

M E M O R A N D U M

To: Howard Tipton, Town Manager
From: Isaac Brownman, Public Works Director
Report date: March 7, 2023
Meeting date: March 20, 2023
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 for the feeder is complete. The switching order process for primary circuits are underway. Primary switching is in progress with some primary and conversions already completed. The project team will continue ongoing coordination with FPL and Wilco to maintain an efficient scheduling approach for remaining switching until completion.

Phase 3

All Phase 3 undergrounding infrastructure work is complete, including the manufactured home parks. Installation of bollards have been completed 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 is in full coordination and is expected to begin soon starting with the feeders.

All conduit service runs to the meter have been completed which will allow for an efficient conversion process once the primary switching begins.

Phase 4

All Phase 4 undergrounding infrastructure work is complete, excluding ten (10) vista switches on GMD. The project team previously reported delays on five (5) vista switches, however, FPL has since upgraded this and additional equipment resulting in ten (10) automated switch upgrades (at no cost to the Town) that are planned to be delivered by FPL in April. The project team is working very closely with FPL to secure these pieces of equipment. Switching can still take place outside of the areas where these remaining pieces of equipment fall to minimize any schedule impact.

Frontier

Frontier is actively working to complete their undergrounding and 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 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

All neighborhood streetlights that can be installed without overhead conflicts have been installed in Phase 2 and does not affect the switching process.

Similarly, all neighborhood streetlights are installed throughout Phase 3 with the exception of 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 have been installed.

Similar to Phase 2 and 3, 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.

The bases for the GMD highway lights have been installed; however, we are still waiting on some of the poles. The installation of these remaining eleven (11) poles along GMD are not expected to delay any switching orders.

Cellular Coverage and Smart City Concepts

Verizon has activated nine (9) new 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

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. The final cost for additional curb work 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 were installed 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 made a conduit alignment and location change for one of the transformers. The cost to modify conduit alignment 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 is awaiting final proposal from Wilco to connect fiber to Town facilities. Then the Town can proceed.

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 – All consents received and the team continues collecting the data to develop the sketch and legal descriptions.

Master Schedule Update

The Master Schedule has been extended into 2023 to reflect best estimates of project energizing and completion. Conversions/energizing and final FPL pole removal (wreck-out) remains estimated in 2023. A revised schedule has been provided to illustrate all of the above updates.

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.

Next Steps

- Continue energizing Phase 2 to completion.
- Continue the switching order process and then proceed with meter conversions and energizing Phase 3.
- Obtain the ten (10) upgraded switching equipment in April. 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.
- Once final proposal obtained, proceed with Town fiberoptic installation.
- 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