



05.25.16

Scott Stoudenmire
City of Coconut Creek

RE: **Utility Burial - Waiver**
Residence Inn by Marriott – Coconut Creek

Dear Mr. Stoudenmire,

This letter represents our formal request for a waiver from the requirements for burying the overhead utilities that abut the property for the development of the *Residence Inn* project, located on 441, just north of the Sawgrass (the former *Grif's* property). As was the case with the *ATT* project immediately to the north, the imposition of such an effort due to the proximity of the FPL sub-station is not practical and will not be permitted by FPL to be implemented.

Douglas Consulting LLC has been engaged to generate the costs related to such an effort – the summary of those findings is attached hereto (attachment 1). The study estimates a cost of \$80,300., which translates to a cost of \$388 per lineal foot of frontage.

Due to the sub-station proximity issues, the cost at this particular site is higher than other locations in the City. Our request is to apply the average cost (\$361 PLF) that was utilized for the *ATT* site (attachment 2I) – translated to the 207' frontage for the subject property, a sum of \$74,747. is proposed as payment for the waiver.

Thank you for your consideration.

A handwritten signature in purple ink, appearing to read "Eric Anderson", followed by a period.

Eric Anderson, Principal

cc: Seth Fellman, *Morlin*
Scott Backman, *DMB*

Douglass Consulting LLC

[561] 346-1964

Douglass.Consulting@gmail.com

■ UTILITY AND ENERGY CONSULTANT

www.energyiqteam.com

13060 Coastal Circle

Palm Beach Gardens, FL 33410

May 16,2016

RE; Coconut Creek Utility undergrounding study and cost analysis for Residents Inn.

Dear Eric;

Please see our analysis for your review and submittal. Please let us know if you have any questions.

Residence Inn

6101 SR 7 CYPRESS CREEK CONVERSION COST

This estimate is to provide the customer with a ball park figure of what cost would be incurred from FPL, ATT, and Comcast to place their overhead facilities underground. The wire line which is on the east side of SR 7 frontage Rd is what FPL refers to as a feeder circuit. This means it is a main trunk line. The frontage length of the property is approximately 207'. There are 2 FPL poles that will be affected by the conversion, both to be removed and a proposed pole to be set on the N/side of the entrance road to be used as a feeder riser. There is one pole that has a feeder underground pull off and another pole which has overhead transformers. The transformers will have to become pad mounted to provide service to the existing customer. A pad mounted switch and pad mounted transformers will now be required for the underground feeder pull off and the aerial transformers.

The customer would be required to install all the conduit, pads, and chambers. All material will be provided by FPL, ATT, and Comcast. The customer would be responsible to purchase the conduit and hand holes if required.

The contractor to perform the labor must be an FPL approved contractor.

The following is the breakdown of the cost with the info provided and existing.

Contractor estimated Cost

I. Trench all 3 utilities– 210ft @ \$15/ft & 100' = \$3150

A) FPL (1-6") – 210ft

B) Comcast (2-2") – 210ft

C) ATT (1-4') – 210ft

Total cost for contractor \$3150

FPL estimated Cost

- I. FPL cost for pole removals, new installs (riser poles), one switch cabinets, cable, terminations, and engineering = **\$63,500**
- II. ATT cost for removal and install of wire, labor, and engineering = **\$13,000.**
- III. Comcast cost for removal and install of wire, labor, and engineering = **\$5500.**

Minus credits of about- **\$1700**

Total estimated cost to customer is about **\$80,300**

Total estimated cost for city portion (excl. contractor cost) = **\$77,150**

All underground facilities, FPL, ATT, and Comcast would fall in a 10' wide easement where there is conduit and 25' wide easement for switch cabinets on the customer's property.



Sincerely,
Normand Lapierre

N.L. Electrical Distribution Design Inc,

cc: Dave Douglass, Douglass Consulting, LLC.

Project list in the city of Coconut Creek:

Casa Palma (550 linear ft) – FPL \$130,000

ATT \$20,000

Comcast \$10,000

Total Cost = \$160,000 / 550' = **\$291/ft**

4890 Frontage Rd (SR-7) (450 linear ft) – FPL \$170,000

ATT - \$25,000

Comcast - \$8000

Total Cost = \$203,000 / 450' = **\$451/ft**

North Broward RS (900 linear ft) – FPL \$275,000

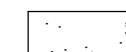










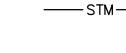
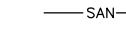
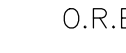
ATT - \$16,500

