274)	25,000
Office Supplies	0		58	2,126		642	1,484	700
Telephone - Utility Operations	318		333	3,481		3,667	(186)	4,000
Total Administrative	18,217		12,308	276,795		135,392	141,403	147,700

Unaudited

Port of the Islands CID
Statement of Revenues & Expenses
For the Period Ending

August 31, 2025

Water/Sewer

	Current Period Actual	Current Period		YTD		Variance	Annual Budget
		Budget		Actual	Budget		
<u>Water-Sewer Comb Services</u>							
Misc-Hurricane	0	0		7,637	0	7,637	0
Utility - Electricity	7,732	8,333		84,614	91,667	(7,053)	100,000
Contracts-Utility Operations	29,329	31,417		322,614	345,583	(22,969)	377,000
Contracts-Utility Billing	3,809	2,750		39,674	30,250	9,424	33,000
Contracts-Generator Maint	0	250		2,873	2,750	123	3,000
R&M-Lift Station	0	833		15,343	9,167	6,176	10,000
R&M-Potable Water Lines	2,037	1,000		15,431	11,000	4,431	12,000
R&M-Water Plant	29,300	3,333		87,198	36,667	50,531	40,000
R&M-Waste Water Plant	0	2,083		8,709	22,917	(14,208)	25,000
R&M-Sewer Lines	0	417		0	4,583	(4,583)	5,000
R&M-Instrumentation	0	417		6,450	4,583	1,867	5,000
Misc-Licenses & Permits	0	83		51,008	917	50,091	1,000
Compliance Sampling	1,392	1,667		15,308	18,333	(3,025)	20,000
Chemicals-Water Operations	1,528	2,917		25,897	32,083	(6,186)	35,000
Chemicals-Wastewater Operations	1,636	2,083		28,171	22,917	5,254	25,000
Sludge Disposal	5,720	1,667		21,785	18,333	3,452	20,000
Reserves - Water & Sewer System	0	20,000		0	220,000	(220,000)	240,000
Total Water-Sewer Comb Services	82,483	79,250		732,712	871,750	-139,038	951,000
<u>Capital Expenditures & Projects</u>							
Capital Outlay	0	20,833		65,680	229,167	(163,487)	250,000
Capital Outlay-Utility Meter Replacement	0	0		13,887	0	13,887	0
Capital Outlay-WWTP	0	0		66,875	0	66,875	0
Contingency	0	4,661		0	51,267	(51,267)	55,928
Total Capital Expenditures & Projects		25,494		146,442	280,434	-133,992	305,928
Total Expenditures	100,700	117,052		1,155,949	1,287,576	(131,627)	1,404,628
Revenue (Over) Under Expenses	\$ (40,985)	\$ 0		\$ 298,763	\$ 0	\$ 298,763	\$ 0

Unaudited

INSPECTION REPORT OF FAKA UNION CANAL BRIDGE UTILITY PIPING

25000 TAMiami TRAIL NEAR US-41
NAPLES, FLORIDA 34114



APEX JOB NUMBER ISL009-0632250-25010956

PREPARED BY



OCTOBER 2025

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Disclaimer

This report is based solely on a visual inspection of the existing 8-inch wastewater force main, 10-inch fire main, and 8-inch water main. No invasive testing, internal inspection, or non-destructive evaluation methods (e.g., ultrasonic thickness testing, pressure testing, or CCTV inspection) were performed. The observed piping exhibits significant external corrosion, which may compromise its structural integrity. Due to the extent of corrosion, the actual condition, wall thickness, and remaining service life of the pipe cannot be accurately determined through visual inspection alone.

The findings and recommendations provided herein are based on observable conditions at the time of inspection and do not account for hidden or subsurface defects. Any further cleaning, sandblasting, or physical manipulation of the pipe may result in failure due to unknown internal deterioration. The authors of this report assume no responsibility for damage or failure resulting from such activities and strongly recommend that additional testing be conducted prior to any remedial or maintenance work.

Executive Summary

The Weiler Engineering Corporation conducted a visual inspection of the Faka Union Canal Bridge utility attachments on August 11, 2025. The scope of inspection included the eight-inch (8") force main, the ten-inch (10") fire main, and the eight-inch (8") water main mounted along the bridge structure. The purpose of the inspection was to evaluate the existing condition of these utilities, identify areas of deterioration or deficiency, and provide professional engineering recommendations.

