



August 17, 2022

Dr Jeremy Earle, AICP, FRA-RA  
City Manager/ CRA Executive Director  
City of Hallandale Beach  
400 South Federal Highway  
Hallandale Beach, FL 33009  
*Via email: [jearle@hallandalebeachfl.gov](mailto:jearle@hallandalebeachfl.gov)*

**Re: Street Lighting Program  
CRA Bond Program Project #6**

Dear Dr. Earle,

In accordance with the August 2, 2022 CRA Professional Services Agreement, the following scope of services is provided by Kimley-Horn and Associates, Inc., (hereinafter referred to as “Consultant”, “We” or “Kimley-Horn”) to the Hallandale Beach Community Redevelopment Agency, (hereinafter referred to as “Client” or “HBCRA”) as requested to provide professional landscape architectural and civil engineering services as described below.

### **Project Understanding**

The objective of this Agreement is to develop guidance for future lighting improvements within the City and provide the Client with data driven recommendations to address resident requests. The general scope of work is to provide the Client a proactive approach to determine available options, costs, priorities associated with streetlight improvements, and for programming future capital improvement projects.

The Consultant perform a lighting study to review existing lighting levels, determine appropriate lighting criteria based on roadway classification, and develop recommendations for any necessary improvements. The Consultant has performed a portion of initial work required for this effort under a separate agreement. Using data already gathered, the Consultant will continue review and analysis of existing lighting levels. Upon completion of this analysis, the Consultant will prepare construction documents for submittal to FPL showing the location of relamped or new light fixtures required to meet established lighting criteria. Options for implementation under FPL’s tariff program and for implementation with the Client’s selected Construction Manager At Risk (CMAR) will be explored.

For portions of the street lighting program that will be implemented under FPL’s tariff program, the CMAR’s scope will include conduit, pull wire, and junction boxes. FPL will furnish and install all light poles, luminaires, electrical conductors, and service(s). All of these lights will be owned and maintained by FPL and the City will be responsible for payments that are agreed-to under an agreement with FPL.

For portions of the street lighting program not installed under FPL’s tariff program, the CMAR will develop a Guaranteed Maximum Price (GMP) for the work and ultimately construct all of the

lighting improvements, including the poles and luminaires. These lighting systems will be owned and maintained by the City.

This following scope of services assumes the following:

- Client will provide any existing lighting, utility, or right of way information including CADD files, GIS layers for map development, plans and studies
- Survey services are not included in this agreement and are not anticipated to be required.
- Client will provide the CONSULTANT with any existing survey information available to incorporate into the design.
- FPL will be responsible to obtain all construction permits.
- Project will not exceed \$4million in construction cost to the Client.
- It is anticipated that most, if not all, of the lighting program will be implemented by FPL under the tariff program.
- Lighting, conduit, and possibly light poles will be constructed by the Client's selected CMAR, Burkhardt Construction
- Structural engineering for pole foundations is not included. Pole foundation design is assumed to be provided by FPL or Light pole provider.
- No cultural resources surveys, historic, or archeological services are assumed to be required for this project. These services are excluded from this scope of services.
- Phase 1 Environmental reporting or similar professional environmental services are assumed to not be required for this project. These services are excluded from this scope of services.
- Geotechnical services may be required for design. It is assumed that the Client will provide the Consultant with requested geotechnical services using a Client-selected geotechnical engineer, or Consultant can subcontract with a subconsultant provide those services as an amendment to this agreement.
- Subsurface Utility Exploration (SUE) services may be required for design. It is assumed Client will provide the Consultant with requested SUE services using a Client-selected SUE provider, or Consultant can subcontract with a subconsultant to provide those services as an amendment to this agreement.

## Scope of Services

Kimley-Horn will provide the following services:

### Task 1 – Existing Conditions Review & Analysis

Consultant will identify and summarize existing City lighting standards currently followed and compare to the latest Florida Greenbook or IESNA guidelines for roadway lighting.

Consultant shall continue previous efforts to identify and summarize existing lighting fixture types in use within the CRA Boundary. This will include information collected from HBCRA and/or City staff, desktop reviews, and field verification. Information collected during this stage will be used

to create a photometric model and review existing light levels on streets within the City's jurisdiction.

Consultant will create a GIS map showing the roadway classification of streets within the City's jurisdiction, existing light pole locations, and appropriate lighting levels based on Florida Greenbook or IESNA guidelines.

Consultant will create a photometric model of streets within the City's jurisdiction using existing light pole locations provided by the Client. Consultant will summarize results of the photometric analysis including average and uniformity of existing light level and compliance with Florida Greenbook or IESNA criteria.

