

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 11, 2019

To: Mayor & Town Council

Via: Kirk W. Blouin, Town Manager

From: **Steven Stern, Underground Utilities Project Manager**

Re: Utility Undergrounding Project Status Report

Date: May 30, 2019

I. Communications

Community Meetings:

- South Phases: Cup of Joe with Bo & Town Staff
Occurred Friday June 7, 2019
Location: South Fire Station
There will be no meeting held in July.
Next Meeting scheduled for Friday August 2nd
- North Phases: Coffee with the Crew & Town Staff
There will be no meeting held this month or in July.
Next Meeting scheduled for Monday August 5th

Significant Correspondence:

- Phase 4 Initial Easement Notification letters are being prepared by Staff.

II. Progress Summary:

Construction progress:

Phase 1 North Construction:

- Starting the week of May 27 Florida Power & Light and their authorized contractor began decommission and removal of overhead wires and poles in the Phase 1 North construction zone. Work is expected to continue through June and early July.
- Final landscaping activities will follow the FPL work and expected to begin in late June continuing through early July.

Phase 1 South Construction:

- FPL condominium conversions are in progress. The crews are working near the southern Town limits. As of May 29, 8 buildings have been converted to the underground system.
- Final pole removal and landscape is expected to begin in August.

Phase 2 North Construction:

- All primary conduits are complete. Concrete pad, equipment placements and tie-ins of conduits and private side service lines are in progress along Seagate, Angler, Ocean Terrace, and Osceola Way.

Phase 2 South Construction:

- Kimley Horn provided the bid package to the Construction Manager, Kauffman Lynn, on May 2, 2019.
- Staff recommendation and GMP are expected to be on the August Town Council Agenda.
- With approval construction may commence as early as August/September 2019.

Phase 3 North Construction:

- The bid package was provided to the Construction Manager, Burkhardt Construction, on May 23, 2019.
- Staff recommendation and GMP are expected to be on the July Town Council Agenda.
- With approval construction may commence as early as August 2019.

Phase 3 South Construction:

- Bid package availability remains incomplete due to outstanding (appx 12) critical path easements along S. County Road.
- We are not ready to begin the bid process at this time.

Design & Easement Progress:**Phase 2:**

- Phase 2 South Design is 98% complete

Easement Status:

- Phase 2 South: 84% of easements approved

Phase 3:

- Phase 3 North Design is 90% complete
- Phase 3 South Design is 71% complete

Easement Status:

- Phase 3 North: 50% of easements approved
- Phase 3 South: 50% of easements approved

Phase 4:

- Phase 4 North Design is 40% complete
- Phase 4 South Design is 26% complete

Easement Status:

- Phase 4 North: 0% of easements approved
- Phase 4 South: 0% of easements approved

Additional Details Regarding Status of Phase 3 & Easement Acquisition:

Phase 3 North

Easement Acquisition within Phase 3 of the Townwide Underground of Utilities Project is progressing. The Master Plan called for construction to begin in May 2019 however, Phase 3 North construction is estimated to start in July or August of 2019. We have a few remaining critical N Ocean Blvd & N Lake Way easements to secure.

Phase 3 North design remains on budget but behind schedule. Kimley-Horn reported delays receiving Comcast's initial design, additionally subsequent design coordination with both AT&T and Comcast in an effort to reuse existing underground infrastructure delayed the comprehensive bid package being made available to the CMAR (now with Burkhardt Construction as of May 23rd).

A total of 29 private property easements and 12 Right of Way or existing easement equipment placements are required in Phase 3 North to complete the project. The Town presently has 50% of easements approved (either verbal approval or fully executed). Approximately 15 private property easements remain to be acquired with 11 on secondary roads and four on N. Lake Way or N. Ocean Blvd.

Phase 3 South

Phase 3 South start of construction remains undetermined at this time primarily due to uncertainty to acquire 12 critical S. County Road private property easements in addition to a significant number of others throughout the project area.

Phase 3 South design remains on budget but behind schedule. The situation regarding ATT & Comcast's designs being delayed are similar to the Phase 3 North however, the schedule delay is driven by challenges to secure numerous private property easements along S. County Road. The lack of easement progress will in turn delay the Town's comprehensive bid package delivery to the CMAR, Kauffman Lynn. A date for bid package availability and GMP presentation to the Town Council remains undetermined.

Phase 3 South is a challenging and complicated area with a total of 89 private property easements and 56 Right of Way or existing easement placements required to complete the project. The Town presently has 28 easements approved (either verbal approval or fully executed). 60 private property easements remain to be acquired with 48 on secondary roads and 12 along S. County Road. The S. County Road easement and right of way locations are considered critical path because they need to be agreed upon prior to submitting for FDOT permits for placement within their right of way.



Underground Utility Project Monthly Progress Report June 2019

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Dashboard – Phase 1 & 2 Construction and Phase 2, 3, 4, 5 Design

1. Kimley-Horn - Design Progress Reports - Phase 2 - 5
2. Kimley-Horn - Design Phase 2 - 5 Gantt Charts
3. Burkhardt - Executive Summary & Schedule – Phase 1N & 2N
4. Whiting Turner - Executive Summary & Schedule – Phase 1S
5. Project Financial Report
6. Interest Rate Forecast

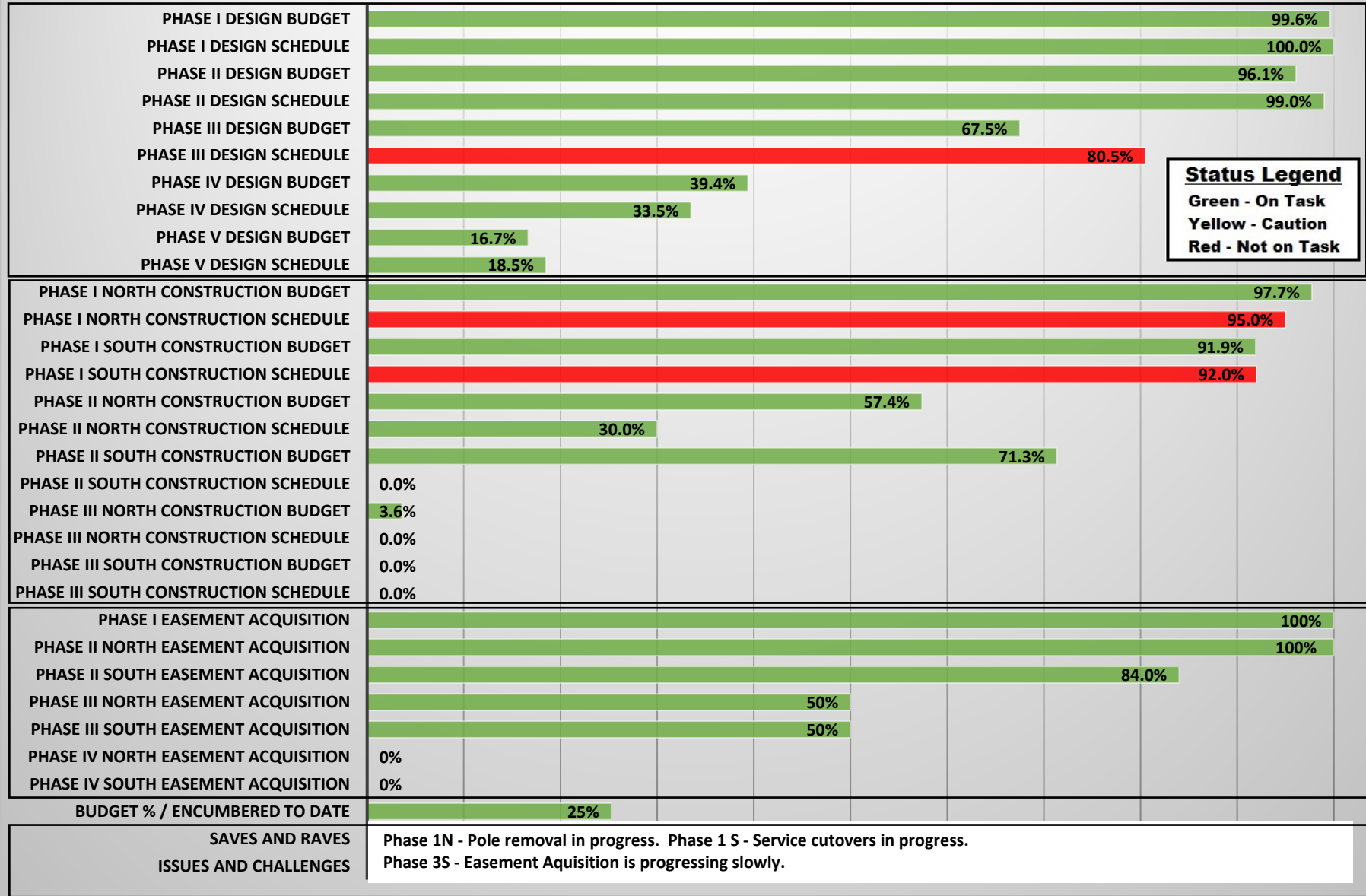
Dashboard Notes:

- Overall Budget represents the percentage encumbered to date versus the total project budget of \$102 million.

Prepared by the TMO & Finance Departments
May 30, 2019

Town of Palm Beach - Underground Utility Project Dashboard - June '19

0.0% 10.0% 20.0% 30.0% 40.0% 50.0% 60.0% 70.0% 80.0% 90.0% 100.0%



Status Legend
 Green - On Task
 Yellow - Caution
 Red - Not on Task



Town-Wide Undergrounding - Phase 2 Design

KHA Project #044063202

May 2019 Progress Report

Period: April 26, 2018 to May 21, 2019

I. Scope Update

A. General

- Schedule: Project schedule progress is shown below.
 - Phase 2 North Design is 100% complete
 - Phase 2 South Design is 98% complete
- Budget: Project is on budget as of May 15, 2018
 - Phase 2 North Design is at 96% of total task budget
 - Phase 2 South Design at 97% of total task budget
- Easement Status
 - Phase 2 North: 100% of easements approved
 - Phase 2 South: 84% of easements approved

B. Detailed Design Phase

- Continued modification of Phase 2 South construction plans based on easement acquisition process
- Continued coordination with Comcast, AT&T and FPL to finalize Conduit Plans for Phase 2 South.
- Completion of the Phase 2 South Landscape MMOA process with the FDOT
- Submittal of Phase 2 South Bid Plans to the CMAR
- Continued resident meetings for easement acquisition in Phase 2 North and Phase 2 South.
- Attendance at Progress Meeting with Town and Utility Owners
- Attendance at Subconsultant Coordination Meetings
- Preparation and Attendance at UUTF Meeting
- Preparation/Revision of Easement Exhibits for Phase 2 South. Submittal of exhibits to Town.
- Revisions to Phases 2 North and South Landscape plans based on changes to the Town's code of ordinances

II. Upcoming Activities (May 22, 2018 – June 21, 2019)

A. Detailed Design Phase

- Continue resident meetings/conference calls to discuss easements in Phase 2 South.
- Bid phase services for Phase 2 South.
- Continued coordination with Comcast, AT&T and FPL to finalize Conduit Plans for Phase 2 South.
- Progress Meeting Attendance.



Town-Wide Undergrounding - Phase 3 Undergrounding
KHA Project #044063215
May 2019 Progress Report
Period: April 26, 2018 to May 22, 2019

I. Scope Update

A. General

- Schedule: Project schedule progress is shown below.
 - Phase 3 North Design is 90% complete *
 - Phase 3 South Design is 71% complete *
- Budget: Project is on budget as of May 15, 2019
 - Phase 3 North Design is at 72% of total task budget
 - Phase 3 South Design at 60% of total task budget
- Easement Status
 - Phase 3 North: 50% of easements approved
 - Phase 3 South: 50% of easements approved

* Phase 3 is currently behind schedule. Due to hurricane impacts drawing resources to the panhandle, Comcast was unable to meet the schedule for their design.

B. Detailed Design Phase

- Continued Subconsultant/utility owner coordination
- Continued Progress on development of Bid Plans for Phase 3 North and South.
- Continued review and comment on FPL, ATT and Comcast Design Plans
- Continued Progress on Landscaping Plans for Phase 3 North and South
- Phase 3 Specification book development.
- Coordination with Waypoint regarding commercial service sizing.
- Attend Design Meeting with AT&T and Comcast
- Coordination with Town and Contractors related to conduit needs that can be placed early in the vicinity of E-2.
- Coordination with the Everglades Club to field review and finalize equipment locations.
- Progress Meeting Attendance.
- Continued development of Phase 3 North and South easement exhibits and submittal to Town.
- Site meetings with property owners to discuss easement requests in Phase 3 North and South.
- Development of legal sketches and descriptions for Phases 3 North and South.
- Conference Call with Town and Bond Attorneys to discuss feasibility of alternate equipment placements.
- Preparation and Attendance at UUTF Meeting

II. Upcoming Activities (May 23, 2019 – June 22, 2019)

A. Detailed Design Phase

- Submittal of easement exhibits based on new equipment locations received from FPL – Phase 3 North and South
- Continued Easement meetings with property owners – Phases 3 North and South
- Continued coordination with FPL, AT&T and Comcast to complete the design
- Submittal of Phase 3 North bid plans to the CMAR
- Progress Meeting Attendance



Town-Wide Undergrounding - Phase 4 Undergrounding

KHA Project #044063219

May 2019 Progress Report

Period: April 26, 2018 to May 22, 2019

I. Scope Update

A. General

- **Schedule:** Project schedule progress is shown below.
 - Phase 4 North Design is 40% complete
 - Phase 4 South Design is 27% complete
- **Budget:** Project is on budget as of May 15, 2019
 - Phase 4 North Design is at 40% of total task budget
 - Phase 4 South Design at 26% of total task budget
- **Easement Status**
 - Phase 4 North: 0% of easements approved
 - Phase 4 South: N/A, will provide status when this work begins. Easement needs still being quantified.