Overall Condition:

- All three utility mains exhibited moderate to heavy corrosion, localized section loss, and deteriorated coatings.
- Air release valves appeared inoperable and lacked maintenance tags, with fittings, gaskets, and expansion joints observed in a deteriorated condition.
- Pipe hangers generally provided adequate support; however, multiple hangers exhibited corrosion, misalignment, or partial detachment.
- No active leaks were observed during the inspection.

Key Findings:

- Force Main: Heavy corrosion, failed coatings, and compromised gasket material.
- Fire Main: Similar corrosion patterns, with several U-bolt hangers heavily corroded.
- Water Main: Multiple misaligned and unattached supports, with pitting corrosion at joints.

Recommendations:

- Remove failed coating, prepare substrate surfaces, and apply a new protective coating system.
- Replace deteriorated gaskets, fittings, valves, and hangers as required.
- Conduct follow-up inspections on a 12 to 18 month cycle to monitor progression of corrosion and confirm effectiveness of corrective actions.

Background and Scope

The Weiler Engineering Corporation was retained to perform a visual inspection of the utility mains mounted along the Faka Union Canal Bridge located at 25000 Tamiami Trail, near U.S. 41 in Naples, Florida. The inspection was conducted on August 11, 2025.

The purpose of this inspection was to evaluate the general condition and serviceability of the following utility systems supported on the bridge:

- **Eight-inch (8") force main**
- **Ten-inch (10") fire main**
- **Eight-inch (8") water main**

The inspection sought to identify visible signs of deterioration, corrosion, and structural deficiency, and to document observed conditions for use in maintenance planning, repair prioritization, and budgeting.

Scope of Services:

- Perform a visual inspection of exposed piping, fittings, valves, hangers, and support elements.
- Document observed conditions, including photographic evidence of deficiencies and areas of concern.
- Provide an engineering opinion on the overall condition of the utility mains.
- Develop an opinion of probable cost for repair and maintenance actions.
- Provide recommendations and next steps for corrective action, preventative maintenance, and long-term monitoring.

This inspection was limited to non-destructive evaluation methods. No ultrasonic thickness measurements, hydrostatic testing, or laboratory analyses were performed as part of this scope. Observations were confined to areas accessible during the inspection period.

Inspection Methodology

The inspection was performed on August 11, 2025, by staff of The Weiler Engineering Corporation. The review was limited to visual observation of accessible utility components along the north and south fascia of the Faka Union Canal Bridge.

Inspection Approach:

- Close-up inspection the water of pipe runs, fittings, hangers, expansion joints, and valves.
- Photographic documentation of all visible deficiencies for inclusion in this report.
- Measurements of utility runs and support spacing taken with measuring tapes and verified against record drawings.

Limitations:

- No destructive or invasive testing was performed.
- No thermographic imaging, ultrasonic thickness testing, or hydrostatic pressure testing was conducted as part of this inspection.
- Observations were limited to accessible areas; portions of the bridge and utility components obscured by structural members or debris were not visible for assessment.

Standards and References:

- Inspection findings were compared against applicable industry standards, including Florida Building Code (2023, 8th Edition), FDOT Bridge Maintenance and Inspection Guidelines, and generally accepted engineering practices for steel and ductile iron utility support systems.

Eight-inch (8") Force Main

The eight-inch force main originates from the shoreline abutment and runs parallel along the westbound lane mounted on the north side of Tamiami Trail, running approximately 255LF to the abutment on the opposite side. Heavy corrosion was visible on the pipe runs and fittings. Section loss was visible at flanges, though no active leaks were noted during the inspection. The protective coating was delaminated, blistered, or otherwise absent in numerous locations. Touch-up coating was visible and noted to be failing. Staining was visible under the drainage scuppers for the bridge deck above.

Additionally, corrosion was visible at air release valve joints. No maintenance tags were identified during the inspection, and the valves appeared to be inoperable. Gaskets and expansion fittings were notably dry-rotted with UV checking visible.

Twenty-two (22) pipe hangers were identified, roughly evenly spaced. While corrosion was present on certain hangers, no significant section loss was noted.



Figure 1: Force main exit location at bridge abutment



Figure 2: Bridge scupper draining onto force main



Figure 3: Air release valves with corroded fit-up points



Figure 4: Roller hanger

Ten-inch (10") Fire Main

Similarly, the ten-inch fire main originates from the shoreline abutment and runs parallel along the westbound lane mounted on the north side of Tamiami Trail, running approximately 255LF to the abutment on the opposite side. The fire main runs approximately twelve inches (12") below the force main. Heavy corrosion was visible on the pipe runs and fittings. Section loss was visible at flanges, though no active leaks were noted during the inspection. The protective coating was delaminated, blistered, or otherwise absent in numerous locations. Touch-up coating was visible and noted to be failing. Staining was visible under the drainage scuppers for the bridge deck above.

