

## M E M O R A N D U M

**To:** Tom Harmer, Town Manager  
**From:** Isaac Brownman, Public Works Director  
**Report date:** September 14, 2022  
**Meeting date:** September 27, 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 1 FPL 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**

All Phase 2 FPL undergrounding work is complete. After additional review time for the as-builts, FPL has now approved the as-built redline drawings. This now allows Wilco to initiate the switching orders; this is in progress.

#### **Phase 3**

All Phase 3 undergrounding work is complete, including the manufactured home parks. Additional costs are forthcoming related to FPL requiring installation of bollards around the Mobile Home Parks transformers. FPL has been provided the as-built redline drawings and is under review. Wilco is expected to begin switching order request next month (October).

#### **Phase 4**

All conduit boring operations within Phase 4 are complete. Crews have completed all but (5) conduit tie-ins and equipment vaults on GMD. Wilco is currently working to complete setting equipment and pads in Spanish Main,

Jungle Queen, Tarawitt, St Judes, and Emerald Harbor. All other sections are complete. Following the above installations, Wilco will begin pulling wire and making terminations.

Wilco is preparing the red-lines needed for FPL so they can be approved following the above work as a pre-requisite of the switch order process for Phase 4.

### **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.

For both Comcast and Frontier, the splicing of the orange conduits along GMD and Neighborhoods are the responsibility of, and are currently being tied in by Comcast/Frontier. The majority have been spliced. Incidental splicing is expected to be complete in October, slightly later than expected due to sub-contractor scheduling.

### **Street Lighting**

All neighborhood streetlights are installed throughout Phase 2. The GMD highway lights are currently being scheduled for installation this month.

Nearly all neighborhood streetlights are installed throughout Phase 3. Exceptions to neighborhood streetlights are approximately 20 poles that cannot be installed due to overhead line conflicts. Similar to Phase 1, these will be installed immediately following the FPL power lines being removed. The GMD highway lights are currently being scheduled for installation this month. Also, there are 12 neighborhood poles to be installed along Bay Isles Road.

Nearly all neighborhood streetlights are installed throughout Phase 4. Exceptions to neighborhood streetlights are any that cannot be installed due to overhead line conflicts. Similar to Phase 1, these will be installed immediately following the FPL power lines being removed. The GMD highway lights for this Phase are currently experiencing delays and are expected to be delivered and installed in December. The installation of these (15) poles along GMD are not expected to delay any switching orders.

### **Cellular Coverage and Smart City Concepts**

The Town has had very productive meetings with both Verizon and AT&T regarding plans to enhance cell coverage on the Island. Verizon is working to complete and activate nine (9) small cell poles and antennas on the North end of

the island to address current coverage issues. AT&T and the Town are 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. There are a few curbs that will require adjustment. The cost for this has not been finalized but is estimated at approximately \$5,000 and is planned to be absorbed/handled outside of the electrical construction contingency.

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

Currently, no contingency funds have been utilized in Phase 3. However, due to the equipment proximity and limited right-of-way in the mobile home park and a few other locations, the Town and Wilco are working with FPL to determine the required number of bollards needed around transformers. The cost is estimated to be about \$48,600. Otherwise, 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 is required to make a conduit alignment and location change for one of the transformers. The cost for this has not been finalized but is estimated at approximately \$13,500 and is planned to be absorbed/handled outside of the electrical construction contingency.

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.

Town's streetlight & fiber are unit price quantities, and the Town expects some adjustments to these items as the work nears final completion but remains 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**

Locations, concepts and costs will be considered after all street lighting has been installed and activated on GMD.

## **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 orders 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 being processed and finalized.
- 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 to get the required surveys and signatures.
- Phase 4 - The team is continuing work to receive the remaining consents and is working with the affected property owners 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. Work productivity is ahead of schedule in Phase 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.

### **Next Steps**

- Complete the remaining work in Phase 4 and develop redline as-builts.
- Begin switching orders in Phase 2.
- Prepare initiation of switching orders in Phases 3 and 4.
- Obtain, finalize and record all remaining easements
- Install all remaining street lighting once materials are obtained and poles/wires removed, respectively.
- Finalize cost to connect Town facilities with fiber.
- Continue working with telecommunications providers directly to support ongoing cellular coverage improvements as well as planning of future smart city/cellular/fiber project elements.

### **Staff Recommendation**

None, informational only.

### **Attachments**

PowerPoint Presentation (Available from Town Clerk's Office)

**End of Agenda Item**