B. Detailed Design Phase

- Subconsultant coordination related to Phase 4 Undergrounding
- Continued coordination with utility owners to receive design information.
- Field review of preliminary FPL equipment locations for feasibility.
- Continued development of Equipment Location Plans for Phase 4 North and South.
- Development and delivery of easement exhibits and easement matrix to the Town for Phases 4 North and South.
- Progress Meeting Attendance
- Attendance at Meetings with Comcast and FPL
- Attendance at Via Bice Site Visit

II. Upcoming Activities (May 23, 2019 – June 22, 2019)

A. Detailed Design Phase

- Continued coordination with utility owners to refine the design.
- Receive and review AT&T and Comcast designs for Phase 4 North and South
- Receive and review FPL conduit and switch plan for Phase 4 South
- Continued development and submittal of easement exhibits for Phases 4 North and South.
- Meetings with property owners to discuss easement requests.
- Progress Meeting attendance.



Town-Wide Undergrounding - Phase 5 Undergrounding

KHA Project #044063229

May 2019 Progress Report

Period: April 26, 2019 to May 25, 2019

I. Scope Update

A. General

- **Schedule:** Project schedule progress is shown below
 - Phase 5 North Design is 18% complete
 - Phase 5 South Design is 19% complete
- **Budget:** Project is on budget as of May 15, 2019
 - Phase 5 North Design is at 13% of total task budget
 - Phase 5 South Design is at 14% of total task budget
- **Easement Status**
 - Phase 5: N/A, will provide status when this work begins

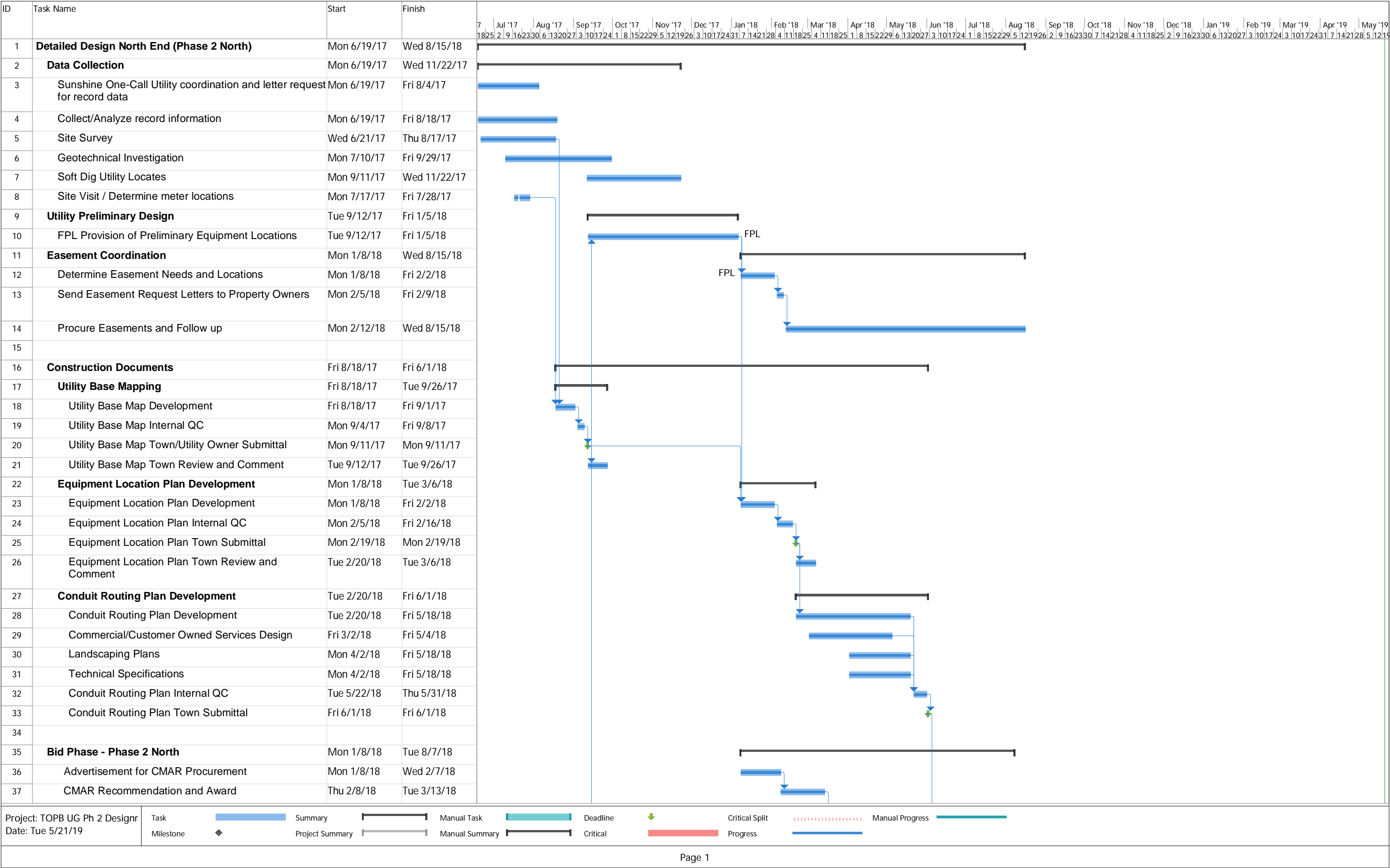
B. Detailed Design Phase

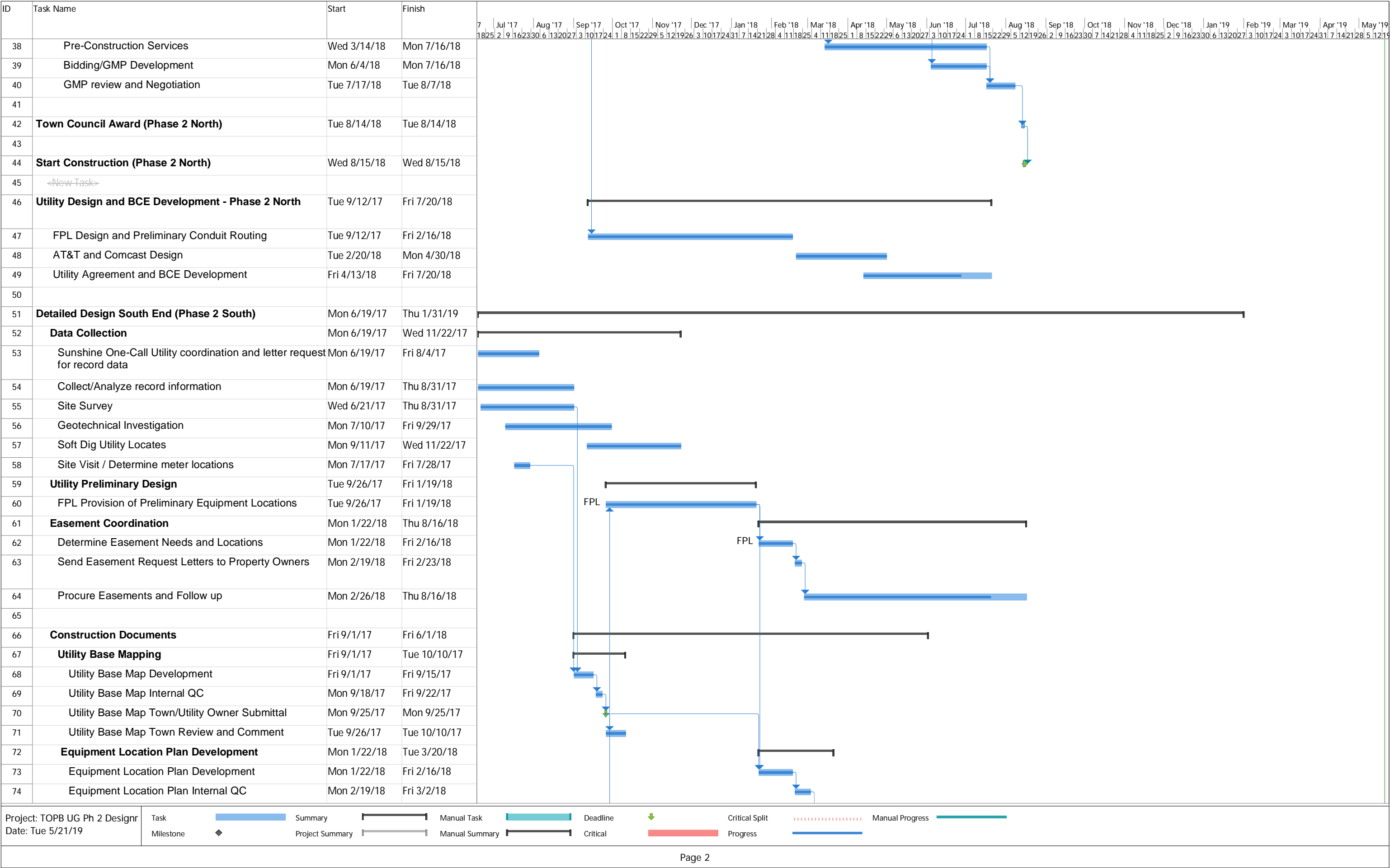
- Finished surveying
- Began geotechnical investigation
- Started developing utility base maps
- Coordinated with utility companies, sub-consultants, and Town
- Led coordination meetings with sub-consultants

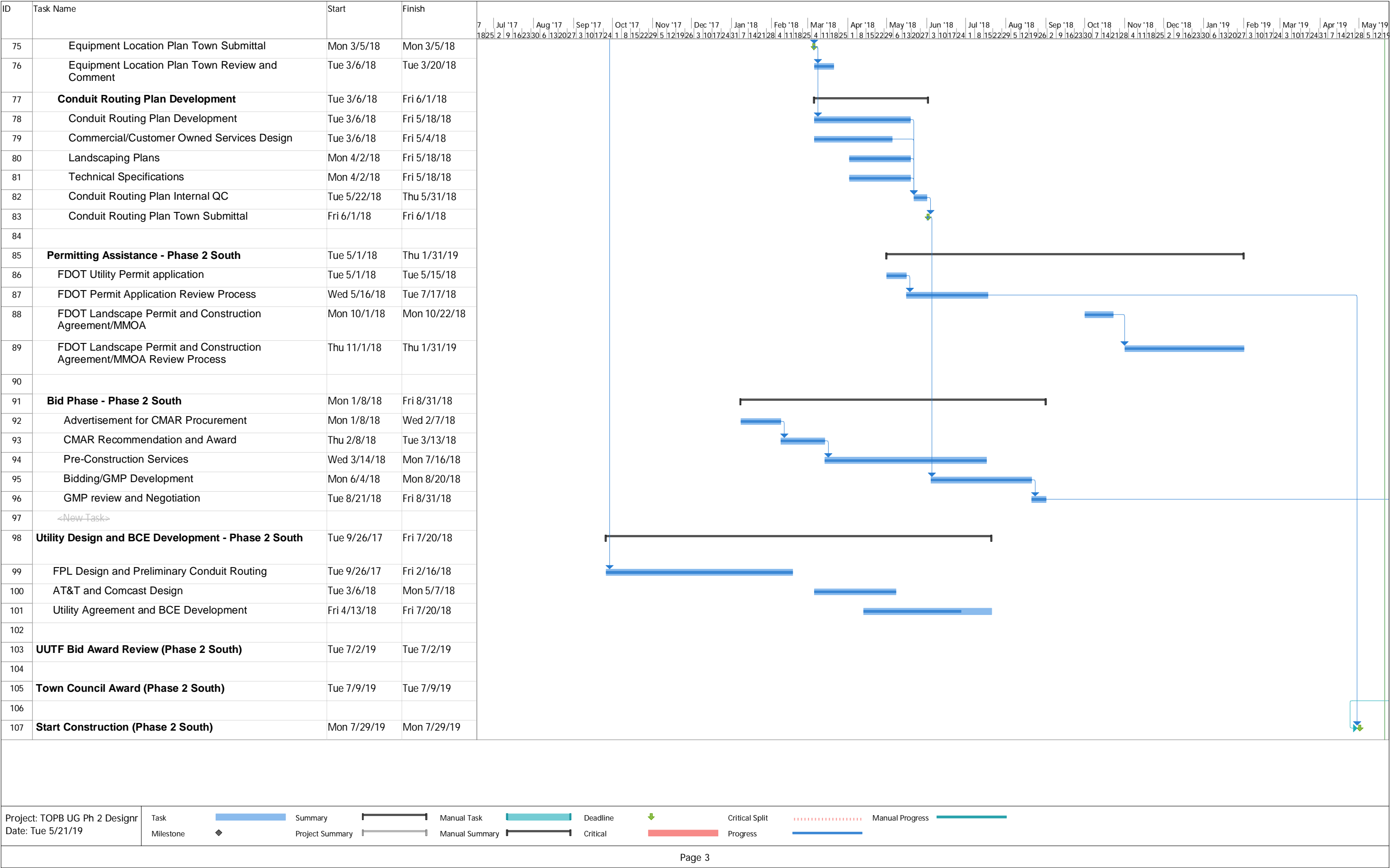
II. Upcoming Activities (May 26, 2019 – June 25, 2019)

