Subject: Nobe Marina. FPL
From: Rodrigo Wolff <rwolff@gdconstructionllc.com>
Date: Thu, Oct 20, 2016 8:48 am
To: "<eduardo@cds-ap.com>" <eduardo@cds-ap.com>
Cc: Eduardo S Gomez <egomez@gdconstructionllc.com>, Pierre Elmaleh <pelmaleh@gmail.com>, Edu Gomez Leon <edu@gdconstructionllc.com>

Good Morning Eduardo:

On regards to the request by Miami Beach to bury the power cables in front of the property, FPL is suggesting us to send an email to the City , with copy to Joel Garcia (joel.r.garcia@fpl.com) and Carlos Henao (carlos.henao@fpl.com) asking the city for the existing requirements in this issue.
The idea they have is FPL to explain the City what are the existing impediments for that option and treat to help us to solve this inconvenience.

Please let us know your view in this topic and either give us the address to send the email or send it yourself.

Thank you, Best regards

RW

CDS

Miami, October 24, 2016

Mr. Carlos Henao PE
Engineer II | Central Dade Service Planning
Florida Power and Light Company
122 SW 3 Street
Miami, FL 33130
T.: 305.377.6004
E.: carlos.henao@fpl.com

CC: Mr. Joel García PE, Mr. James Murphy, Mr. Roger Buell PE

Dear Mr. Henao,

After discussing the matter of providing power for the proposed improvements (new 5-story, 16-dwelling unit multifamily building) at 8421-8427 Crespi Boulevard in Miami Beach, FL 33139, Mr. James Murphy, Principal Planner with the City of Miami Beach Department of Planning and Zoning (P&Z), conveyed the following requirement to us:

> Pursuant condition 2 (d) of the recorded DRB Order 23039, "*Existing overhead line in the public ROW shall be placed underground in order to enhance overall clearance for shade trees and better expose the building front facade from the street*".

Towards that end, Mr. Roger Buell PE, Assistant City Engineer with the City of Miami Beach Department of Public Works (PW), put forward the following comments to the FPL plan generated for MOT #602:

> Given unfeasibility of providing typical large transformer with its required 20 Ft easement, FPL should instead provide a standard pole-mounted distribution transformer on a grade level pad that could be fitted within the 10 Ft deep front yard, similarly to what was provided at the South Seas hotel at 1751 Collins Avenue. This is something that P&Z accepts provided it is covered from view by an approved landscape buffer / screen.
>
> Removal of existing wood 45/2 pole and guy wires and installation of new 40/3 pole and guy wire across Crespi Boulevard are ok. However, since an easement is not shown for work West of Crespi Boulevard _ there is no easement platted between the 8428 and 8430 Crespi Boulevard lots (Biscayne Beach Sub PB44-67) _, PW requests that FPL provide recordation data of the easement.
>
> The FPL plan indicates installation of a “50/IIIH pole (8 kip) & dead end slack span” within the sidewalk. Pole base size is not indicated, however. This information is critical in placing the pole within the existing sidewalk, as remaining sidewalk width is not indicated. Since this is an existing sidewalk, PW can accept no less than a 36" clear sidewalk width by the new pole's side for pedestrian traffic, in compliance with the American with Disabilities’ Act (ADA) minimum requirements.
>
> Proposed removal and replacement of the sidewalk along the frontage of 8421-8427 Crespi Boulevard must be indicated to place the overhead utilities underground, showing the proposed location of underground conduits.
>
> A copy of any development plan for work within the Crespi Boulevard ROW must be provided.
>
> Finally, the location of other underground utilities including water main, sanitary sewer, and storm sewer must be indicated on the plans.

CDS

Should you need additional information, or have any specific question concerning our request, do not hesitate to contact us.

Sincerely,

Eduardo Pardo-Fernandez AIA NCARB CNU-A
CDS | Architecture and Planning
2103 Coral Way, Suite 722
Miami FL 33145
T.: 305.300.7438
E.: eduardo@cds-ap.com

Print | Close Window

Subject: RE: 8421 Crespi Blv
From: "Henao, Carlos" <Carlos.Henao@fpl.com>
Date: Fri, Oct 28, 2016 3:27 pm
To: Rodrigo Wolff <rwolff@gdconstructionllc.com>
Cc: Eduardo S Gomez <egomez@gdconstructionllc.com>, Edu Gomez Leon <edu@gdconstructionllc.com>, "<eduardo@cds-ap.com>" <eduardo@cds-ap.com>, Pierre Elmaleh <pelmaleh@gmail.com>, "Davis, Scott" <Scott.Davis@nexteraenergy.com>, "Garcia, Joel R" <Joel.R.Garcia@fpl.com>, "Weiner, Phillip" <Phillip.Weiner@nexteraenergy.com>
Attach: image001.jpg
201610281437.pdf

Rodrigo,

Please find attached overhead to underground conversion ballpark estimate for our feeder. Per FPL tariff in order to underground a feeder section we would have to underground at least 1 city block not just the small section in front of your building. The city block extends from the northern part of the intersection of 85th street and Crespi Blvd to just south of the intersection 84th Street and Crespi Blvd. In the letter attached you will find that our ballpark estimate is $200,000.00 to underground the lines with a $20,000.00 engineering deposit.

