



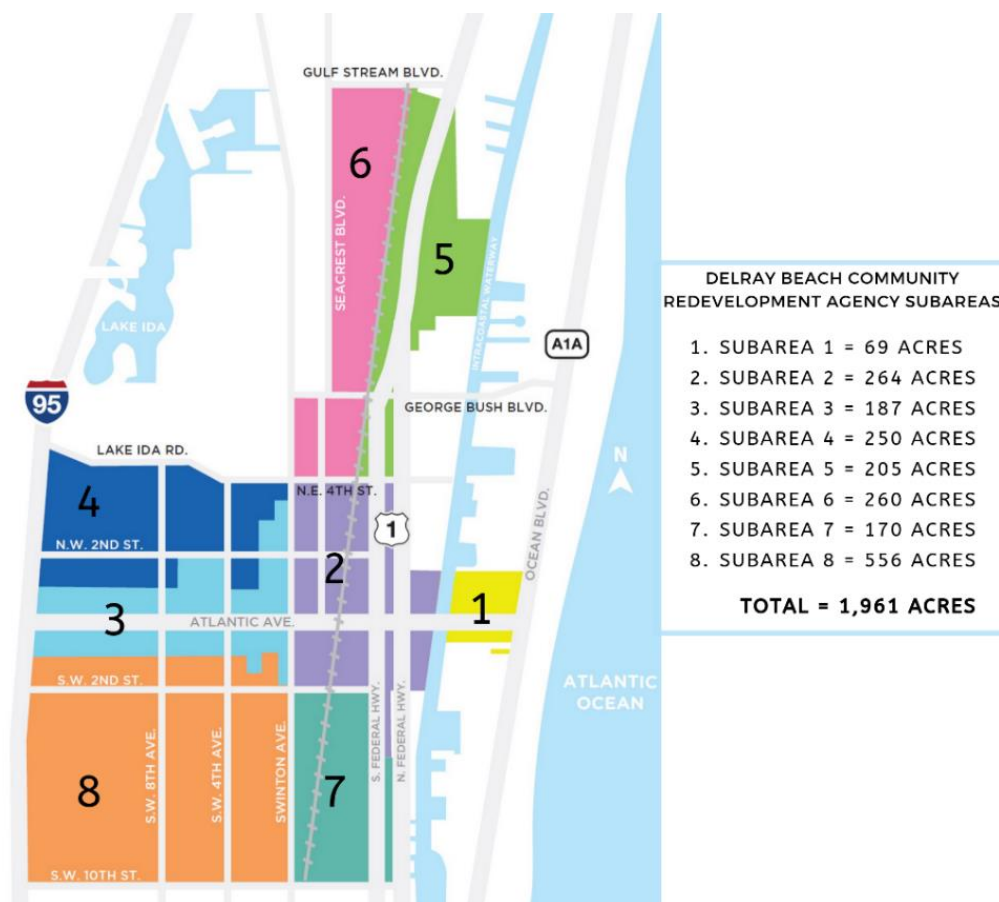
# Delray Beach Community Redevelopment Agency

## October 2019 Monthly Work Plan Report

### OVERVIEW

On October 1, 2019, the CRA Board of Commissioners adopted the Work Plan and Budget for Fiscal Year 2019-2020. The Work Plan and Budget include projects and programs that emphasize the elimination of slum and blight through street beautification, improved mobility, preservation and development of affordable housing, commercial development, planning initiatives, historic preservation, and economic development initiatives within the CRA District which is divided into 8 Sub-Areas.

This report provides an overview of the status of the projects and programs in the Work Plan and other CRA activities within the CRA District Sub-Areas.



## Overview of Projects by CRA Sub-Area

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| <u>Sub-Area 1</u><br>N/A                                                                                                                                                                                                                               | <u>Sub-Area 5</u><br>N/A                                                                                                                                                                                                                                                                                                                        |
| <u>Sub-Area 2</u> <ul style="list-style-type: none"> <li>NE 3rd Street/NE 3rd Avenue Improvements</li> </ul>                                                                                                                                           | <u>Sub-Area 6</u><br>N/A                                                                                                                                                                                                                                                                                                                        |
| <u>Sub-Area 3</u> <ul style="list-style-type: none"> <li>SW 600-800 W. Atlantic Avenue Development</li> <li>NW 600 Block Redevelopment</li> <li>98 NW 5<sup>th</sup> Avenue Rehabilitation</li> <li>95 SW 5<sup>th</sup> Avenue Development</li> </ul> | <u>Sub-Area 7</u> <ul style="list-style-type: none"> <li>Osceola Park Neighborhood Imp. (CIP)</li> </ul>                                                                                                                                                                                                                                        |
| <u>Sub-Area 4</u> <ul style="list-style-type: none"> <li>Pompey Park Master Plan (CIP)</li> <li>NW Neighborhood Improvements (CIP)</li> </ul>                                                                                                          | <u>Sub-Area 8</u> <ul style="list-style-type: none"> <li>SW 3<sup>rd</sup> Court, SW 4<sup>th</sup> Street, SW 6<sup>th</sup> Street, and SW 7<sup>th</sup> Avenue (CIP)</li> <li>SW Neighborhood Alleys (CIP)</li> <li>Merritt Park Playground (CIP)</li> <li>Corey Isle Workforce Housing</li> <li>Carver Square Workforce Housing</li> </ul> |
| <u>Projects in Multiple Sub-Areas</u>                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                 |
| <u>Sub-Areas 1-3</u> <ul style="list-style-type: none"> <li>Connect Delray Beach – Downtown Connect</li> </ul>                                                                                                                                         | <u>Sub-Areas 1-8</u> <ul style="list-style-type: none"> <li>Connect Delray Beach - Freebee</li> <li>Wayfinding Signage</li> <li>CRA Redevelopment Plan</li> </ul>                                                                                                                                                                               |