A. Detailed Design Phase

- Continue geotechnical investigation
- Continue utility base map development
- Coordinate with utility companies, sub-consultants, and Town
- Lead coordination meetings with sub-consultants



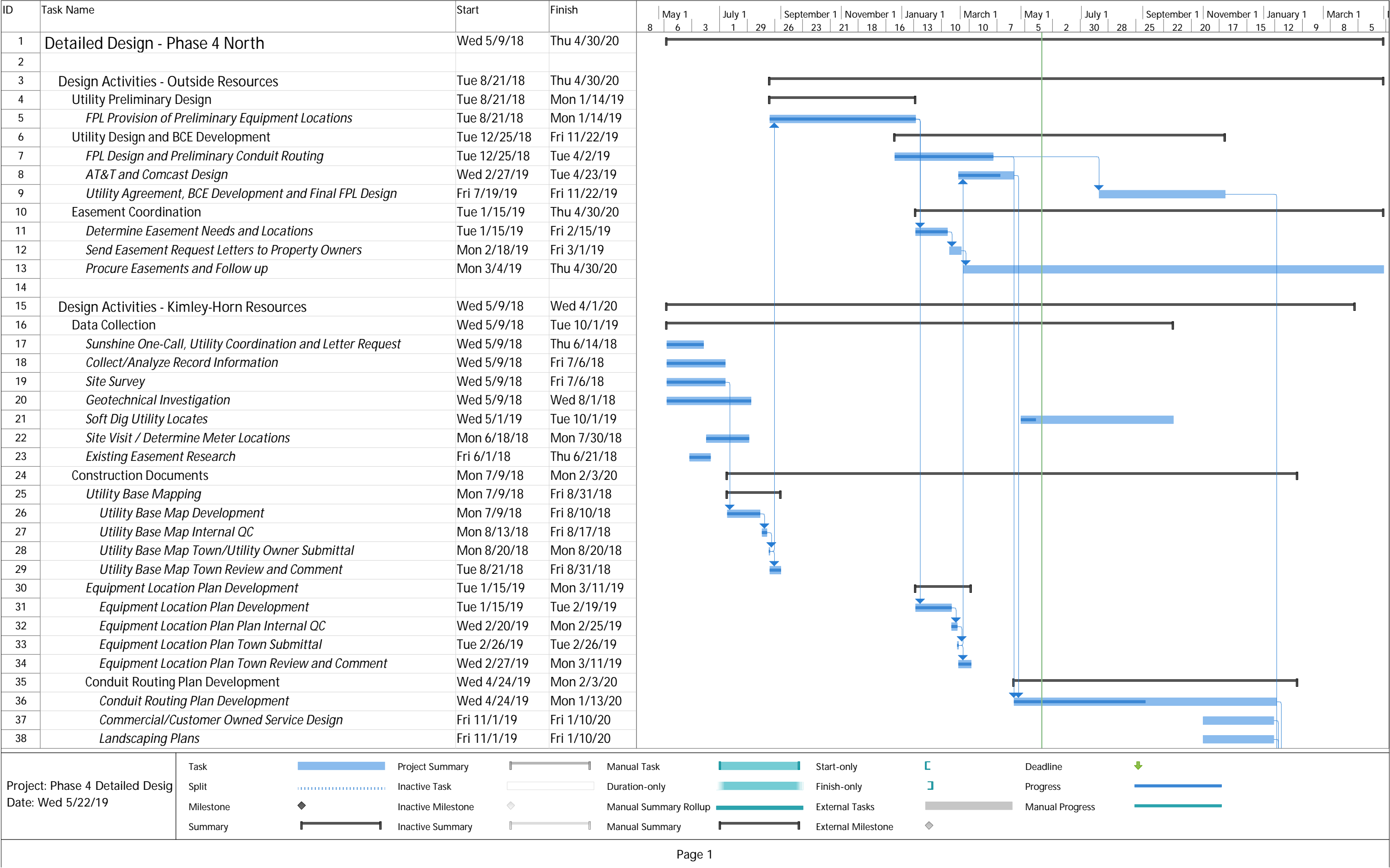


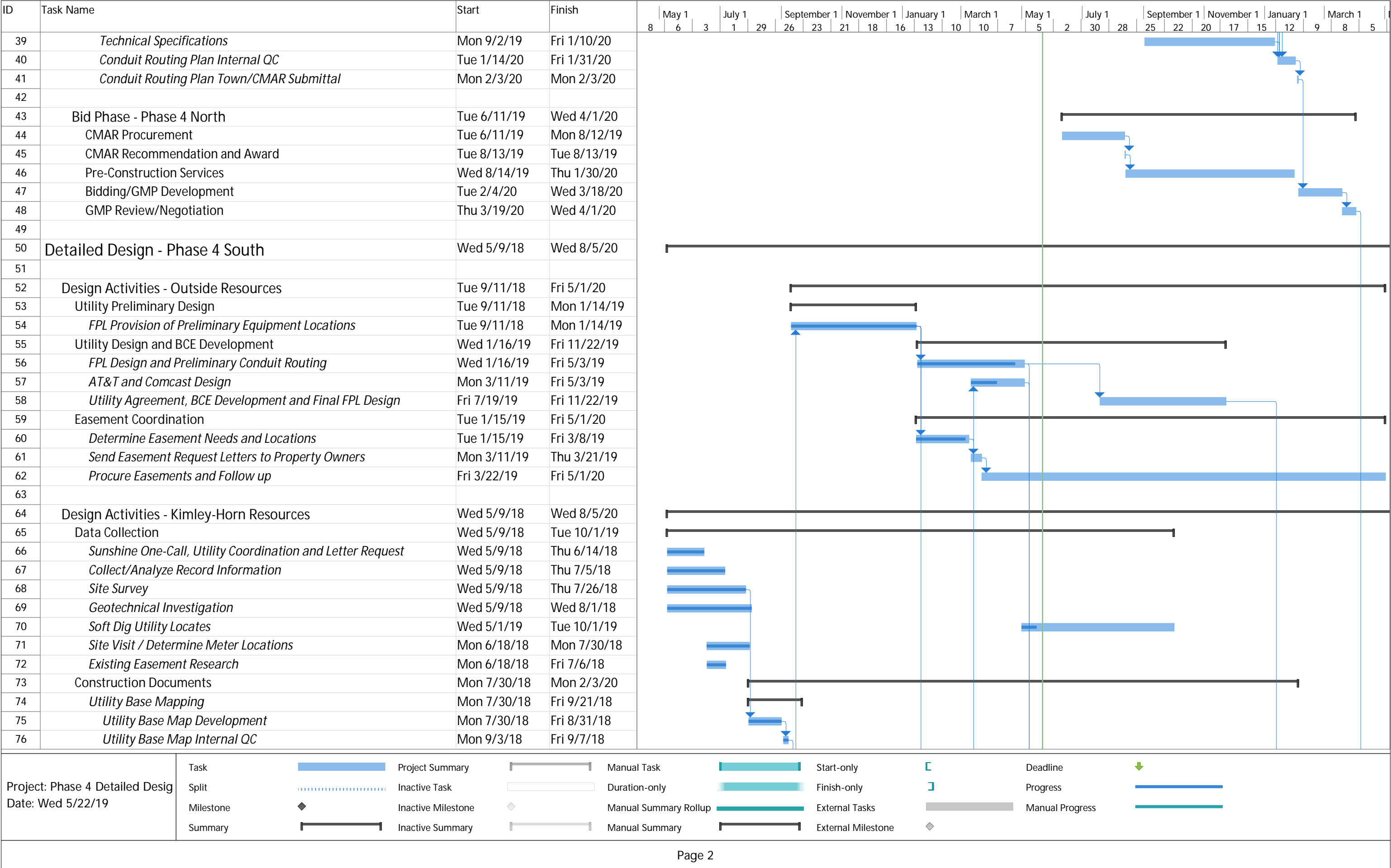




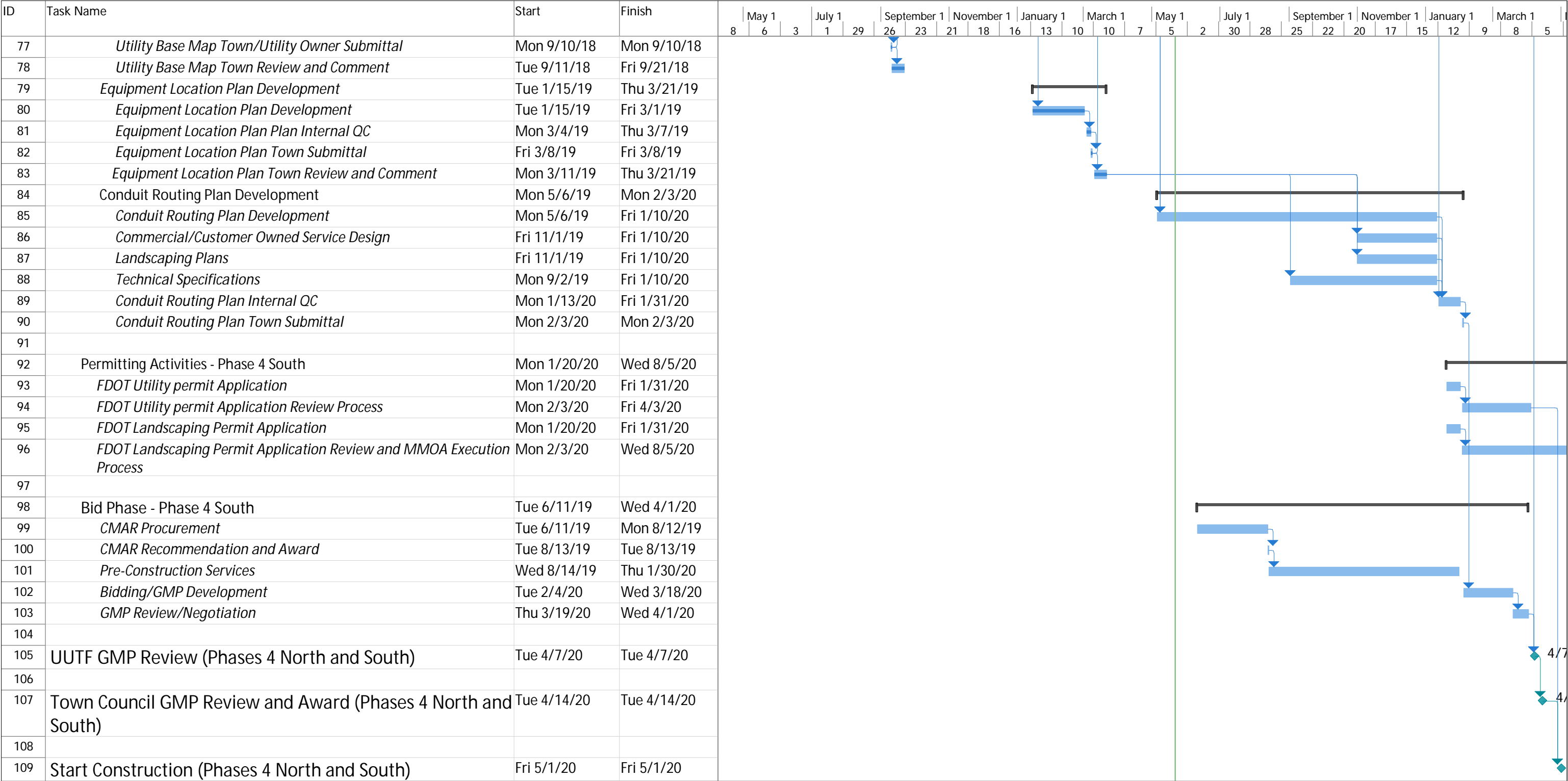
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ID	Task Name	Start	Finish																																																
41	Conduit Routing Plan Town/CMAR Submittal	Wed 5/1/19	Wed 5/1/19																																																
42																																																			
43	Bid Phase - Phase 3 North	Mon 9/3/18	Wed 7/10/19																																																
44	CMAR Procurement	Mon 9/3/18	Fri 11/2/18																																																
45	CMAR Recommendation and Award	Tue 11/13/18	Tue 11/13/18																																																
46	Pre-Construction Services	Wed 11/14/18	Fri 5/31/19																																																
47	Bidding/GMP Development	Thu 5/2/19	Tue 6/4/19																																																
48	GMP Review/Negotiation	Wed 6/5/19	Tue 6/18/19																																																
49																																																			
50	UUTF GMP Review (Phases 3 North and South)	Tue 7/2/19	Tue 7/2/19																																																
51																																																			
52	Town Council GMP Review and Award (Phases 3 North and South)	Tue 7/9/19	Tue 7/9/19																																																
53																																																			
54	Start Construction (Phases 3 North and South)	Wed 7/10/19	Wed 7/10/19																																																
55																																																			
56	Detailed Design - Phase 3 South	Thu 2/8/18	Wed 1/15/20																																																
57																																																			
58	Design Activities - Outside Resources	Mon 6/25/18	Tue 7/30/19																																																
59	Utility Preliminary Design	Mon 6/25/18	Tue 9/25/18																																																
60	FPL Provision of Preliminary Equipment Locations	Mon 6/25/18	Tue 9/25/18																																																
61	Utility Design and BCE Development	Wed 9/26/18	Mon 7/15/19																																																
62	FPL Design and Preliminary Conduit Routing	Wed 9/26/18	Tue 12/4/18																																																
63	AT&T and Comcast Design	Wed 10/17/18	Mon 12/17/18																																																
64	Utility Agreement, BCE Development and Final FPL Design	Wed 12/19/18	Mon 7/15/19																																																
65	Easement Coordination	Wed 9/26/18	Tue 7/30/19																																																
66	Determine Easement Needs and Locations	Wed 9/26/18	Tue 10/30/18																																																