**Meetings** anticipated during this task:

- Project Kickoff meeting
- HBCRA/City staff meeting
- Up to 2 progress meetings

**Deliverables:** The following deliverable shall be provided under Task 1:

- GIS Map with photometric results

## **Task 2 – Streetlight Infrastructure Options & Recommendation**

If streets do not meet current Florida Greenbook or IESNA criteria, Consultant will provide the Client with photometric results based on relamping the existing fixtures with an FPL LED fixture to be selected by the Client.

If relamping existing light fixtures does not provide light levels meeting criteria, Consultant will develop one alternative based on installing additional FPL light poles. The Consultant will provide photometric results for each location. The alternatives will include anticipated spacing, light level performance, and pole/luminaire information.

The goal of this task is to coordinate with Client staff and the public to select standard light fixtures for use in the City, creating a consistent look and feel.

CONSULTANT will develop roadway lighting criteria language for City municipal code

**Meetings** anticipated during this task:

- Client meeting
- Up to 2 neighborhood meetings
- Up to 1 public meeting
- Up to 2 progress meetings

## **Task 3 - Prioritization Recommendations**

CONSULTANT will identify options for short-term and long-term improvements considering readily available information including:

- corridor traffic volumes
- accident history
- pedestrian volume
- planned and committed improvements
- crime history or resident requests

CONSULTANT will coordinate with FPL to obtain anticipated up-front cost to the Client

**Meetings** anticipated during this task

- Commission meeting
- Up to 1 public meeting
- Up to 2 progress meetings

**Deliverables:** The following deliverables shall be provided under Task 3:

- Memorandum including prioritization recommendations

#### **Task 4 - Construction Documents**

Based on information obtained during Task 3, the Consultant shall develop construction documents for submittal to the Client, FDOT (for State roadways), and FPL. The construction documents shall include proposed light pole locations and FPL pole and luminaire information. The Consultant will provide spacing between proposed standalone light poles and dimensions to existing site features (if needed) for reference.

The first submittal to the Client will include the lighting memorandum and preliminary plans for verification that photometric criteria is met. The final deliverable shall address Client comments for delivery to FPL. Subsequent modifications resulting from significant project changes directed by the Client shall be considered an Additional Service.

The construction documents will include the following sheets:

- Key Sheet
- General Notes
- Pole Data Table
- Lighting Plans

#### **Task 5 - FDOT Permitting Assistance**

The Consultant will assist the Client with the preparation and submittal of a utility permit to FDOT for any upgrade of lighting along FDOT facilities. The utility permit will include simplified plans on aerial background indicating the location of relamped or new poles and photometric results. Consultant will submit the utility permit application through FDOT's One-Stop Permitting on-line application and respond to 2 reasonable rounds of comments. Updating the

existing maintenance agreement between FDOT and the City is not included in this scope.

## **Task 6 – Project Management**

Task includes developing a project schedule and quality control plan for the project and monthly invoicing and billing. The quality control plan and project schedule will be provided to the Client within 14 days of notice to proceed. All project deliverables will be reviewed in accordance with the project quality control plan.

## **Additional Services**

The Consultant will provide, as requested, and authorized by the Client, additional services that may be required above and beyond those described in Tasks 1 through 6. These services may include but are not limited to such items as the following:

- Subsurface utility exploration
- Survey Services
- Geotechnical Engineering Services
- Utility relocation Plans
- Right of way survey
- Post Design services

## **Project Schedule**

The CONSULTANT will complete the specific scope tasks on a schedule mutually agreed to by the project team and the Client.

## **Method of Compensation**

Kimley-Horn will perform the services in Tasks 1- 6 for the total lump sum fee below. Individual task amounts are informational only. All permitting, application, and similar project fees will be paid directly by the Client.

Task 1 – Existing Conditions Review & Analysis	\$23,895.00
Task 2 – Streetlight Infrastructure Options & Recommendation	\$30,720.00
Task 3 – Prioritization and Recommendations	\$19,330.00
Task 4 – Construction Documents	\$34,130.00
Task 5 – Permitting Assistance	\$3,300.00
Task 6 – Project Management	\$12,000.00

**TOTAL LUMP SUM FEE            \$123,375.00**

**Closure**

The terms and conditions of the August 2, 2022 CRA Professional Services Agreement shall govern this scope of services.

I appreciate this opportunity to submit this proposal. If you have any questions or need additional information, please contact me at 561-840-0225.

Very truly yours,

**KIMLEY-HORN AND ASSOCIATES, INC.**



Matthew Fursetzer, P.E.  
Project Manager



David Walthall, P.E.  
Senior Vice President

City of Hallandale Beach CRA  
Jeremy Earle, Ph.D., AICP, FRA-RA | City Manager/CRA Executive Director



Signature

9-27-22

Date