Also, in order for this to take place and have this job engineered we would need in advance locations & easements (10x10) to install our transformers (3 in total) to refeed each service, these transformers would have to be installed inside each of the properties that are in Crespi Blvd between 85th street and 84th Street. Furthermore, you would have to cover the cost of converting the current services from overhead to underground for each building there is overhead, meaning you would have to get an electrical contractor to replace the existing overhead meter cans and mains to underground.

Thanks,

Carlos Henao

Engineer II | Central Dade Service Planning
Office: 305-377-6004 |
122 SW 3rd Street
Miami, FL 33130

FPL.

Link to FPL's Electrical Service Standards;
https://www.fpl.com/partner/builders/service-standards.html

From: Rodrigo Wolff [mailto:rwolff@gdconstructionllc.com]
Sent: Thursday, October 27, 2016 9:29 AM
To: Henao, Carlos
Cc: Eduardo S Gomez; Edu Gomez Leon; <eduardo@cds-ap.com>; Pierre Elmaleh
Subject: 8421 Crespi Blv

Carlos

Attached please see the letter from the architect of records with the considerations made by Public Works to the design you already made for us. It was sent to you with copy to Joel Garcia.

Additionally, we'd like to ask you for an estimate cost for the work of burying the cables that run North - South in front of the building.

We'll appreciate your help.

Rodrigo Wolff
GD Construction

FPL

October 28, 2016

Rodrigo Wolff
8421 Crespy Blvd
Miami Beach, FL 33141

Dear Rodrigo:

In response to your letter dated October 27, 2016, the non-binding "ballpark" estimate to convert the overhead electric distribution facilities described in that letter, and located 8421 Crespi Blvd, to an underground system is $200,000.00. This estimate is not an offer from FPL to perform the requested conversion and should not be construed or used as such for detailed planning purposes. It is provided strictly to assist your preliminary decision making.

This non-binding estimate is an "order of magnitude" estimate, and is based on previous FPL experience. However, due to the complex nature and variables associated with this type of work, the estimate may not accurately represent the actual cost your community would be obligated to pay FPL to convert its facilities. A detailed and "binding" estimate will be provided, should you decide based on this "ballpark" estimate, and will commence should you elect to pay the non-refundable engineering deposit as set forth in Florida Administrative Code 25-6.115. The deposit is required due to the complexity and time required to estimate such a conversion, and would be applied towards the estimated amount (known also as the CIAC amount) owed to FPL for the conversion, should you decide to proceed with the work contained in the estimate, and contract for that work within 180 days of the date the estimate is provided.

FPL estimates include **only** estimated charges to be paid by the applicant **to FPL**. Costs associated with restoration of property affected by the conversion; acquisition and recording of easements; "clearing" of trench routes; trenching, backfilling, and conduit installation of individual service laterals; and rearrangement of customer service entrances have been excluded. These elements of the conversion will be the responsibility of the applicant. Rearrangement of customer electric service entrances may, in addition, impose additional **customer** expense if local inspecting authorities require customer wiring to be brought to current codes. The applicant is also responsible for arrangements that must be made to accommodate other utilities/pole licensees affected by the conversion.

Regarding easements, an underground electric distribution system cannot just simply replace an overhead system. Typically, overhead systems exist as part of a county or municipal right-of-way, and when necessary, as part of a specific easement. In contrast, an underground distribution system requires more space than is typically provided by road rights-of-way and easements for overhead facilities. In underground systems, major components formerly attached to poles must now occupy "at grade" appurtenances, e.g., ground level pad mounted transformers and switch cabinets. Facilities of an underground distribution system will not be placed in road right-of-way, with the exception of cables required for crossings. Additional easements will, in all likelihood, be required. Describing, securing, and recording easements, with opinions of title, is the responsibility of the applicant. FPL strongly suggests that all easements required for the conversion be described and secured prior to requesting the detailed cost estimate. Obtaining easements is typically the most difficult aspect of the

conversion process, the time required to secure the easements may exceed the 180 day binding estimate timeframe.

Should you decide to request a detailed "binding" estimate, an engineering deposit in the amount of $20,000.00 would be required before commencing with the detailed design and estimating process. The request for the estimate must be in writing, and must describe in detail the facilities to be converted. Binding estimates are valid for 180 days, and would be subject to change in the event of a work scope change. Should actual FPL costs exceed the binding estimate amount, the applicant may be responsible for those additional costs up to a maximum of 10% of the binding estimate amount. Payment of the CIAC, easements (with opinion of title and recorded), agreements from other utilities/pole licensees, and execution of a Conversion Agreement would be required before commencement of construction.

Should you have any questions or wish to consider a binding cost estimate, please call me at 305 377 6004.

Sincerely,

Carlos Henao
Engineer II

cc: Joel R. Garcia
Scott Davis
Phillip Weiner

asewrwwerqwe