Additionally, corrosion was visible at air release valve joints. No maintenance tags were identified during the inspection, and the valves appeared to be inoperable. Gaskets and expansion fittings were notably dry-rotted with UV checking visible.

Nineteen (19) pipe hangers were identified, roughly evenly spaced. While corrosion was present on certain hangers, no significant section loss was noted; however, several U-bolt hangers were visibly heavily corroded.



Figure 5: Visible corrosion and coating flaking visible on fire main



Figure 6: Further corrosion at fitting

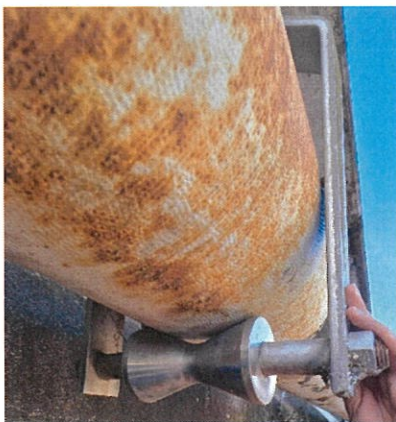


Figure 7: Roller hanger with minimal corrosion visible



Figure 8: Corrosion on bolt hangers

Eight-inch (8") Water Main

The eight-inch water main originates from the shoreline abutment and runs parallel along the eastbound lane mounted on the south side of Tamiami Trail, running approximately 255LF to the abutment on the opposite side. Heavy corrosion was visible on the pipe runs and fittings. Section loss was visible at flanges, though no active leaks were noted during the inspection. The protective coating was delaminated, blistered, or otherwise absent in numerous locations. Touch-up coating was visible and noted to be failing. Staining was visible under the drainage scuppers for the bridge deck above.

Additionally, corrosion was visible at air release valve joints. No maintenance tags were identified during the inspection, and the valves appeared to be inoperable. Gaskets and expansion fittings were notably dry-rotted with UV checking visible.

Twenty-six (26) pipe hangers were identified, roughly evenly spaced. While corrosion was present on certain hangers, no significant section loss was noted; however, several U-bolt hangers were visibly heavily corroded. Misaligned supports were noted in multiple locations, and a single hanger was noted as being unattached to the deck.



Figure 9: Heavy corrosion along water main



Figure 10: Damaged hanger



Figure 11: Pitting corrosion on pipe hangers



Figure 12: Heavy corrosion at joint

Opinion of Probable Cost

The following opinion of probable cost has been prepared to compare two potential approaches for addressing the deteriorated bridge-mounted utilities (10" fire main, 8" potable water main, and 8" wastewater force main; 255 LF each, 765 LF total). Costs are order-of-magnitude and reflect FDOT District One work conditions, barge/bridge access, traffic control, and environmental compliance requirements.

The prices below were derived from values provided by *Restoration & Protective Services* in November 2022.

Direct Construction Subtotals

Option A — Repair & Recoat (Direct Construction Cost = \$217,660)

Item	Basis / Qty	Unit	Unit Cost	Amount
Barge access, surface prep (near-white), 3-coat system (all three lines, fittings, containment)	RPS budget (11/21/2022), excludes hangers	LS	—	\$150,000
<i>Adjustment for inflation</i>	+20%			\$30,000
Hanger replacements (≈30% of 67)	20 EA	EA	\$450	\$9,000
Hanger rehab (remaining)	47 EA	EA	\$120	\$5,640
ARV replacements (carry)	6 EA	EA	\$3,500	\$21,000
Flange gasket/bolt kits at corroded joints (≈13/line × 3)	39 EA	EA	\$180	\$7,020
FDOT/D1 MOT & admin submittals (TCP/UAM formatting, coordination)	LS	—	—	\$15,000
Law-Enforcement Officer (LEO) coverage allowance for closures	LS	—	—	\$10,000
Direct Construction Subtotal (Option A)				\$247,660

Notes (Option A)

- Lengths and hanger counts from the inspection report; ARVs noted corroded/inoperable, gaskets deteriorated.
- RPS number includes barge, prep, coating; no hangers. ARV/gasket/hanger work, FDOT admin and LEO added here.
- Any hazardous-coating abatement beyond standard containment would be added separately.

