

M E M O R A N D U M

To: Tom Harmer, Town Manager
From: Isaac Brownman, Public Works Director
Report date: February 9, 2021
Meeting date: February 16, 2021
Subject: Utilities Undergrounding Project Update

Recommended Action

None, informational only.

Undergrounding Project – Funding

The Town Commission formally adopted the FY21 Budget, including Utilities Undergrounding Project components at the September 29, 2020 Special Meeting. For the Utilities Undergrounding Projects, these elements are consistent with the current remaining budgets based on Referendum and Bond balances.

Undergrounding Project – Design-Build RFP Wilco-FPL

A summary of work accomplished to date including the current high-level accomplishment and status for the Undergrounding Project follow.

Phase 1

Continued work in Phase 1 that remains will be accomplished with an adjusted schedule for contractor completion dates. Wilco crews have finalized installation of wire, setting of transformer equipment and terminations on all locations.

- Completed 1st GMD feeder switch order on January 26th
- Feeders from North extent of PH 1 to Sloop Lane are energized.
- Immediately following the completion of the first GMD feeder switch order our U/G contractor (Wilco) initiated the next switching request to energize primary voltage distribution loops to commence energizing related transformers.
- FPL has accepted the next switch order and it's is projected to be released by the middle of the month.
- Project team is continuing to have weekly switching coordination meetings with FPL.

The project team is waiting for operations clearance for the first series of primary voltage distribution loops to be energized and are in continued coordination with FPL's engineer, project manager, operation center, switch order manager, and the Town's utilities undergrounding contractor. Wilco will be starting conversions to the individual homes following the clearance of the first initial Primary Distribution switch order.

- FPL is now requiring all conversions within a GMD feeder switch section will need to be completed before release of next GMD feeder switch.
- There will be approximately (17) total switch orders, and most will run concurrently. The next (2) switch orders for GMD feeders will be approved after conversions are completed in the previous section.

The project team conducts weekly calls to closely coordinate with all parties to help efficiently achieve the final conversions and will continue to provide routine updates to local residences as we continue to get clearances. The team is working closely to ensure this can be completed efficiently and will provide as much advance notice to homeowners as possible.

The schedule for these conversions are tied to the above switching orders. The order of the service meter connections will begin at the southern end and progress north which is consistent with the switching order plans.

Following final acceptance by FPL of all overhead to underground conversion work, FPL will schedule pole removals.

During the switching and meter conversions in Phase 1, crews will begin installation of the Town streetlights starting in the Neighborhood sections then GMD. There are a few areas where the existing aerial lines are too close to the new pole location and place a safety constraint. In these areas the installation of new streetlight poles will immediately follow removal of existing FPL aerial facilities.

Phase 2

Wilco continues progress in the northeast quadrant of the Village area of phase two providing installation of FPL, Town fiber/street light, and Comcast conduits, splice boxes, transformer pads, and secondary laterals to residence meter locations. Crews will be moving towards the southern side sections of Broadway in the coming weeks to work towards the Bayou Hammock section to complete the Village areas.

Phase 3

- Phase 3 FPL design complete and materials are ordered.
- All FPL feeder conduit, switch boxes, splice boxes and transformer pads for Phase 3 received and at our staging yard ready for installation.

- FDOT Right of Way Utility Permits are in receipt for FPL and Comcast feeder conduit installations and work can begin. Anticipated start date is March 2021.
- Frontier work is in progress and this phase of the project is in final stages of design for Town fiber and street lights.

Phase 4

- Phase 4 FPL preliminary design complete, reviewed, submitted back and now with FPL Engineering to finalize. Receipt of final design is estimated for Spring 2021.
- Phase 4 fiber & streetlight design is in progress.
- Comcast & Frontier Phase 4 design is planned to coincide with FPL design.

Frontier

Frontier has completed work within Phase 1. Meanwhile, Frontier is actively working to complete their undergrounding and/or removal of non-active aerial facilities, and conversions of aerial fiber drops within Phase 2 and Phase 3, and reviewing designs for activation of work assignments in Phase 4.

Comcast

For Phase 1, Comcast has completed all installations and their final cut-over to pave the way for their aerial facilities to be removed. The project team is working with Comcast to schedule their aerial facilities removal ahead of the FPL pole removal. Other than a few isolated sections, all neighborhood aerial lines have been removed. Town staff is continuing to coordinate with Comcast in the field to verify design plan locations in the field ahead of our current work within Phase 2 neighborhood sections. The project team is also working with Comcast to have them finalize their permit drawings & permit for all future phases.