67	Send Easement Request Letters to Property Owners	Wed 10/31/18	Mon 11/12/18																																																
68	Procure Easements and Follow up	Tue 11/13/18	Tue 7/30/19																																																
69																																																			
70	Design Activities - Kimley-Horn Resources	Thu 2/8/18	Wed 1/15/20																																																
71	Data Collection	Thu 2/8/18	Thu 11/1/18																																																
72	Sunshine One-Call, Utility Coordination and Letter Request	Thu 2/8/18	Fri 3/16/18																																																
73	Collect/Analyze Record Information	Thu 2/8/18	Fri 4/6/18																																																
74	Site Survey	Thu 2/8/18	Mon 5/7/18																																																
75	Geotechnical Investigation	Tue 5/1/18	Wed 8/1/18																																																
76	Soft Dig Utility Locates	Fri 6/1/18	Thu 11/1/18																																																
77	Site Visit / Determine Meter Locations	Fri 3/16/18	Fri 4/27/18																																																
78	Existing Easement Research	Mon 2/19/18	Fri 3/16/18																																																
79	Construction Documents	Tue 5/8/18	Mon 7/1/19																																																
Project: Phase 3 Detailed Design Date: Wed 5/22/19		<div><div><div>Task</div><div>Split</div><div>Milestone</div></div><div><div><div></div></div><div><div></div></div><div><div></div></div></div><div><div>Summary</div><div>Project Summary</div><div>Inactive Task</div></div><div><div><div></div></div><div><div></div></div><div><div></div></div></div><div><div>Inactive Milestone</div><div>Inactive Summary</div><div>Manual Task</div></div><div><div><div></div></div><div><div></div></div><div><div></div></div></div><div><div>Duration-only</div><div>Manual Summary Rollup</div><div>Manual Summary</div></div><div><div><div></div></div><div><div></div></div><div><div></div></div></div><div><div>Start-only</div><div>Finish-only</div><div>External Tasks</div></div><div><div><div></div></div><div><div></div></div><div><div></div></div></div><div><div>External Milestone</div><div>Deadline</div><div>Progress</div></div><div><div><div></div></div><div><div></div></div><div><div></div></div></div><div><div>Manual Progress</div></div><div><div></div></div></div>																																																	
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Project: Phase 4 Detailed Design
Date: Wed 5/22/19

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

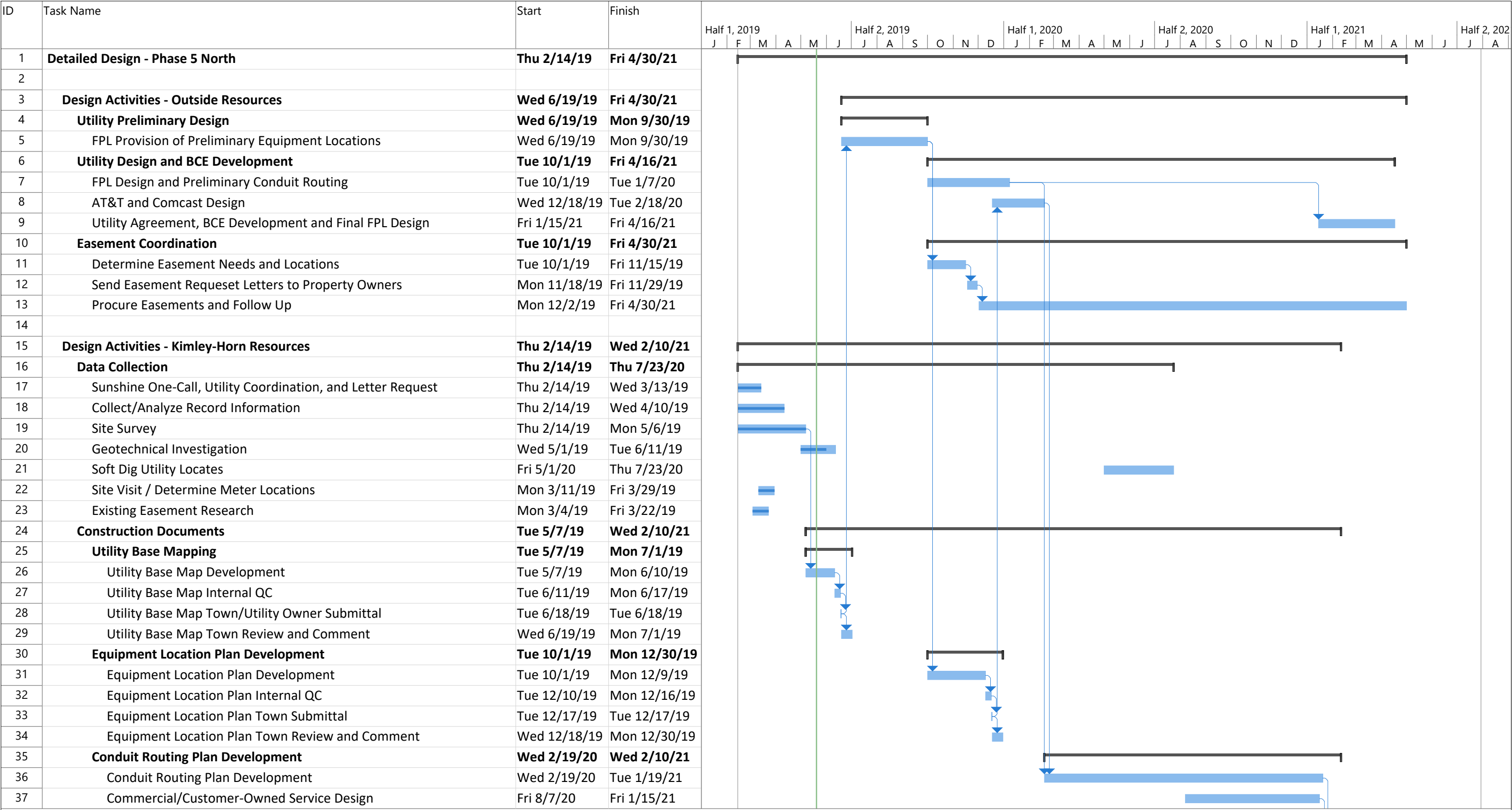
Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-onlyFinish-onlyExternal TasksExternal MilestoneDeadlineProgressManual Progress



Project: 2019_0226_Schedule
Date: Mon 5/20/19

Task

Split

Milestone

Summary

◆

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

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Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

