

M E M O R A N D U M

To: Tom Harmer, Town Manager
From: Isaac Brownman, Public Works Director
Report date: June 9, 2022
Meeting date: June 20, 2022
Subject: Utilities Undergrounding Project Update

Recommended Action

None, informational only.

Undergrounding Project – Funding

The Town Commission formally adopted the FY22 Budget, including Utilities Undergrounding Project components at the September 27, 2021 Special Meeting at 5:01pm. 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 Utilities Undergrounding Project follow.

Phase 1

All Phase One FPL and undergrounding work is complete.

All FPL poles within Phase One have been removed.

Final construction close-out is in progress including remaining punch list items.

Phase 2

Wilco is complete with Phase 2 FPL circuitry work with exception of final terminations and some concrete curbing work at transformer locations. FPL has been provided the as-built redline drawings which are under review. Upon FPL approval, Wilco will initiate the switching order requests for Phase 2 and FPL will approve and schedule incrementally for final Overhead to Underground conversions, similar to Phase 1.

All neighborhood streetlights are installed throughout Phase 2. The GMD highway lights and side street intersection poles have experienced delays with fabrication of precast concrete bases. They are currently due and all highway lights will be scheduled for installation in July / August.

Phase 3

All conduit boring operations within Phase 3 are complete, including the manufactured home parks. Crews will continue working on making the conduit tie-ins (splices), installing remaining equipment vaults (3), setting equipment on pads, pulling wire and making terminations from South to North.

Wilco is currently finalizing the as-built redlines for submission to FPL. Wilco is expected to submit in late June. It is anticipated that the FPL Phase 3 review of redline drawings, final approval and switching process will be more efficient in Phase 3 since the work does not include as many neighborhood sections and is more straightforward from a design standpoint.

Phase 4

All conduit boring operations within Phase 4 are complete with the exception of some remaining secondary installations to the base of electric meter locations.

Crews will continue working on making the conduit tie-ins, installing remaining equipment vaults, setting equipment on pads, pulling wire and making terminations from South to North as they advance from Phase 3.

Frontier

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, Phase 3, and Phase 4.

Comcast

Comcast is also actively working to complete their undergrounding and/or removal of non-active aerial facilities, and conversions of aerial fiber drops within Phase 2, Phase 3, and Phase 4.

Street Lighting

Wilco will continue installing the remaining Neighborhood streetlight poles in Phase 3 and 4 in June. Once the final shipment of concrete precast bases come in (currently anticipated in August) Wilco will begin installing the final GMD highway streetlight poles

Cellular Coverage and Smart City Concepts

The Town has had very productive meetings with both AT&T and Verizon regarding plans to enhance cell coverage on the Island. Verizon has approval to install 9 small cell poles and antennas on the North end of the island to address current coverage issues. AT&T is reviewing terms of a potential lease agreement for use of Town streetlight poles.

Construction Budget and Other Items of Interest

Phase 1

No contingency funds were utilized in Phase 1. The project has remained under the original budget as in previous updates.

Phase 2

No contingency funds have been utilized in Phase 2. This phase has also remained under the original budget as previously reported.

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

No contingency funds have been utilized in Phase 3. This phase has also remained under the original budget as previously reported.

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

The Town has not needed to utilize construction contingency funds for Phase 4.

The Town will continue to mitigate potential issues to preserve project contingency funds.

At this time, the budgeted portion of FPL work is favorably under budget, and as final work is completed per phase, invoicing for final quantities will assist in reconciling total budget savings.

During the coming Summer months, the project team will be assembling final as-built quantities of the Town's streetlight & fiber installations to determine those final costs, as well as assist in determining fiber designs and available use of same. At this time, we expect some adjustments to these items but to remain within the original budgeted amounts. Gulf of Mexico Drive original streetlight budgets will remain positive due to the reduction of the original estimated quantities.

Multipurpose Pathway Lighting Update

Town staff will continue working with Wilco for future multi-purpose pathway lighting options. Defining locations and refining concepts and costs will be considered after all street lighting has been installed and activated on GMD.

Next Steps

- Continued work in all Phases will be accomplished with adjusted schedules for Phase 2 contractor completion dates.
- Continue termination and conversion work in Phase 2.
- Continue equipment installation work in Phase 3.
- Continue undergrounding and equipment installation work in Phase 4.
- Further develop and refine GMD multi-purpose pathway lighting options for presentation to Town Commission.
- Continue working with telecommunications providers directly to support ongoing cellular coverage improvements as well as planning of future smart city/cellular/fiber project elements.

Easement Update

The project team continues to work on obtaining the required easements for the project. Easements for specific properties / locations are required for FPL to process final switch order for those specific locations. In all phases, the vast

majority of easements have been obtained or not required. The Town, CDM Smith and Wilco continue to actively acquire all necessary easements.

- Phase 1 – All easements are complete
- Phase 2 – Collection of Easements are on-going. All easements for Vista Switch and the feeder equipment locations have been obtained for submittal for request of the FPL switch orders for that portion.
- Phase 3 – All feeder and Vista Switch equipment easements, or consents have been obtained. The team has received all consents and is working with the affected property owners within the manufactured home parks and neighborhood sections to get the required surveys and signatures.
- Phase 4 - All feeder and Vista Switch equipment easements or consents have been obtained. The team has received consents and is working with the affected property owners within Spanish Main and neighborhood sections to get the required surveys and signatures

Master Schedule Update

The project team continues to meet with FPL on a routine basis and continues requesting FPL review of submitted redline as-built drawings to be completed as soon as possible for initiation of switch orders. There have been some other adjustments to estimated time frames for components within the individual phases based on updated information including additional time necessary for complexities surrounding Phase 2, but work productivity is ahead of schedule in Phases 3 and 4. Overall the Master Schedule continues to reflect project substantial completion of the Town portion of work by December 2022. The project team will continue to provide quarterly updates to the Town Commission on the overall progress.

Staff Recommendation

None, informational only.

Attachments

PowerPoint Presentation (Available from Town Clerk's Office)

End of Agenda Item