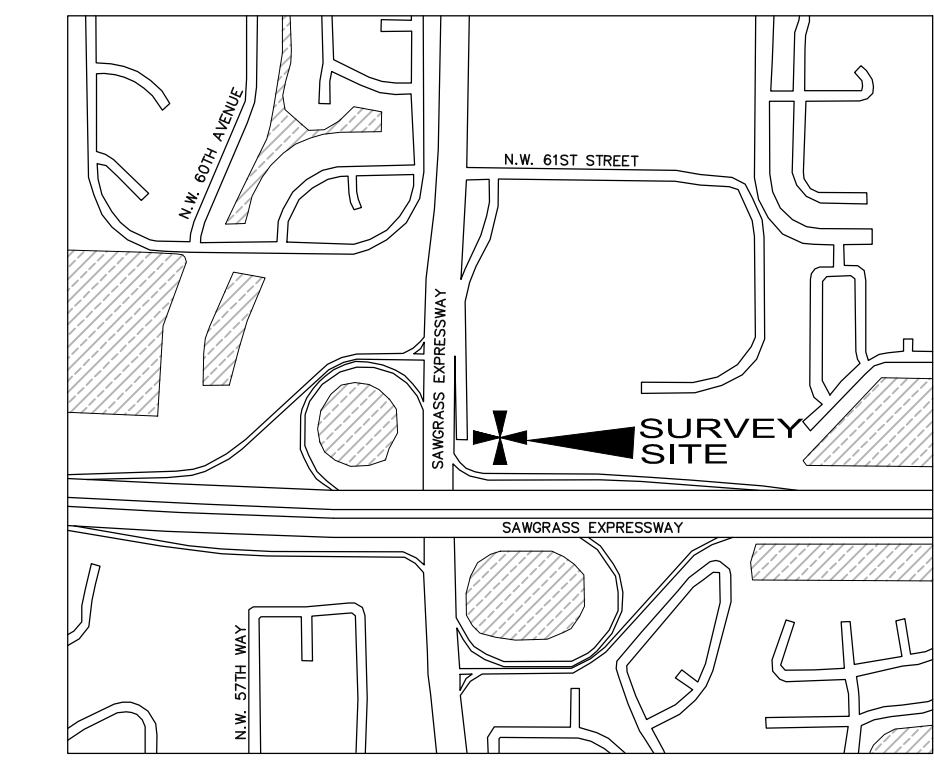
Comcast - \$15,600

Total Cost = \$307,000 / 900' = **\$341/ft**

The average cost per linear ft for all three projects is **\$361 /ft**

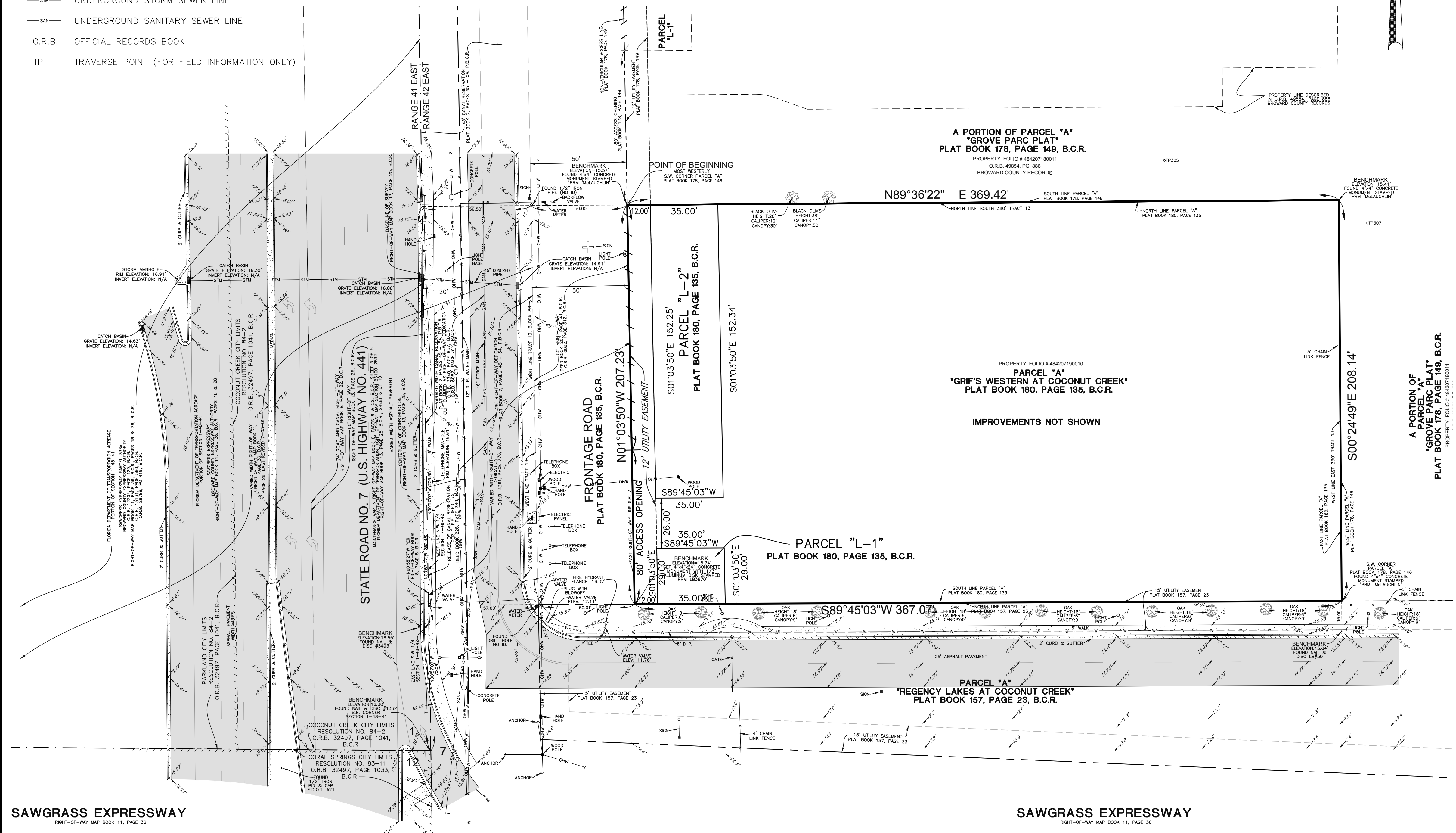
LEGEND

-  CONCRETE
-  ASPHALT PAVEMENT
-  PALM TREE
-  BLACK OLIVE TREE
-  OAK TREE
-  ELEVATION
-  OVERHEAD WIRES
-  UNDERGROUND ELECTRIC LINE
-  UNDERGROUND TELEPHONE LINE
-  UNDERGROUND WATER LINE
-  UNDERGROUND STORM SEWER LINE
-  UNDERGROUND SANITARY SEWER LINE
-  O.R.B. OFFICIAL RECORDS BOOK
-  TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:
PARCEL "A" "GRIF'S WESTERN AT COCONUT CREEK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 180, PAGE 135, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



- NOTES:**
- 1) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1929.
 - 2) FLOOD ZONE: X; BASE FLOOD ELEVATION: N/A; PANEL #120031 0105F; MAP DATE: 08/18/92