Smart Street Lighting (“SSL”)

Phase 1 street lighting is planned to begin installation to coincide with switch order progress. Conversion to new streetlights will coincide with FPL pole removals.

The original intent of the Town Street Light Project was, and remains:

- Improve both quality of light efficiency and distribution, and pole/fixture aesthetics.
- Own and maintain provided poles that are “smart capable” for potential wireless and cell carrier enhancement.

- Replace Town account streetlights on existing FPL aerial facilities so that once the underground conversion is in place, the Town project can remove the aerial facilities/poles including FPL lights.

The project team is continuing outreach to homeowner association representatives to update them as the project progresses through each Phase of the project.

The Town has engaged a qualified and competent advisor, KCI Technologies, aka KCI Construction Services, LLC, dba KCI Communications Infrastructure Inc., to provide guidance, recommendations and assist with the ongoing planning of smart city/cellular/fiber project elements and continued conversations with providers. The project team is in the initial phase of assigned tasks to review current design/build team efforts and plans for fiber and street light design and installations.

Budget and Other Items of Interest

Phase 1

To-date, the Town has not utilized contingency funds as the project team nears completion of Phase 1. The project has remained under the original budget as in previous updates.

The street lighting portion of the budget remains positive for GMD due to the reduction of original streetlights based on the FDOT Lighting Justification Study. Although the Town has been able to negotiate to bring the overall project under original budgets, the neighborhood street lighting budget remains as originally projected. This includes transferring some intersection street lighting into the GMD budget.

Phase 2

Similar to the above, the Town has not needed to utilize contingency funds for Phase 2. As with Phase 1, the Town will continue to mitigate any potential issues to preserve project contingency funds. Fiber & streetlight cost are currently under review and within the budget amount.

Phase 3 (includes the Southern portion of the original Phase 5)

The Town recently signed a Work Assignment with Wilco for the FPL undergrounding portion and it remains under the original budget. Fiber & streetlight cost are currently under review and within budgeted amount.

Phase 4 - Final Phase (includes the Northern portion of original Phase 5)

The Town is in receipt of Phase 4 preliminary design from FPL and will be getting the Binding Cost Estimate (BCE) from FPL in March. This will be the final FPL portion of the project and help determine what the final cost for the FPL portion may be. Fiber & streetlight cost are currently under review and within budgeted amount.

Next Steps

- Continued work in all Phases will be accomplished with an adjusted schedule for contractor completion dates.
- Final coordination of switch orders for power conversions Phase 1. Installation of street lights and removal of poles.
- Continue undergrounding work in Phase 2.
- Finalize remaining Phase 3 and 4 designs for locations of street light poles, fiber-optic conduits, and electrical connections with Wilco.
- Obtain FDOT permits for all Town fiber and street light work on GMD for remaining Phases. FDOT permit for Phase 2 has now been obtained.
- FPL to complete Phase 4 design per Town comments and develop the Binding Cost Estimate.
- Explore GMD multi-purpose pathway lighting options and update the Commission on recommended solutions.
- Contract signed and kick-off meeting conducted with qualified and competent advisor. Continue working with advisor to assist with ongoing planning of smart city/cellular/fiber project elements and to help advance continued conversations with providers.

Master Schedule Update

We will be meeting with all project members this month so we can provide commissioners with a master schedule update at the next Workshop meeting. The last schedule shared with commissioners indicated a March 31st completion date for Phase 1. At this time, we still anticipate the March 31st date for completion can potentially be accomplished since Wilco has finished all FPL UG work, and the installation of the GMD & NEI streetlight poles is anticipated to be underway the week of February 14th. The only work that could be subject to extend beyond the March 31st date would be due to any delay in remaining FPL switch orders, final OH/UG conversions and the FPL pole removal(s). This pole removal portion of the work is controlled by FPL, but we are meeting on a bi-weekly basis, and continue requesting FPL's pole removals to be completed as soon as possible. We will continue to provide monthly updates on progress.

Staff Recommendation

None, informational only.

Attachments

PowerPoint Presentation (Available from Town Clerk's Office)

End of Agenda Item