UTILITY TASK FORCE MEETING

AGENDA

Thursday, January 24, 2019
9.00 A.M.
VILLAGE COUNCIL CHAMBERS
560 CRANDON BOULEVARD
KEY BISCAYNE, FL 33149

1. Attendance
2. Public Comments
3. Additions or deletions to agenda
4. Update on alternative project funding methods
5. Update on special assessment methodology
6. Discussion on subject matter expert panel for the workshop
7. Next Meeting date: January 30, 2019 (Masterplan Presentation)
8. Adjournment

RAFTELIS

January 22, 2019

Key Biscayne Utility Undergrounding Task Force

Subject: Undergrounding Assessments Preliminary Alternative Scenario – Reliability EBUs

Dear Task Force Members:

Pursuant to feedback from our presentation on January 2, 2019 we have developed a preliminary alternative scenario for the assessment of the Reliability EBUs to the various property types. The primary feedback we received regarding the Reliability EBUs was using the average persons per household figures from U.S. Census data. One data point that was reviewed, but ultimately did not yield a significant difference in results, was the average building size of condo and multi-family units compared to the average single-family building size. The average building size for the condo and multi-family units is 1,736 sf. The average building size for the single-family properties is 3,926 sf. This provides a ratio of 44%, compared to the current ratio of 43%, which is representative of the average persons per household.

Instead of using people as a proxy for the benefits received by the property, an alternative scenario was developed where each individual property is assessed based on the square feet of building space. In this scenario every 1,000 square feet of building space is equal to 1.0 EBU, with a minimum assignment of 1.0 EBU. For vacant properties, the property size is multiplied by a factor of 33.3% to equate to the average building square feet to property size. This also eliminates the concern between commercial condominiums and commercial properties as we already have all the building square footage for both property types. Additional options for this scenario (that are not provided in this letter) include setting the square foot minimum to 500 square feet or allowing the EBU calculation to round to the nearest 0.1 (or other rounding techniques, nearest ½ EBU, etc.). The table below illustrates the distribution of building size for the primary property types at various intervals.

Range of building square feet	Single Family	Condo	Commercial	Commercial Condo	Government
0 - 500	0	153	1	9	0
501 - 1000	0	587	4	55	0
1001 - 1500	40	1,821	2	42	0
1501 - 2000	129	1,745	1	4	0
2001 - 2500	198	594	2	2	0
2501 - 3000	209	375	2	4	0
3001 - 4000	263	396	1	1	1
4001 - 5000	168	28	2	0	0
5001 - 6000	114	37	1	0	0
Above 6000	174	14	20	2	5
Total	**1,295**	**5,750**	**36**	**119**	**6**

As has been previously discussed with the task force, the alternative scenario was run utilizing the cost allocation between the three benefit categories based on total EBUs to reflect the resiliency gained to the network from the proposed project. With the per EBU allocation method, the total cost is assigned to each benefit category based on the number of EBUs in each category, where the rate per EBU for all categories is equal.

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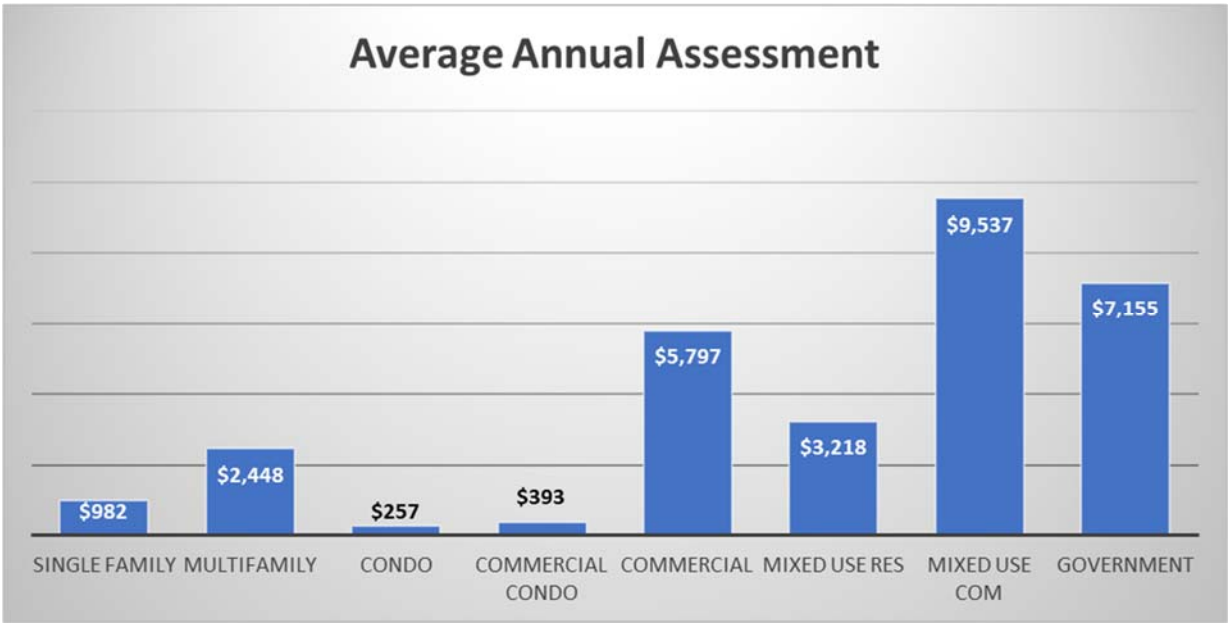
Reliability EBUs by building square feet and cost split by number of EBUs



Sincerely,

Habib Isaac
Senior Manager