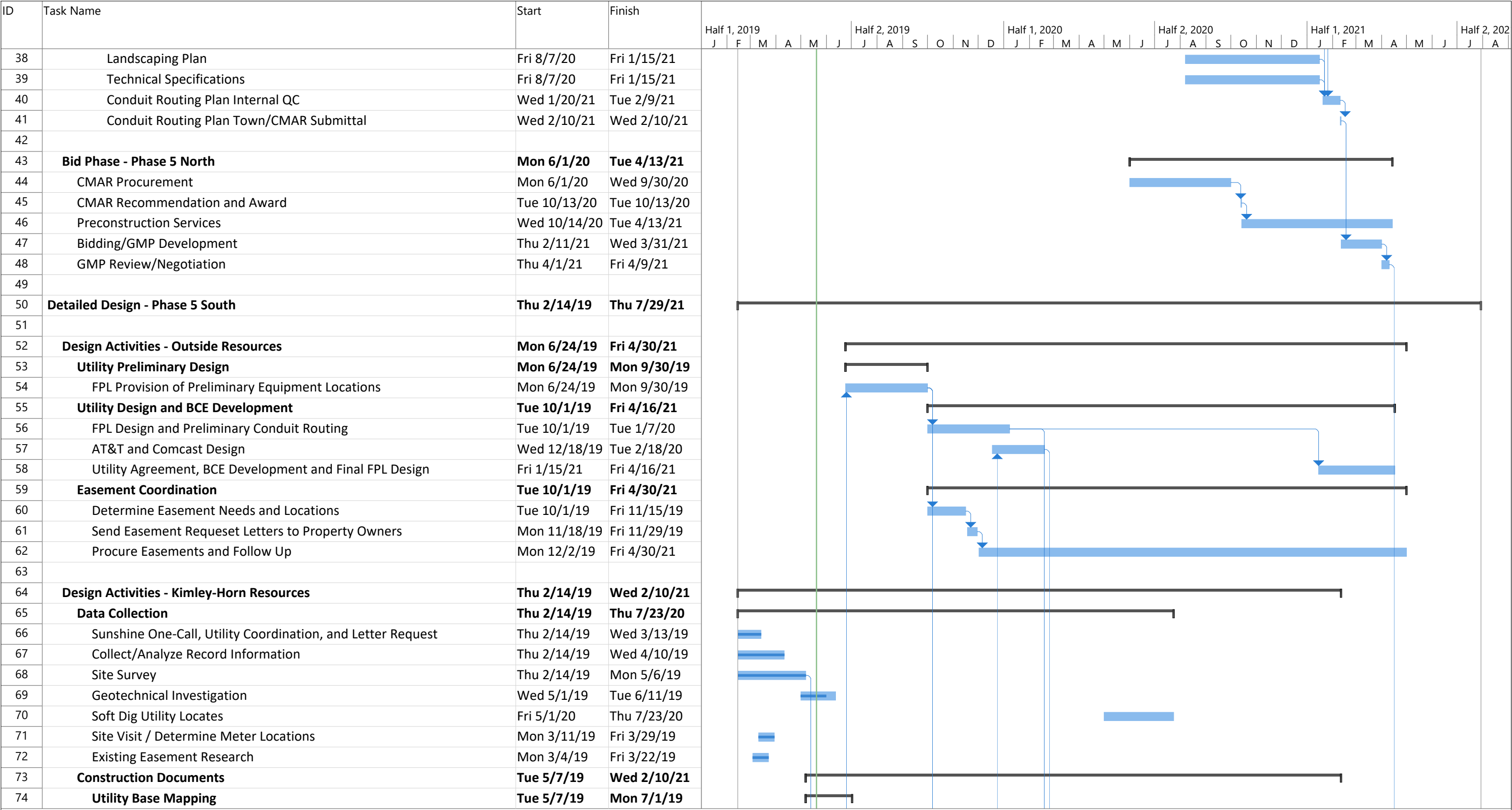
External Tasks

External Milestone

Deadline

Progress

Manual Progress



Project: 2019_0226_Schedule
Date: Mon 5/20/19

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

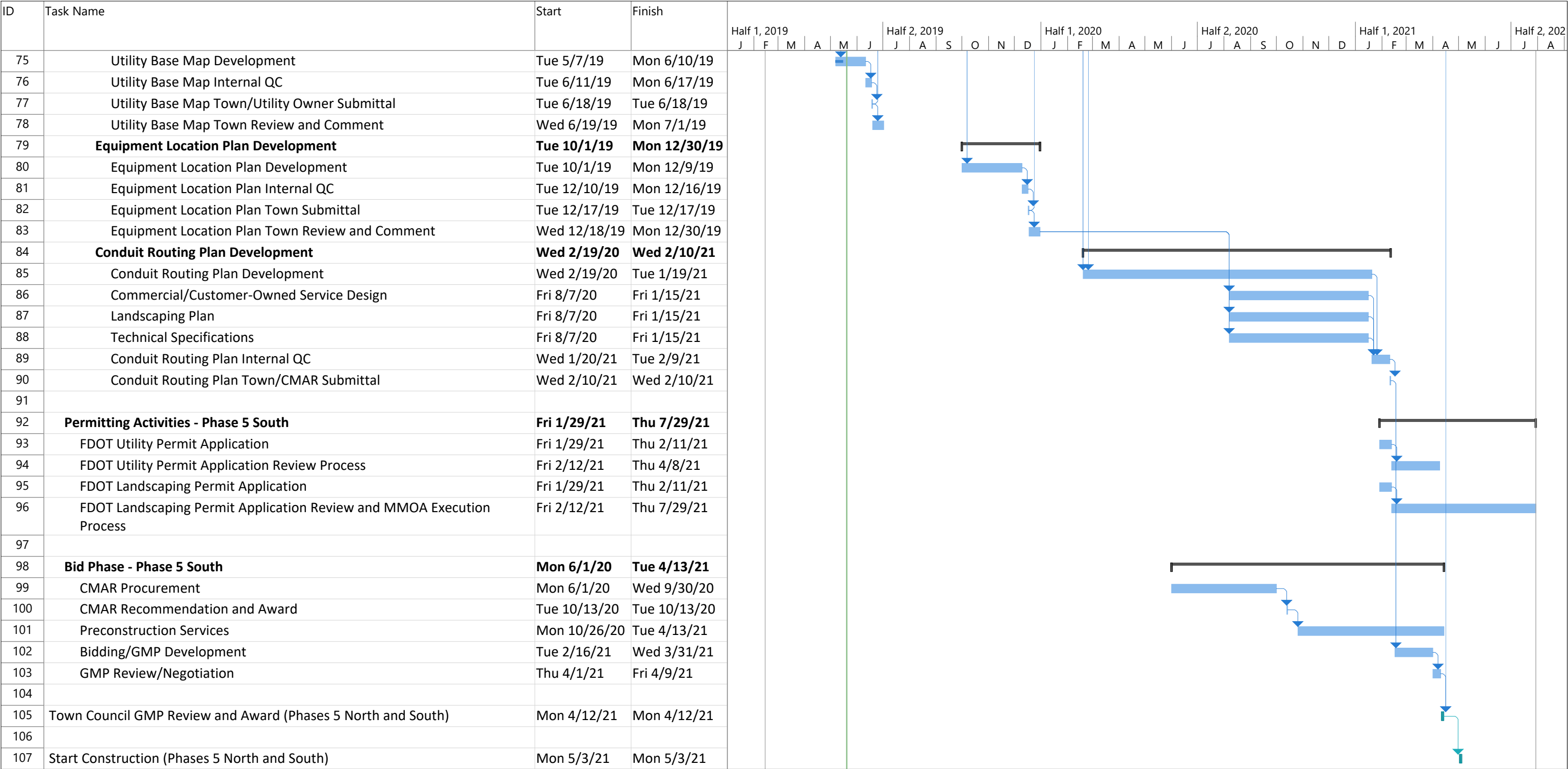
External Tasks

External Milestone

Deadline

Progress

Manual Progress



Project: 2019_0226_Schedule
Date: Mon 5/20/19

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

[

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Deadline

Progress

Manual Progress

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Vincent G. Burkhardt
President



Executive Summary

TOWN-WIDE OVERHEAD UTILITY UNDERGROUNDING PHASE 1 NORTH SCHEDULE RFQ No. 2017-14																											
ID	Task Name	% Complete	Duration	Start	Finish									2018												2019	
						May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
1	Phase I - NORTH	95%	420 days?	Mon 6/12/17	Fri 1/18/19																						
2	Fully Executed Non-GAF Agreement	100%	23 days	Mon 6/12/17	Wed 7/12/17																						
3	Copy Of Executed Easements	100%	23 days	Mon 6/12/17	Wed 7/12/17																						
4	Fully Executed Applicant Installed Agreement With FPL	100%	23 days	Mon 6/12/17	Wed 7/12/17																						
5	Fully Executed R/O/W Agreement With FPL	100%	23 days	Mon 6/12/17	Wed 7/12/17																						
6	Fully Executed Agreement With COMCAST / AT & T	100%	23 days	Mon 6/12/17	Wed 7/12/17																						
7	Town Council Approval	100%	1 day	Tue 6/13/17	Tue 6/13/17																						
8	Award Prime Contract	100%	13 days	Wed 6/14/17	Fri 6/30/17																						
9	Permitting	100%	15 days	Mon 6/26/17	Fri 7/14/17																						
10	Customer Owned Service Connection Permitting	100%	15 days	Mon 6/26/17	Fri 7/14/17																						
11	Sub Contract Agreements	100%	23 days	Wed 6/14/17	Fri 7/14/17																						
12	Material Procurement	100%	11 days	Fri 6/30/17	Fri 7/14/17																						
13	Underground Conduit Installation, Primary/Secondary (FPL, ATT, Comcast)	100%	225 days	Mon 7/17/17	Fri 5/25/18																						
14	Feeder Splice Box Installation	100%	15 days	Thu 10/12/17	Wed 11/1/17																						
15	Set Transformers / Switch Cabinets (FPL)	100%	75 days	Sun 2/4/18	Thu 5/17/18																						
16	Secondary Services / Wire	100%	138 days	Tue 2/20/18	Thu 8/30/18																						
17	As-Built Submission / Review (FPL)	100%	47 days	Tue 2/20/18	Wed 4/25/18																						
18	Pull Wire / Terminations Primary (FPL)	100%	81 days	Tue 2/20/18	Tue 6/12/18																						
19	*ATT Rod Conduit, Pull Wire, Set Pedestals	100%	133 days	Tue 2/27/18	Thu 8/30/18																						
20	*Comcast Pull Wire, Set Pedestals	100%	133 days	Tue 2/27/18	Thu 8/30/18																						
21	Cut over / Overhead Removal (ATT/Comcast)	100%	45 days	Mon 9/3/18	Fri 11/2/18																						
22	Energize Underground (FPL)	100%	30 days	Mon 9/17/18	Fri 10/26/18																						
23	Secondary Service Switch Over (FPL)	100%	113 days	Mon 6/11/18	Wed 11/14/18																						
24	** Demo Overhead / Remove Poles (FPL) / Final Restoration	20%	90 days	Mon 9/17/18	Fri 1/18/19																						
25	*This Work Will Be Performed By ATT/COMCAST Crews, All Other Work Is Anticipated To Be Performed By A Subcontractor Under The Direction Of Burkhardt Construction, Inc.	0%																									
26	**This Work Must Be Performed By FPL Crews, All Other Work Is Anticipated To Be Performed By A Subcontractor Under The Direction Of Burkhardt Construction, Inc.	0%																									
27	Storm Drainage	100%	45 days	Mon 7/17/17	Fri 9/15/17																						
28	Water Main	100%	79 days	Sun 10/15/17	Wed 1/31/18																						



Vincent G. Burkhardt
President



Executive Summary
For
April 2019

Project Description

Townwide Overhead Utility Undergrounding
Phase 2 North
P.O. # 181400

Project Status:

The crews continued with the horizontal drilling along the east/west roads. They mainly concentrated on Reef, Dolphin, Seagate, and Angler. A second drilling crew arrived mid-month and began drilling the private side services along Esplanade and Reef Road.

As the work progressed, setting of transformer pads, transformers, and AT&T splice boxes continued at various locations within the project limits.

The project remains on schedule and continues to stay within budget.

TOWN-WIDE OVERHEAD UTILITY UNDERGROUNDING
PHASE 2 NORTH
PRELIMINARY SCHEDULE
RFQ No. 2018-03

ID	Task Name	% Complete	Duration	Start	3rd Quarter 4th Quarter 1st Quarter 2nd Quarter 3rd Quarter 4th Quarter 1st Quarter																					
					Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
1	Phase 2 NORTH	30%	399 days	Tue 8/14/18																						
2	Town Council Approval	100%	1 day	Tue 8/14/18																						
3	Award Prime Contract	100%	13 days	Wed 8/15/18																						
4	Permitting	100%	14 days	Wed 8/15/18																						
5	Customer Owned Service Connection Permitting	80%	14 days	Wed 8/15/18																						
6	Sub Contract Agreements	100%	14 days	Wed 8/15/18																						
7	Material Procurement	98%	11 days	Mon 8/20/18																						
8	Underground Conduit Installation, Primary/Secondary (FPL, ATT, Comcast)	100%	240 days	Mon 9/3/18																						
9	Feeder Splice Box Installation	50%	140 days	Sun 12/30/18																						
10	Set Transformers / Switch Cabinets (FPL)	70%	155 days	Sun 1/13/19																						
11	Secondary Services / Wire	45%	235 days	Mon 11/5/18																						
12	As-Built Submission / Review (FPL)	35%	220 days	Mon 2/11/19																						
13	Pull Wire / Terminations Primary (FPL)	0%	145 days	Mon 2/18/19																						
14	*ATT Rod Conduit, Pull Wire, Set Pedestals	0%	180 days	Mon 3/11/19																						
15	*Comcast Pull Wire, Set Pedestals	0%	180 days	Mon 3/11/19																						
16	Cut over / Overhead Removal (ATT/Comcast)	0%	150 days	Mon 6/3/19																						
17	Energize Underground (FPL)	0%	140 days	Mon 4/8/19																						
18	Secondary Service Switch Over (FPL)	0%	180 days	Fri 4/19/19																						
19	** Demo Overhead / Remove Poles (FPL) / Final Restoration	0%	180 days	Mon 6/17/19																						
20	*This Work Will Be Performed By ATT/COMCAST Crews, All Other Work Is Anticipated To Be Performed By A Subcontractor Under The Direction Of Burkhardt Construction, Inc.	0%																								
21	**This Work Must Be Performed By FPL Crews, All Other Work Is Anticipated To Be Performed By A Subcontractor Under The Direction Of Burkhardt Construction, Inc.	0%																								
22	Storm Drainage	0%	30 days	Mon 7/15/19																						

SAFETY

Monthly safety inspections are conducted by WT Regional Safety Director. Daily safety inspections conducted by onsite staff.

- ◆ 0 lost time incidents to date
- ◆ 1 recordable incident to date

CONSTRUCTION

- ◆ S. Ocean Blvd (Electrical Undergrounding Crew) - Undergrounding Crews are 100% completed with conduit, equipment, concrete vaults and pads, cable and terminations. Street Lighting conduit and boxes completed. FPL Punchlist related items completed. Some switching orders received from FPL. Electrical conversions 10% completed.
- ◆ Phipps Ocean North Parking Lot Lighting conduit, handholes and pole installation completed. Switching orders for completing this area pending from FPL.
- ◆ Ibis Isle AT&T/Comcast conduit installation along with Concrete Curb/Asphalt Mill & Re-surface (drainage) and striping complete. Currently waiting on switching orders from FPL to energize Ibis Isle.
- ◆ Ibis Isle Watermain replacement completed.
- ◆ Restroom building is completed.
- ◆ A-41 electrical/mechanical installations complete. Punchlist items to be completed by next month.

DOCUMENTATION:

RFIs:

- A. 37 RFIs issued to date
- B. 0 Outstanding RFI

SUBMITTALS:

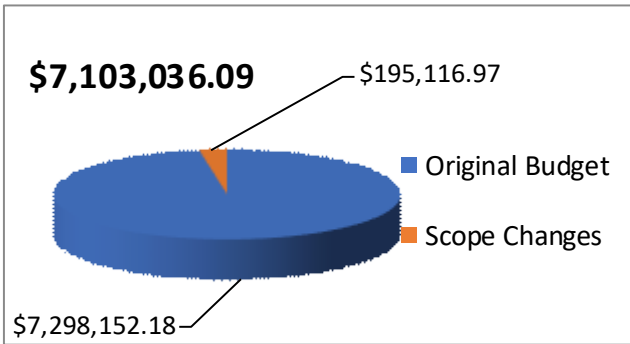
- A. 276+ Individual Submittals Processed
- B. 0 Submittal Package Currently Under Review
- C. 0 Submittal Packages Pending Submission to A/E

DRAWINGS: Added Scopes of Work

- A. Post GMP Phipps Ocean Park Restroom Building.
- B. Post GMP Phipps Ocean Park Lighting.
- C. Post GMP A-41 Wastewater Pump Station.
- D. Post GMP Ibis Bridge Watermain Crossing.