Option A – Repair & Recoat

Scope includes abrasive blasting to near-white metal, full three-coat protective system, selective spool replacements, replacement of gaskets/bolting, six (6) new air release valves, rehabilitation and limited replacement of hangers, FDOT administration, and coatings QA.

- **Direct Construction Subtotal:** \$247,660
- Temporary Bypass
 - 8" Wastewater Force Main: \$95,000
 - 8" Potable Water Main: \$70,000
 - 10" Fire Main: \$85,000
- Bonding & Insurance (10%): \$22,566
- Mobilization (10%): \$22,566
- Overhead & Profit (15%): \$33,849
- Contingency (20%): \$45,132
- **Subtotal A:** \$621,773
- Design and Permitting : \$50,000
- Construction Inspections/Submittal Review/Limited CEI: \$35,000
- **Final Project Cost: \$716,773**

The prices below were derived from values provided by Sean Faro in September 2025.

Direct Construction Subtotals

Option B — Full Replacement (Direct Construction Cost = \$639,702) Item	Basis / Qty	Unit	Unit Cost	Amount
Turnkey demo + furnish/install new flanged DI for (2) 8" + (1) 10" lines; includes water-line new hangers, 6% tax, 1 mobilization (\$15,001), daytime 8+ hr window, traffic control "across bridge only"	Aptus budget (9/26/2025)	LS	—	\$536,702
Add: undercut hangers/anchors for 10" Fire + 8" Force (Aptus excludes)	Allowance	LS	—	\$50,000
Potable water testing / disinfection	LS	—	—	\$5,000
FDOT/D1 admin & engineering coordination (UAM/TCP/APL, submittals)	LS	—	—	\$25,000
LEO coverage allowance for closures	LS	—	—	\$15,000
Coatings QA / inspection (NACE L2/3) for new work & touch-ups	LS	—	—	\$8,000
Direct Construction Subtotal (Option B)				\$639,702

Notes (Option B)

- Aptus scope includes removal of all three existing mains and new pipe installation; **new undercut hangers for the 8" water main only** (line item example: \$25,205); we carried **\$50,000** to add undercut hangers for the 10" fire and 8" force mains per the project emails.
- Traffic control in Aptus is limited "across bridge only"; owner-side FDOT admin and LEO allowances are carried here.
- Lengths and conditions per inspection report; ARV quantities left at six as carried in Option A for repairs.
- It is not confirmed whether the Aptus budget of \$536,702 includes environmental containment. It is assumed that some level of containment is provided; however, if this cannot be verified, an additional **Environmental Protection Allowance of \$10,000–\$15,000** should be carried in Option B.

Option B – Full Replacement

Scope includes removal of all three existing mains, installation of new flanged ductile iron pipe (Class 53) with new 316 SS hangers and undercut anchors (two lines added beyond vendor scope), potable water testing/disinfection, FDOT administration, and coatings QA.

- **Direct Construction Subtotal: \$639,702**
- Temporary Bypass
 - 8" Wastewater Force Main: \$95,000
 - 8" Potable Water Main: \$70,000
 - 10" Fire Main: \$85,000
- Bonding & Insurance (10%): \$62,970
- Mobilization (10%): \$62,970
- Overhead & Profit (15%): \$94,455
- Contingency (20%): \$125,940
- **Subtotal A: \$1,236,037**
- Design and Permitting : \$50,000
- Construction Inspections/Submittal Review/Limited CEI: \$97,604
- **Final Project Cost: ≈ \$1,383,641**

Conclusion and Recommendations

The eight-inch (8") force main was noted as having multiple areas of section loss and corrosion, with damaged or missing coating visible during the inspection. While there were no active leaks noted at the time of the inspection, the rate of corrosion may increase as the protection dissipates. Similar levels of corrosion were observed on the ten-inch (10") fire main and the eight-inch (8") water main.

Based on the findings of this inspection, the following actions are recommended. Each item is assigned a priority level (High, Medium, Low) to assist in planning corrective measures and allocating resources.

