

MEMORANDUM

Date: December 6, 2021

To: Max Royle, City Manager

From: William Tredik, P.E., Public Works Director

Subject: 2nd Street Extension and Widening
Undergrounding of Electric Utilities

DISCUSSION

On October 4, 2021, the City's Engineering Consultant, CMT, presented a project update on the progress of the design, permitting and scheduled construction for the 2nd Street Extension and Widening Project.

During discussion of the proposed plans, the City Commission emphasized the desire to underground electric utilities as part of the roadway construction, and the need to ensure that all efforts are undertaken to reach this goal prior to the initialization of construction.

City Staff met with Florida Power and Light (FPL) representatives on October 14, 2021 to discuss specific requirements to proceed with the undergrounding of electric utilities. FPL was unwilling to place underground power lines and transformers within the 2nd Street right-of-way (ROW) and required dedicated easements from private property owners. The dedicated easements required would be as follows:

- 10' on each side of the ROW in the 200 block of 2nd Street
- 5' on each side of the ROW in the 100 block of 2nd Street
- 10'x10' easements (location to be determined for transformers in the 100 block

The City mailed surveys to all property owners on both blocks of 2nd Street in early November to determine their support for undergrounding electric utilities, and more importantly, to determine their willingness to dedicate an easement to FPL to allow undergrounding to move forward. Results of the initial survey were received by November 12, 2021 (Figure 1). Most respondents were in support of converting to underground power, however, gaps in owner response jeopardized the effort.

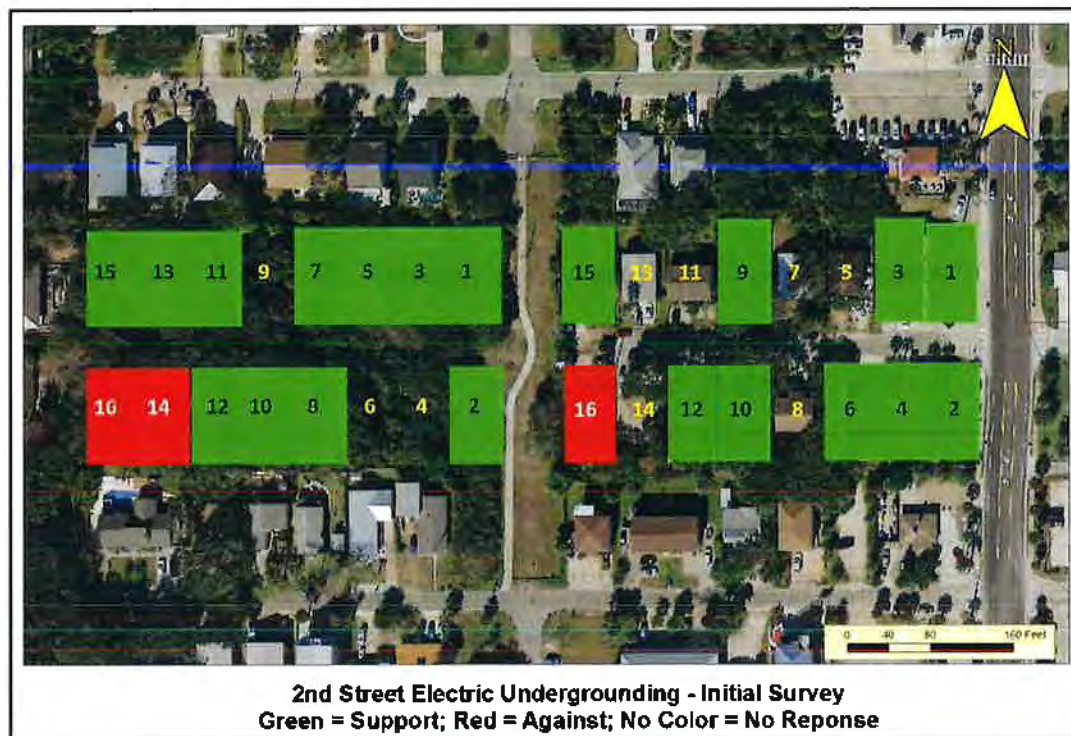


Figure 1 - 11/12/21 Survey Response

The City met with FPL on November 15, 2021 to discuss the results of the initial survey and the options for moving forward. FPL informed the City that in order to move forward the following would be required:

- 100 block – Easements would be required on lots 5, 11 and 13 and preferably lot 14
- 200 block – Easements would be required on either lot 9 or lots 4 and 6

Assuming these property owners were willing to grant easements, the following would be required:

- City would need to pay an engineering deposit to FPL. The cost of the deposit is not yet determined but is expected to be less than \$5,000
- FPL would then initiate design (2 to 3 weeks) of the underground utilities.
- City would install conduit for the undergrounding (likely as part of the 2nd Street Roadway contract); FPL would pull the power lines
- Property owners would be responsible for FPL meter set fee (\$605) plus electrician costs to run service and any modifications to their structure
- City would need to coordinate with other utilities which may share the existing poles (e.g. cable, telephone, etc.) to facilitate their conversion to underground if applicable. FPL will not remove other utilities from shared poles.

Subsequent to the second FPL meeting, City staff solicited the assistance of a supportive property owner on the 100 Block of 2nd Street to reach out to owners of property who did not respond to the initial survey. This additional outreach resulted in responses of support on the 100 block from Lots 5, 11, 13 and 14. Additionally, Lot 16 of the 100 block changed their response from against to in support. Unfortunately, as of this writing, the City has not yet obtained a response from lots 4, 6 or 9 of the 200 block of 2nd Street. Figure 2 shows the level of support for undergrounding of electric utilities as of this writing.



Figure 2 – Support After Follow-Up

The current level of support in the 100 Block would, per the FPL meeting, allow undergrounding in this section to proceed should all supportive respondents grant an easement. Additional work remains, however, to garner support from either Lot 9 or Lots 4 and 6 of the 200 block. City staff will continue efforts to secure these property owners' support and is hopeful in this regard.

NEXT STEPS

All permits necessary to construct the 2nd Street Extension and widening are now in-hand, and the project is ready for bidding. In anticipation of dedication of the required FPL easements, the City has instructed the design engineer to prepare the bid with alternates to install conduit for underground electric on both the 100 block and 200 block of 2nd Street. By building these into the bid as alternates, the City maintains maximum flexibility in regard to underground utilities.

In order to initiate underground utility design, it is necessary to pay an engineering deposit to FPL. The deposit amount has not yet been determined but is anticipated to be less than

\$5,000. Once this deposit is paid, FPL will initiate design and the process can continue per the following tentative schedule:

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|-----------------------|--|
| • by 12/3/21 | Secure support from remaining necessary lots |
| • by 12/10/21 | Pay engineering deposit to FPL |
| • 12/10/21 - 12/31/21 | FPL to complete design and final costs |
| • 1/3/22-1/25/22 | Advertise for Bids for Construction |
| • 2/7/22 | Award Construction Bid |
| • 2/28/22 | Construction Notice to Proceed |
| • 8/31/22 | Construction Substantial Completion |
| • 9/30/22 | Construction Final Completion |

ACTION REQUESTED

Staff asks for Commission feedback regarding the above proposed timeline and sequence of activities, as well as authorization to proceed with the steps necessary to move forward with the project; including paying required FPL deposits and/or fees for undergrounding of electric utilities and advertisement for bids.