RELEVANT POTENTIAL CHANGES:

FINANCIALS—BUDGET VS. COSTS



Current GMP Amount	—	\$7,103,036.09
Approved Owner Initiated Scope Changes	—	\$195,116.09
Gross Billings to Date (\$)	—	\$6,288,257.06
Gross Billings to Date (%)	—	89%
Schedule % Completed	—	92%



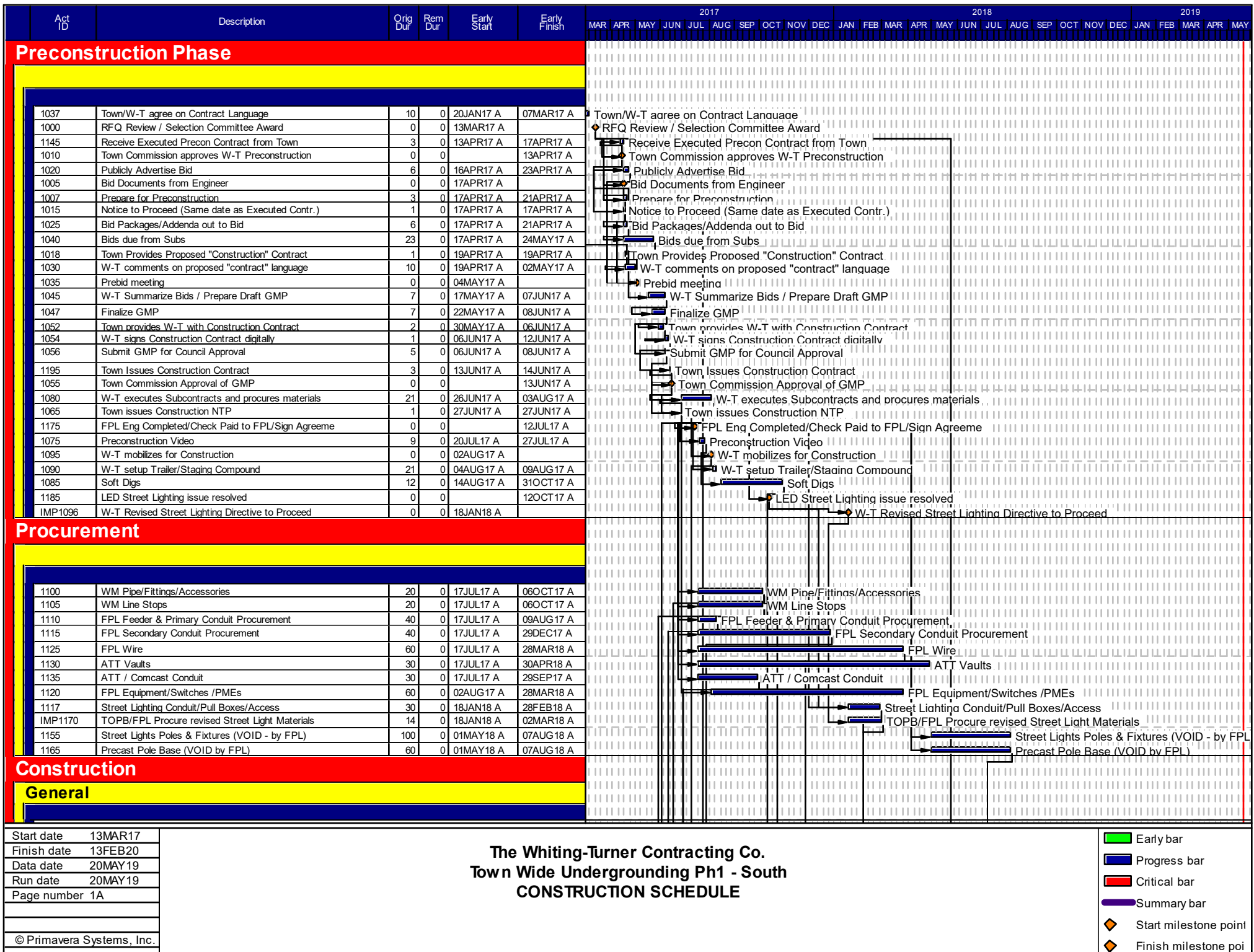
SCHEDULE SUMMARY

S. Ocean Undergrounding -Sta 11+10 to Sta 243+66					
1570	Converting / Energizing Services	45	44	17MAY19 A	21AUG19
1530	ATT remove Overhead Facilities	10	10	23MAY19	05JUN19
1535	Comcast remove Overhead Facilities	10	10	23MAY19	05JUN19
1537	Restoration due to ATT work	10	10	06JUN19	19JUN19
1540	Restoration due to Comcast work	10	10	06JUN19	19JUN19
1575	De-energize existing Aerial Power	7	7	22AUG19	30AUG19
A-41 Pump Station					
IMP4582	Pump #2 shim inspection at Condo by W-T/VE	1	0	15MAY19 A	15MAY19 A
IMP4585	Pump #2 returned/installed at A-41	2	0	15MAY19 A	16MAY19 A
IMP4588	6th Prestart-up W-T/ML/Subs - 51PSI Pump#2	1	0	16MAY19 A	16MAY19 A
IMP4592	Final Start-up/Commissioning	1	1	20MAY19	20MAY19
4560	Dismantle Bypass & Temp Ventilation	3	3	27MAY19	29MAY19
4565	Stework/Restoration (excludes asphalt apron)	10	10	27MAY19	07JUN19
4570	Closeout	10	10	10JUN19	21JUN19
Street Lighting					
IMP4140	Davco to complete Punchlist per Town/MR	10	5	30NOV18 A	24MAY19
4050	Asphalt/Concrete Restoration	15	15	27MAY19	14JUN19
IMP4130	Primary to be Energized (Heat-up/Switching Order)	1	1	03JUN19	03JUN19
4040	FPL to Energize Light Poles	10	10	04JUN19	17JUN19
4060	Landscape & Irrigation Restoration	10	10	17JUN19	28JUN19
4090	Bid Unit #4 Substantial Completion	0	0		28JUN19

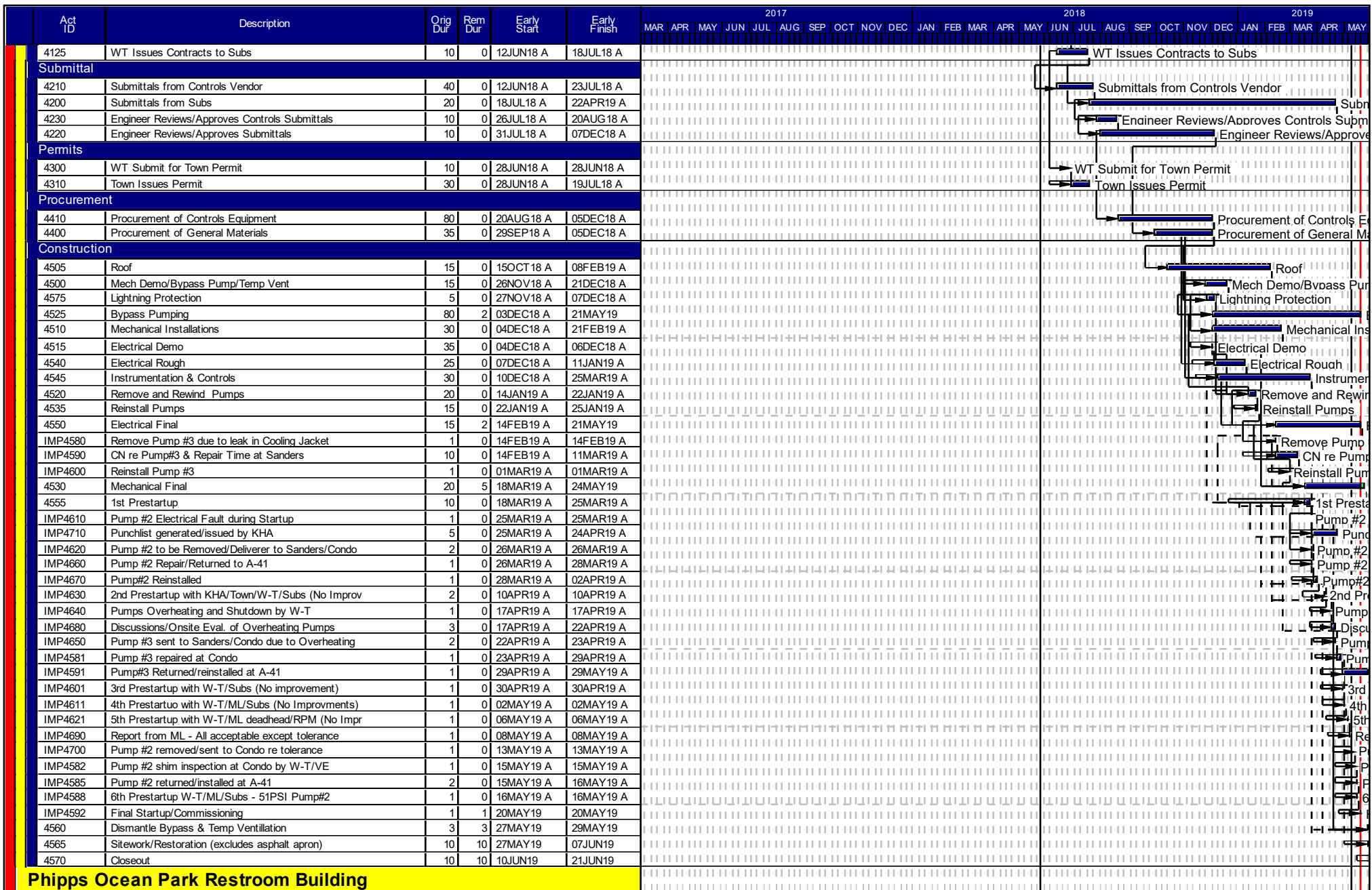


SCHEDULE NOTES / IMPACTS:

- Street Lighting conduit and handhole installations by Whiting-Turner 100% complete. FPL Pole installation punchlist completion (by FPL contractor) currently delaying the project.
- Additional AT&T/Comcast Service Conduit by Whiting-Turner at Ibis Isle completed. AT&T direct installations pending and Comcast direct installation approx. 95% completed. Service swaps are still pending from both AT&T and Comcast.
- A-41 Pump Station pump modifications pending. Roof to be replaced in the upcoming week(s).
- FPL switching orders currently delaying the project.



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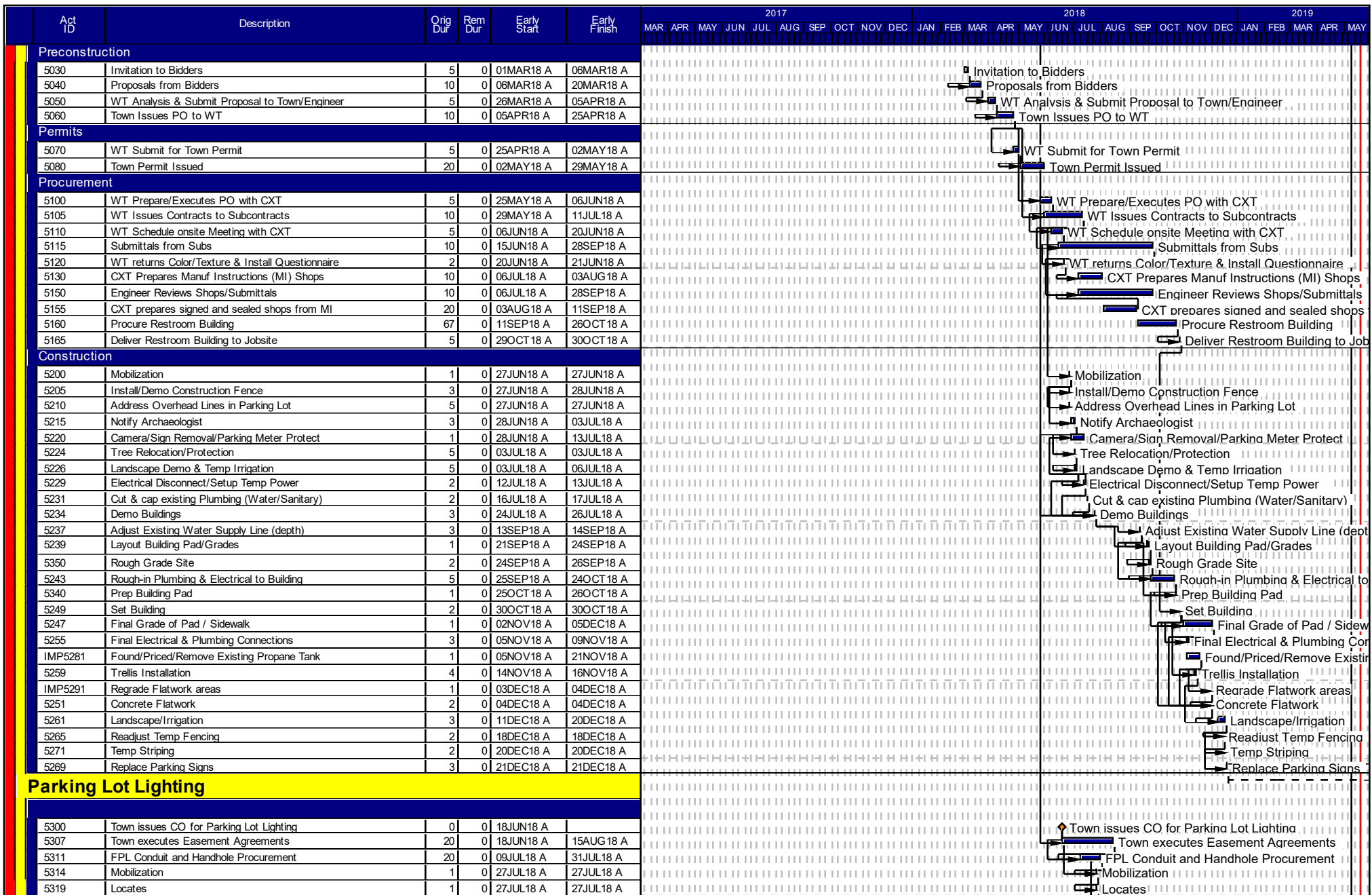


Phipps Ocean Park Restroom Building

Start date	13MAR17
Finish date	13FEB20
Data date	20MAY19
Run date	20MAY19
Page number	4A
© Primavera Systems, Inc.	