Immediate / High Priority (0–6 months)

- **Repair or Replace Severely Corroded Pipe Sections**
 - Sections of the force main, fire main, and water main exhibiting visible section loss, pitting, or compromised joints should be addressed immediately to prevent leaks or failures.
 - **Replace Deteriorated Gaskets and Valves**
 - Air release valves noted as inoperable should be replaced or repaired. Gaskets showing UV degradation and dry rot should be replaced to restore system integrity.
 - **Reattach or Replace Damaged Pipe Hangers**
 - Misaligned, detached, or heavily corroded hangers should be corrected to restore full support capacity and prevent pipe displacement.
-

Medium Priority (6–18 months)

- **Surface Preparation and Protective Coating Application**
 - Remove delaminated or blistered protective coating and recoat all exposed pipe surfaces using an appropriate corrosion-resistant coating system.
 - **Replace Corroded U-Bolt Hangers**
 - Although some hangers remain serviceable, those with advanced corrosion should be proactively replaced to extend service life.
 - **Alignment Adjustments**
 - Correct misaligned supports to ensure uniform pipe bearing and reduce stress concentrations.
-

Long-Term / Low Priority (18–36 months and ongoing)

- **Scheduled Monitoring Program**
 - Establish a structured inspection cycle every 12–18 months to monitor coating condition, hanger performance, and valve operation.
- **Preventative Maintenance Program**
 - Implement routine cleaning, recoating, and lubrication program for all exposed utility piping and appurtenances to slow future corrosion.
- **Structural Verification**
 - Consider incorporating non-destructive testing (NDT) methods (e.g., ultrasonic thickness measurements) in future evaluations to quantify remaining wall thickness and predict service life.

If you have questions or comments regarding the information provided by this report, please contact me at THE WEILER ENGINEERING CORPORATION at 941-505-1700.

Sincerely,

Max Morgan, Professional Engineer, State of
Florida, License No. 94877

This item has been digitally signed and
sealed by Max Morgan, P.E. on the date
indicated here:

October 9, 2025

Printed copies of this document are not
considered signed and sealed and the
signature must be verified on any electronic
copies.

Max Morgan, P.E.
Structural Engineer
CC: CLIENT/FILE ISL009-0632250-25010956

Max Morgan, P.E.
FL Reg No. 94877

October POICID Action Items

Task	Date	Status
1. Notice of Rule Development		Complete
2. Notice of Rule Making		Complete
3. Notice of Closed-Door Workshop		Complete
4. Notice of Budget Hearing		Complete
5. Notice of Utility Increase in Utility Bills (Manager)	August	Complete
6. Evaluation of Annual Paving Contracts, Collier County		Complete
7. Resolution draft approving rule change (Attorney)	August	Complete
8. Evaluation of RFP for Community Security Assessment (Manager)	September	In Progress
9. Proposal of Possible Legal Settlement, Prepmac		Complete
10. SFWMD Easement		Complete
11. Settlement Counteroffer, Prepmac		Complete
12. Draft Settlement Agreement, Prepmac		Complete
13. Liveaboard land development regulation research including addressing (Attorney)	August	Draft Provided For Review – Aug 8
14. Bring Russ Weyer to August Board Meeting to go over Assessment Methodology (Manager)	August	Rescheduled to September
15. Research historical and current ability to transfer O&M assessments (Attorney)	August	Done
16. Provide initial tasks to co-counsel (Chair)		
17. Obtain concept plans for potential community center (Manager)	September	Done in August
18. Invitation to Bid Documents, Raw Water Main (Manager)		Done – Sept 13, Bid Opens
19. Provide Field Manager with Web Account Access for Emergency Notifications (Manager)		Done
20. Develop Cover Letter / Notice of Utility Rate Increase to Accompany August Utility Bill (Manager)	August	Done – Aug 29
21. Prepare Assessment Roll Reimbursement SE Commercial Parcel (Manager)		Done
22. Prepare RFQ for District Legal Services (Manager)	September	In Progress
23. Complete Insurance Renewal Application for 10/1 Renewal (Manager)		Done
24. Prepare license agreement for marine contractor (Attorney)	August	Done – Aug 13

25. Solicit proposal for community road asphalt survey	August	Done
26. Research district own/operate server for website	August	Done
27. Prepare budget amendment for lift station repair	August	Done
28. Engage Russ Weyer for FY26 methodology review	August	
29. Identify former water quality testing vendor for possible claim	August	
30. Develop utility billing insert/website for backflow information	August	
31. Engage conceptual design for community hall facility	August	Done
32. Update assessment methodology (Consultant)		
33. Add utility insert re backflow preventer with picture and add to website (Manager)		In progress
34. Schedule meeting with L. Blacklidge	September	In progress, requested meeting
35. Cost of roads (engineer)		
36. Ochopee research on leaving district (attorney)	September	
37. Demand letter to former testing company		
38. Orchid Cove Research (manager)		
39. Research whether CDD can charge franchise fee (attorney)		
40. Landscaping research (manager)		
41. Resolution for rate change (attorney)	September	