 - 3) THIS SITE LIES IN SECTION 7, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
 - 4) BEARINGS ARE BASED ON THE WEST LINE OF THE N.W. 1/4 OF SECTION 7 BEING N00°55'27"W.
 - 5) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - 6) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: GRIF'S WESTERN, INC.
 - 7) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.

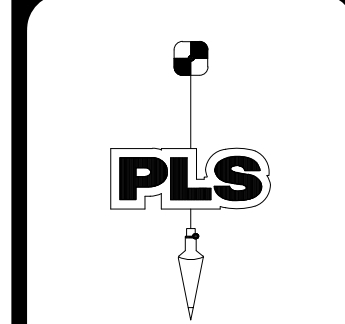
CERTIFICATION
I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") NUMBER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
John F. Pulice, PSM
JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

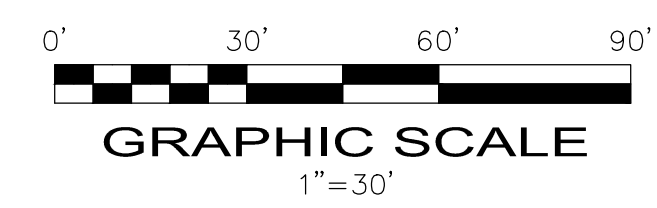
NO.	REVISIONS	BY
1		
2		
3		
4		
5		

RESIDENCE INN SITE
5800 STATE ROAD 7
COCONUT CREEK, BROWARD COUNTY, FLORIDA

BOUNDARY AND TOPOGRAPHIC SURVEY



PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



DRAWN BY: R.F.	SCALE: 1" = 30'	FILE: COCONUT CREEK HOSPITALITY
CHECKED BY: J.F.P.	SURVEY DATE: 2/23/16	ORDER NO.: 60591