The Whiting-Turner Contracting Co. Town Wide Undergrounding Ph1 - South CONSTRUCTION SCHEDULE

- Early bar
- Progress bar
- Critical bar
- Summary bar
- ◆ Start milestone point
- ◆ Finish milestone poi



Underground Utility Project Budget
Project Financial Summary
May 31, 2019

Expenditures	Original OPC	Updated OPC	Budget	Actual	% Expended
Phase 1	\$ 12,620,000	\$ 12,900,000	\$ 12,642,040	\$ 12,025,443	95.1%
Phase 2	\$ 9,170,000	\$ 9,710,000	\$ 5,401,525	\$ 3,486,056	64.5%
Phase 3	\$ 10,910,000	\$ 11,360,000	\$ 1,222,094	\$ 1,082,029	88.5%
Phase 4	\$ 10,370,000	\$ 10,910,000	\$ 1,306,043	\$ 389,707	29.8%
Phase 5	\$ 14,090,000	\$ 14,850,000	\$ 1,529,447	\$ 199,322	13.0%
Phase 6	\$ 16,820,000	\$ 17,690,000	\$ -	\$ -	
Phase 7	\$ 11,730,000	\$ 12,220,000	\$ -	\$ -	
Phase 8	\$ 12,300,000	\$ 12,890,000	\$ -	\$ -	
Other	\$ 570,000	\$ 3,680,414	\$ 3,680,414	\$ 2,434,002	66.1%
Total Project Costs To Date	\$ 98,580,000	\$ 106,210,414	\$ 25,781,563	\$ 19,616,559	76.1%
Total Other Costs Outside Underground Budget			\$ 929,169	\$ 1,690,733	182.0%
Total Underground Project Costs			\$ 26,710,732	\$ 21,307,292	79.8%
Opinion of Cost - Master Plan			98,600,000		
AT&T and Comcast Additional Project Costs			6,700,000		
FPL Credit			(3,300,000)		
Total Project Budget			\$ 102,000,000		
% Budgeted/Encumbered To Date Project Costs			25.28%		
% Spent to Date - Project Costs			19.23%		

Project Revenues Received

Revenues	Budget	Actual	% of Budget
Revenues			
Prepaid Assessments		\$ 11,591,500	0.0%
Assessment Revenue	\$ 9,380,000	\$ 8,211,106	87.5%
Commercial Paper	\$ -	Paid off w/GO bond	0.0%
Town Owned Property Prepaid Assessments	\$ 2,797,291	\$ 2,797,291	100.0%
Interest on Assessment Escrow	\$ -	\$ 396,389	
Interest	\$ 12,000	\$ 951,694	7930.8%
GO Bond Proceeds	\$ 60,500,000	\$ 60,499,897	100.0%
1 Cent Sales Tax	\$ 2,500,000	\$ 1,291,667	51.7%
FPL		\$ 450,246	
Other			
Kevin McGann - CO #9		\$ 34,900	
Donations - Civic Association	\$ 49,250	\$ 49,250	100.0%
Transfer from (307) Fund CIP	\$ 760,200	\$ 760,200	100.0%
Transfer from (001) General Fund - PM Salary	\$ 265,000	\$ 208,750	
Total Project Revenues	\$ 76,263,741	\$ 87,242,891	114.4%

Underground Utility Project Budget
Phase 1 Project Costs
May 31, 2019

	Original OPC	Updated OPC	Budget	Actual	% Expended
Project Engineering					
Task 2.1 - Detailed Design North End	590,000		472,063	472,063	100.0%
Task 2.2 - Detailed Design South End	740,000		619,411	619,411	100.0%
Task 2.3 - Permitting Assistance			17,790	17,790	100.0%
Task 2.4 - Bid Phase Assistance			42,166	42,166	100.0%
Task 2.5 - Meetings - Design Phase			125,399	125,383	100.0%
Legal Sketch and Description - Easements			34,000	28,546	84.0%
Subtotal Design Phase	\$ 1,330,000	\$ 1,400,000	\$ 1,310,829	\$ 1,305,359	99.6%
Construction Costs					
Phase 1 North Construction					
Preconstruction			\$ 19,720	19,720	100.0%
Burkhardt Construction			\$ 3,598,144	3,571,190	99.3%
Street Light Conversion			\$ 26,273	40,934	155.8%
Change Order for AT&T and Comcast Conduit			\$ 371,201	371,201	100.0%
Utility Design Costs			\$ 15,595	15,595	100.0%
Utility Construction Costs (FPL, Comcast, AT&T)			\$ 476,776	416,138	87.3%
Construction Engineering (KH)			\$ 230,532	195,735	84.9%
	\$ 4,210,000	\$ 4,390,000	\$ 4,738,241	\$ 4,630,513	97.7%
Phase 1 South Construction					
Preconstruction			\$ 22,200	22,200	100.0%
Whiting Turner Construction			\$ 4,450,977	4,066,805	91.4%
Change Order for AT&T and Comcast Conduit			\$ 125,147	125,147	100.0%
Other Approved Change Orders - Additional soil borings at Ibis Isle			\$ 2,200	2,200	100.0%
Utility Design Costs			\$ 33,013	33,013	100.0%
Utility Construction Costs (FPL, Comcast, AT&T)			\$ 1,374,193	1,289,694	93.9%
Construction Engineering (KH)			\$ 283,880	243,049	85.6%
	\$ 6,800,000	\$ 6,830,000	\$ 6,291,610	\$ 5,782,109	91.9%
Easement Recording Fees			\$ 347	740	
Legal Costs/Easement Acquisition - Jones Foster	\$ 280,000	\$ 280,000	\$ 301,359	\$ 306,723	101.8%
Total Phase 1 Costs	\$ 12,620,000	\$ 12,900,000	\$ 12,642,040	\$ 12,025,443	95.1%

Underground Utility Project Budget
Phase 2 Project Costs
May 31, 2019

	Original OPC	Updated OPC	Budget	Actual	% Expended
Phase 2 Design					
Kimley Horn					
Task 1.1 Phase 2 North Design	335,000	360,000	\$ 281,304	\$ 281,304	100.0%
Task 1.2 Phase 2 South Design	400,000	420,000	\$ 335,353	\$ 335,353	100.0%
Task 1.3 Permitting Assistance North and South			\$ 12,674	\$ 12,674	100.0%
Task 1.4 Bid Phase Assistance North and South			\$ 40,565	\$ 32,842	81.0%
Task 1.6 Meetings North and South			\$ 136,617	\$ 112,796	82.6%
Total Phase 2 Design	\$ 735,000	\$ 780,000	\$ 806,513	\$ 774,968	96.1%
Construction Costs					
Phase 2 North Construction					
Preconstruction			\$ 35,000	31,970	91.3%
Burkhardt Construction			\$ 4,015,865	2,186,256	54.4%
Approved Change Orders			\$ -		
FPL Design Cost			\$ 11,759	1,350	11.5%
ATT Design Cost			\$ 5,000		0.0%
Comcast Design Cost				\$ 4,582	
Utility Costs (FPL, AT&T)				\$ 64,472	
FPL - Additional Vista Switches				\$ 54,938	
Street Light Conversion			\$ 19,186	\$ 19,186	
Construction Engineering (KH)			\$ 248,121	\$ 124,862	50.3%
Total Phase 2 North Construction	3,800,000	4,000,000	\$ 4,334,931	\$ 2,487,616	0.0%
Phase 2 South Construction	-				
Preconstruction			\$ 35,000	-	
Kaufman Lynn Construction					
Approved Change Orders			\$ -		
FPL Design Cost			\$ 13,330	14,200	106.5%
ATT Design Cost			\$ 5,000		
Comcast Design Cost				\$ 4,582	
Utility Costs (FPL, Comcast, AT&T)				\$ -	
Street Light Conversion				\$ 19,268	
Construction Engineering (KH)					
Total Phase 2 South Construction	4,435,000	4,730,000	\$ 53,330	\$ 38,050	71.3%
Easement Acquisition	200,000	200,000			
Kimley Horn Easement Assistance					
Task 1.5 Easement Assistance North			\$ 64,936	\$ 64,715	99.7%
Task 1.5 Easement Assistance South			\$ 77,466	\$ 76,456	98.7%
Surveys					
Task 1.7 Legal Sketch North			\$ 14,020	\$ 14,020	100.0%
Task 1.7 Legal Sketch South			\$ 16,725	\$ 15,985	95.6%
Advertising				\$ 1,101	
Jones Foster - Legal			\$ 25,000	\$ 8,920	35.7%
Postage			\$ -	\$ 491	
Temp Services			\$ 5,000	\$ 1,452	29.0%
Recording Costs			\$ 3,605	\$ 2,283	63.3%
Total Easement Acquisition Costs	200,000	200,000	\$ 206,752	\$ 185,422	89.7%
Total Phase 2 Costs	\$9,170,000	\$9,710,000	\$ 5,401,525	\$ 3,486,056	64.5%

Underground Utility Project Budget
Phase 3 Project Costs
May 31, 2019

	Original OPC	Updated OPC	Budget	Actual	% Expended
Phase 3 Design					
Kimley Horn					
Task 1.1 Phase 3 North Design	\$ 325,000	\$ 350,000	\$ 288,851	\$ 252,170	87.3%
Task 1.2 Phase 3 South Design	\$ 535,000	\$ 580,000	\$ 503,260	\$ 330,669	65.7%
Task 1.3 Permitting Assistance			\$ 13,739		0.0%
Task 1.4 Bid Phase Assistance			\$ 36,834		0.0%
Task 1.5 Meetings			\$ 101,652	\$ 20,997	20.7%
Deductive Change Order (Scope Change)			\$ (49,840)		0.0%
Total Phase 3 Design	\$ 860,000	\$ 930,000	\$ 894,496	\$ 603,836	67.5%
Construction Costs					
Phase 3 North Construction	\$ 3,700,000	\$ 3,850,000			
Preconstruction					
Construction					
Approved Change Orders					
FPL Design Cost			\$ 12,850		
ATT Design Cost					
Comcast Design Cost					
Construction Engineering (KH)					
Daniella Construction - Nightingale/LaPuerta - Townwide portion				\$ 243,470	
FPL Nightingale/LaPuerta - Townwide Portion				\$ 74,900	
Comcast Nightingale/LaPuerta - Townwide Portion				\$ 8,885	
AT&T Nightingale/LaPuerta Townwide Portion				\$ 30,555	
Total Phase 3 North Construction	\$ 3,700,000	\$ 3,850,000	\$ 12,850	\$ 357,810	0.0%
Phase 3 South Construction	\$ 6,090,000	\$ 6,320,000			
Preconstruction					
Construction					
Approved Change Orders					
FPL Design Cost			\$ 11,359		
ATT Design Cost					
Comcast Design Cost					
Construction Engineering (KH)					
Total Phase 3 South Construction	\$ 6,090,000	\$ 6,320,000	\$ 11,359	\$ -	0.0%
Easement Acquisition	\$ 260,000	\$ 260,000			
<i>Kimley Horn Easement Assistance</i>					
Task 1 Easement Assistance North and South			\$ 235,953	\$ 120,306	51.0%
<i>Surveys</i>					
Task Legal Sketch South			\$ 37,436		
Jones Foster - Legal			\$ 25,000		
American Acquisition Group					
Temp Services			\$ 5,000		
Recording Costs				\$ 77	
Total Easement Acquisition Costs	\$ 260,000	\$ 260,000	\$ 303,389	\$ 120,383	39.7%
Total Phase 3 Costs	\$ 10,910,000	\$ 11,360,000	\$ 1,222,094	\$ 1,082,029	88.5%

