

M E M O R A N D U M

To: Tom Harmer, Town Manager
From: Isaac Brownman, Public Works Director
Report date: December 1, 2022
Meeting date: December 12, 2022
Subject: Utilities Undergrounding Project Update

Recommended Action

None, informational only.

Undergrounding Project – Funding

The Town Commission formally adopted the FY23 Budget, including Utilities Undergrounding Project components at the October 3, 2022 Special Meeting at 5:01pm. For the GMD Undergrounding Capital Fund, the FY23 Adopted Budget reflects \$10,770,758 and for the Neighborhood Undergrounding Capital Fund, the Adopted Budget reflects \$6,903,351. At this time, the electrical undergrounding remains favorably under budget (currently estimated at \$3.7 million under and does not include contingency).

Undergrounding Project – Design-Build RFP Status Wilco-FPL

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

Phase 1

All Phase 1 FPL undergrounding work is complete.

Phase 2

All Phase 2 FPL undergrounding infrastructure work is complete. The switching orders for the feeder were submitted, approved and all Phase 2 feeders have been energized. The switching order process for primary circuits are now being submitted for energizing. The project team will have ongoing coordination with FPL and Wilco to maintain an efficient scheduling approach for remaining switching until completion. This will allow the contractor to begin meter conversions from the transformers as they are energized.

During the previous boring operations, Wilco crews installed the service runs to meters. That earlier effort will also help expedite the meter conversion process.

Phase 3

All Phase 3 undergrounding infrastructure work is complete, including the manufactured home parks. Contractor has provided costs for work to install FPL required bollards around the manufactured home park transformers.

FPL has completed their review of the as-builts and has now approved the redline drawings. The switching order process has been re-engaged post-storm lan.

Similar to Phase 2, Wilco crews installed the service runs to the meter. That earlier effort will help expedite the meter conversions process. All that remains is making final connection to all Phase 3 meters and incrementally energizing in accordance with the upcoming switch order authorizations, in addition to the installation of the bollards.

Phase 4

All conduit boring operations within Phase 4 are complete. Crews have installed all but five (5) switch chambers on GMD. FPL has reported a manufacturing delay on these last five (5) remaining chambers. Wilco crews are on standby and ready to set these as soon as they become available, targeting December.

Wilco is currently working to complete pulling wire and making terminations, except along the route of the five (5) uninstalled chambers. These chambers house feeder wire, so Phase 4 completion may be delayed until these are installed. Meanwhile, Wilco is preparing the red-lines needed for FPL so they can be approved to allow for the switch order process for Phase 4 to begin.

Similar to Phase 2 & 3, Wilco crews installed the service runs to meters. That effort will help expedite the meter conversions process. All that remains in addition to the five (5) chambers and associated wire pulling is making final connection to all Phase 4 meters and energizing once switch orders are approved.

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 majority of orange conduits have been spliced. Incidental splicing is expected to be complete this month.

Street Lighting

Nearly all neighborhood streetlights are installed throughout Phase 2. The GMD highway lights are currently being installed and does not affect the switching process.

Nearly all neighborhood streetlights are installed throughout Phase 3. Exceptions are approximately 20 poles that cannot be installed due to overhead line conflicts. These will be installed following the FPL power lines being removed. GMD highway light poles are scheduled for installation this month. Concurrently, twelve (12) neighborhood poles will be installed along Bay Isles Road.

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

Cellular Coverage and Smart City Concepts

Verizon has installed nine (9) small cell poles and antennas on the North end of the island to address current coverage issues. Verizon is working with FPL and the Town on activating. AT&T is reviewing terms of a potential lease agreement for use of Town streetlight poles.

Construction Budget and Other Items of Interest

Electrical undergrounding work remains favorably under budget. As work is completed, invoicing for final quantities will assist in reconciling total savings. Streetlight and fiber conduit remain within original budget.

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 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 space in the mobile home parks and a few other locations, bollards will be 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 \$8,500 and is planned to be handled outside of the electrical construction contingency.

Town Fiber

All Town fiberoptic conduit has been installed by Wilco. The Town received an order of magnitude price from Wilco to conduct the work to pull fiber for a Town facilities fiber network. The Town currently operates a network from Comcast. That cost is being compared to the current and ongoing cost of the Comcast service. Once complete and reviewed by the Town, next steps will be determined.

Multipurpose Pathway Lighting Update

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

Easement Update

As a Design-Build project, the project team continues to actively work on acquiring the necessary easements as the project progresses. Easements for specific properties 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.

- Phase 1 – All easements are complete.
- Phase 2 – Collection and recording of final easement documents in progress.
- Phase 3 – All consents received and working to develop final sketch and legal description documents for signature and recording.
- Phase 4 - The team continues obtaining consent and collecting the data to develop the sketch and legal descriptions.

Master Schedule Update

The Master Schedule has been extended out to reflect best estimates of project energizing and completion. All underground electrical infrastructure work remains on track to be complete by December 31, 2022. This includes the five (5) Phase 4 chambers on back order pending delivery.

Conversions/energizing and final FPL pole removal (wreck-out) has been estimated into 2023. A revised schedule has been provided to illustrate all of the above updates.

The Town is anticipating receipt and installation of the fifteen (15) back-ordered GMD streetlights to be delivered and installed by December 31, 2022. Remaining neighborhood streetlights that cannot be installed due to energized power line conflicts are expected to be completed once pole removal (wreck-out) in the respective area occurs.

Town fiberoptic network installation scheduling will be kept separate from the master schedule until final cost and installation decisions are made.

The master schedule has been revised to reflect all of the above.

Next Steps

- Continue energizing Phase 2 to completion.
- Begin switching orders, meter conversions and energizing Phase 3.
- Obtain five (5) vault chambers, set remaining equipment and pull related wire in Phase 4. Finalize and submit redlines to FPL. Obtain switch order authorizations.
- Begin switching orders, meter conversions and energizing Phase 4.

- Finish all easements.
- Complete all practical street light installations.
- Determine cost and ROI merits of Town fiber solution. Proceed accordingly.
- Continue working with telecommunications providers to enhance coverage improvements on the island as well as planning of future smart city/cellular/fiber project elements.
- FPL pole removal (wreck-out) and final streetlight installations.

Staff Recommendation

None, informational only.

Attachments

PowerPoint Presentation (Available from Town Clerk's Office)

End of Agenda Item