Underground Utility Project Budget
Phase 4 Project Costs
May 31, 2019

	Original OPC	Updated OPC	Budget	Actual	% Expended
Phase 4 Design					
Kimley Horn					
Task 1.1 Phase 4 North Design	\$ 402,000	\$ 435,000	\$ 312,317	\$ 187,390	60.0%
Task 1.2 Phase 4 South Design	\$ 413,000	\$ 435,000	\$ 451,284	\$ 157,949	35.0%
Task 1.3 Permitting Assistance			\$ 14,468	\$ -	0.0%
Task 1.4 Bid Phase Assistance			\$ 37,899	\$ -	0.0%
Task 1.6 Meetings			\$ 77,911	\$ 6,802	8.7%
Total Phase 4 Design	\$ 815,000	\$ 870,000	\$ 893,879	\$ 352,141	39.4%
Construction Costs					
Phase 4 North Construction	4,605,000	4,820,000			
Preconstruction					
Construction					
Approved Change Orders					
FPL Design Cost			\$ 12,757		
ATT Design Cost					
Comcast Design Cost					
Utility Costs (FPL, Comcast, AT&T)					
Construction Engineering (KH)					
Total Phase 4 North Construction	\$ 4,605,000	\$ 4,820,000	\$ 12,757	\$ -	0.0%
Phase 4 South Construction	4,710,000	4,980,000			
Preconstruction					
Construction					
Approved Change Orders					
FPL Design Cost			\$ 13,160		
ATT Design Cost					
Comcast Design Cost					
Utility Costs (FPL, Comcast, AT&T)					
Construction Engineering (KH)					
Total Phase 4 South Construction	\$ 4,710,000	\$ 4,980,000	\$ 13,160	\$ -	0.0%
Easement Acquisition	\$ 240,000	\$ 240,000			
<i>Kimley Horn Easement Assistance</i>					
Easement Assistance (KH)			\$ 280,270	\$ 37,566	13.4%
Easement Assistance (KH) -- Switches			\$ 62,780		
<i>Surveys</i>					
Legal Sketch			\$ 38,230		
Legal Sketch - Switches			\$ 4,967		
Jones Foster - Legal					
American Acquisition Group					
Temp Services					
Recording Costs				\$ -	
Total Easement Acquisition Costs	\$ 240,000	\$ 240,000	\$ 386,247	\$ 37,566	9.7%
Total Phase 4 Costs	\$ 10,370,000	\$ 10,910,000	\$ 1,306,043	\$ 389,707	29.8%

Underground Utility Project Budget
Phase 5 Project Costs
May 31, 2019

	Original OPC	Updated OPC	Budget	Actual	% Expended
Phase 5					
Kimley Horn					
Task 1.1 Phase 5 North Design	\$ 520,000	\$ 560,000	\$ 454,210	\$ 81,758	18.0%
Task 1.2 Phase 5 South Design	\$ 600,000	\$ 640,000	\$ 606,951	\$ 115,321	19.0%
Task 1.3 Permitting Assistance North					0.0%
Task 1.3 Permitting Assistance South			\$ 17,100		0.0%
Task 1.4 Bid Phase Assistance North			\$ 37,899		0.0%
Task 1.4 Bid Phase Assistance South					0.0%
Task 1.6 Meetings North			\$ 77,911	\$ 1,916	2.5%
Task 1.6 Meetings South					0.0%
Total Phase 5 Design	\$ 1,120,000	\$ 1,200,000	\$ 1,194,071	\$ 198,995	16.7%
Construction Costs					
Phase 5 North Construction	\$ 5,890,000	\$ 6,200,000			
Preconstruction					
Construction					
Utility Costs (FPL, Comcast, AT&T)					
Construction Engineering (KH)					
Total Phase 5 North Construction	\$ 5,890,000	\$ 6,200,000	\$ -	\$ -	0.0%
Phase 5 South Construction	\$ 6,750,000	\$ 7,120,000			
Preconstruction					
Construction					
Utility Costs (FPL, Comcast, AT&T)					
Construction Engineering (KH)					
Total Phase 5 South Construction	\$ 6,750,000	\$ 7,120,000	\$ -	\$ -	0.0%
Easement Acquisition	\$ 330,000	\$ 330,000			
<i>Kimley Horn Easement Assistance</i>					
<i>Easement Assistance</i>			\$ 218,600	\$ 1,356	
Easement Assistance			\$ 75,696	\$ 250	0.3%
<i>Surveys</i>					
Legal Sketch			\$ 41,080		
Jones Foster - Legal					
American Acquisition Group					
Temp Services					
Recording Costs				\$ 77	
Total Easement Acquisition Costs	\$ 330,000	\$ 330,000	\$ 335,376	\$ 327	0.1%
Total Phase 5 Costs	\$14,090,000	\$14,850,000	\$ 1,529,447	\$ 199,322	13.0%

Underground Utility Project Budget
Other Project Costs
May 31, 2019

Master Plan	Budget	Actual	% Expended
Task 1.1 - Data Collection & GIS Base Mapping	\$ 88,021	\$ 88,021	100.0%
Tash 1.1a Data Collection for Future Communications	\$ 23,511	\$ 23,511	100.0%
Task 1.2 - Conceptual Design and Master Plan	\$ 161,756	\$ 161,756	100.0%
Task 1.3 - Project Sequencing and Phasing	\$ 31,244	\$ 31,244	100.0%
Task 1.4 - Assessment of Traffic Impacts	\$ 77,660	\$ 77,660	100.0%
Task 1.5 - Project Delivery Methods	\$ 17,448	\$ 17,448	100.0%
Task 1.6 - Master Plan Document	\$ 45,053	\$ 45,053	100.0%
Task 1.7 - Meetings Master Planning Phase	\$ 113,135	\$ 113,123	100.0%
Task 1.8 - Master Plan Second Half	\$ 40,067	\$ 40,067	100.0%
Subtotal Master Planning	\$ 597,895	\$ 597,883	100.0%
Comcast Preplanning - Master Plan		\$ 12,015	
Community Outreach	\$ 282,519	\$ 201,608	71.4%
Peer Review Study - Patterson & Dewar (\$50,000 Offsetting Revenue)	\$ 100,000	\$ 100,000	100.0%
Commercial Paper Issuance Cost		\$ 200,675	
Commercial Paper Fees		\$ 52,252	
Commercial Paper Interest		\$ 243,096	
GO Bond Closing Costs		\$ 483,618	
GO Bond Debt Service	\$ 2,700,000	\$ 542,856	
Total Other Project Costs	\$ 3,680,414	\$ 2,434,002	66.1%

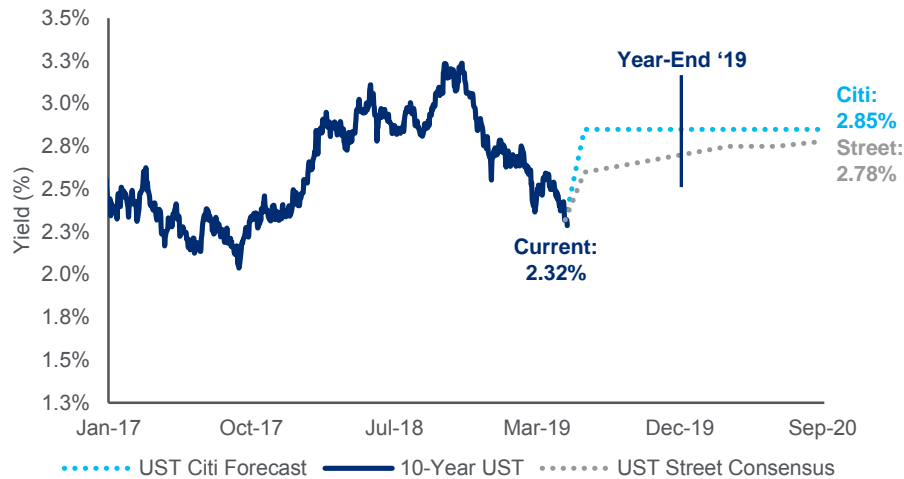
Related Costs Outside of the Underground Project Budget

	Budget	Actual	% Expended
Costs paid from (307) Fund CIP			
Underground City of Lake Worth Section			
Project Design	\$ 25,231	\$ 24,430	96.8%
Project Construction	\$ 351,081	\$ 336,687	95.9%
Project Construction Engineering	\$ 11,607	\$ 11,491	99.0%
Utility Cost (FPL, Comcast, AT&T)	\$ 134,333	\$ 127,531	94.9%
Project Meeting Attendance	\$ 3,334	\$ 2,914	87.4%
Total Lake Worth Section	\$ 525,586	\$ 503,052	95.7%
Ibis Way PGD Improvements	\$ 14,583	\$ 14,583	100.0%
General Fund Costs			
Goldmacher v TPB Legal and Other Costs		\$ 183,701	
Kosberg v TPB Legal and Other Costs		\$ 449,397	
PBT Real Estate v TPB		\$ 133,516	
Gardner, Bist Bowden, Bush (Shel Wright)		\$ 24,799	
Project Manager -Pay and benefits	\$ 265,000	\$ 274,740	103.7%
Telecommunications Consultant	\$ 89,000	\$ 83,210	93.5%
Peter Brandt (Contract Negotiations)	\$ 35,000	\$ 23,735	67.8%
Total Related Costs Outside of the Budget	\$ 929,169	\$ 1,690,733	182.0%

U.S. Rate Forecasts

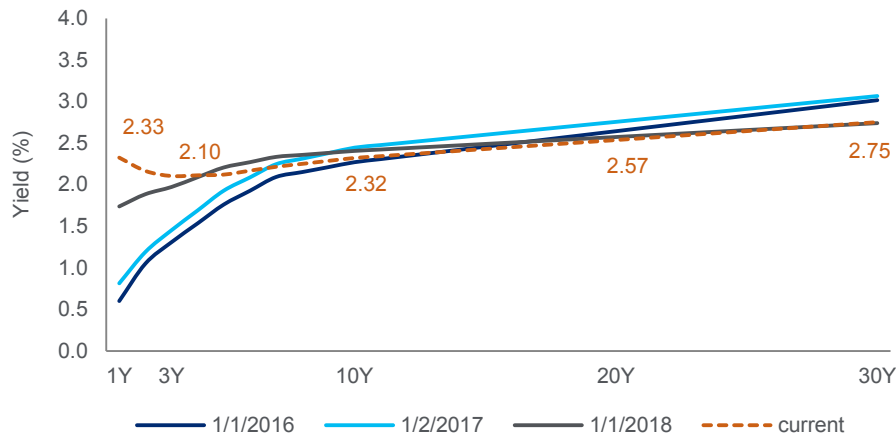
10-Year Treasury Yield Forecast

Citi forecasts a slightly higher interest rate environment than the street for the remainder of 2019 and into 2020



US Treasury Yield Curve

The US treasury 2s30s and 10s30s curve bull flattened over the last week



Rate Forecasts

5-Year Treasury	Current	2Q19	3Q19	4Q19	1Q20	2Q20	3Q20
Citi's Forecast	2.12%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%
Economists' Consensus		2.40%	2.50%	2.53%	2.53%	2.58%	2.66%

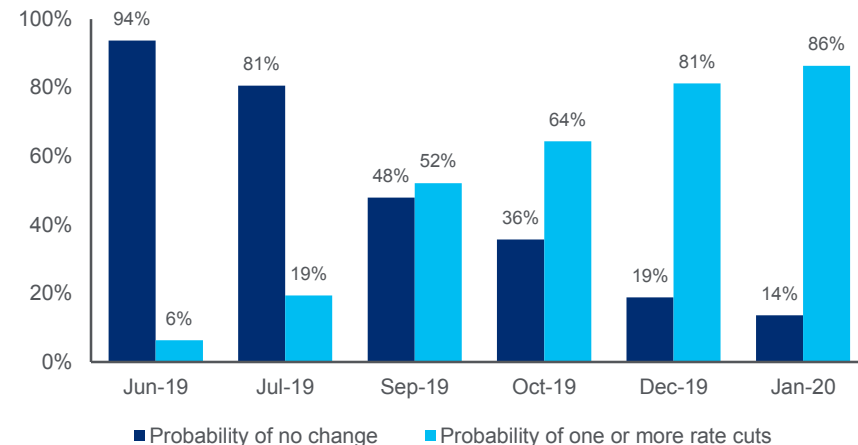
10-Year Treasury	Current	2Q19	3Q19	4Q19	1Q20	2Q20	3Q20
Citi's Forecast	2.32%	2.85%	2.85%	2.85%	2.85%	2.85%	2.85%
Economists' Consensus		2.60%	2.65%	2.70%	2.75%	2.75%	2.78%

30-Year Treasury	Current	2Q19	3Q19	4Q19	1Q20	2Q20	3Q20
Citi's Forecast	2.75%	3.05%	3.05%	3.05%	3.05%	3.05%	3.05%
Economists' Consensus		2.99%	3.03%	3.10%	3.10%	3.14%	3.15%

Fed Funds	Current	2Q19	3Q19	4Q19	1Q20	2Q20	3Q20
Citi's Forecast	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Economists' Consensus		2.50%	2.50%	2.50%	2.50%	2.50%	2.50%

Expectations of Next Fed Change in Interest Rates

Fed funds were unchanged as the Fed played down weak inflation as "transient", while adhering to its "patient" guidance in determining future rate adjustments



Source: Current rates and expectation of Fed hike as of May 24, 2019; Citi forecasts as of May 22, 2019, Bloomberg forecasts as of May 24, 2019.