## Redevelopment Projects/Improvements

| Project Name                                                     | Phase  | CRA Sub-Area | Update                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------------------------------|--------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Request for Proposals 600-800 Blocks of W. Atlantic Avenue       | N/A    | 3            | A Small Scale Land Use Map Amendment and Rezoning was approved at the 10-15-19 City Commission meeting requesting approval from Residential to Commercial. The Development Services Department has processed the application to the State for review. Application date is 11-18-19, however, the Developer is seeking a 60 day extension.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 98 NW 5 <sup>th</sup> Avenue Renovation<br><u>CRA GL #: 6208</u> | Design | 3            | Site plan package was submitted to Development Services in the beginning of August for Technical Advisory Committee Review (TAC). TAC met on 8-23-19 to discuss project. TAC comments received by CRA on 9-19-19 and distributed to the consultant for review and revision. Addressing TAC comments: Obtaining updated surveys, revising site plan to relocate proposed elevator to meet setback requirements, revising justification statement, PBC Traffic Review, and coordinating resubmittal. Anticipating TAC resubmittal by 12-1-19.                                                                                                                                                                                                                                                                                                                                                                            |
| 95 SW 5 <sup>th</sup> Avenue Design<br><u>CRA GL #: 6214</u>     | Design | 3            | Design work is ongoing. Preapplication meeting with CRA and Delray Beach Development Services on 8-21-19. City staff provided preliminary comments and CRA forwarded to consultant for review and revision. Met with the consultant on 9-3-19 to discuss comments. Met with consultant on 10-28-19 to review revised site plan. Consultant revising design documents. Coordination of required documents and preparing for Site Plan Submittal in November/December.                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Carver Square<br><u>CRA GL #: 6621</u>                           | Design | 8            | Design and coordination with SW 7 <sup>th</sup> Ave. Streetscape Improvement Project is ongoing. Met with, City Engineering/Public Works on 11-5-19 to review infrastructure improvements and to discuss construction coordination and scheduling. The single family residential construction documents to be complete and submit for permit by end of December 2019. ROW and Sidewalk Easements may be required for each lot. This will require CRA Board and City Commission approval. Request for proposal sent for sketch and legal documents sent to surveyor.                                                                                                                                                                                                                                                                                                                                                    |
| Corey Isle<br>CRA GL#: 6621                                      | Design | 8            | <u>Development Agreement:</u> Agreements with the CLT will be presented to the Board for approval at the 11-19-19 CRA Board Meeting.<br><u>Re-Platting:</u> Planning and Zoning Board approved 10-21-2019. Scheduled for the City Commission 11-19-19. Address assigned to 8 of the 10 lots. Once plat is recorded remaining 2 lots will receive addresses.<br><u>Construction Documents:</u> Permit comments provided to Architect on 6-12-19. Surveys are 80% complete and sent to architect. List of items for individual building permit sent to architect. CRA met with CLT, architect and CLT GC to review project and scope on 9-4-19 and on 10-21-19 to review value engineering. Architect revising drawings to address building comments for master plan. Individual permits for each project to be submitted once master plan approved for technical compliance. Pending Architect and GC documents pending |

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|                                                                           |                      |   | contract agreement approval. Project ground break date TBD. Meeting scheduled with CRA, City Engineering/Public Works on 11-5-19 to review infrastructure improvements and to discuss scheduling and coordination of construction.<br><u>Site:</u> Unsuitable material removed from site. Temporary Fence installed to prevent illegal dumping.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 215 NE 7 <sup>th</sup> Avenue<br>House Relocation<br><u>CRA GL #: TBD</u> | N/A                  | 3 | <u>Entitlements:</u> Historic Preservation Board approved: 7-3-19. City Commission approved: 8-20-19. Once house is relocated a COA Class III Site Plan will be submitted, as well as an application for Historic Designation. Anticipate January/February 2020 submittal. Estimate 2-3 Months for review and approval.<br><u>House Mover:</u> Contractor is preparing to relocate the historic home on 11-17-19.<br><u>Utilities:</u> House Mover and CRA Staff are coordinating relocation with FP&L, AT&T, Comcast and FECRWY.<br><u>Site Preparation:</u><br><u>Site Work:</u> Permit Issued: 10-17-19. Relocation of existing utilities on site – CRA Office (water, sewer, fire line, fire sprinkler connection, fire alarm, electrical): <u>Completed</u> .<br><u>Foundation:</u> Permit issued: 11-XX-19. Foundation under construction. Anticipate completion mid-December.<br><u>Renovation:</u> Design - Work Assignment: Synalovski, Romanik, Saye scheduled for the CRA Board December 2019.<br><u>Construction:</u> Permits and RFP for Renovation: TBD. |
| NW 600 Block<br>Redevelopment<br><u>CRA GL #: 5120</u>                    | Conceptual<br>Design | 3 | <u>Entitlements:</u><br><u>Future Land Use Map Amendment (FLUM) and Rezoning (RZ):</u> Applications submitted to Delray Beach Development Services on 8-2-19 for review and comment in order to redevelop the NW 600 Block for commercial use. Scheduled for the 11-18-19 Planning and Zoning Board meeting and 12-10-19 City Commission (1 <sup>st</sup> Reading), City Commission (2 <sup>nd</sup> Reading) .<br><u>Conditional Use:</u> Proposed use beyond 150 feet from Atlantic Avenue requires a Conditional Use. Cannot submit for review until FLUM and Rezoning are approved.<br><u>CRA Conceptual Design:</u> Architect completed conceptual design.<br><u>Hatcher Construction-Ground Lease Conceptual Design:</u> Architect provided proposed elevations to the CRA for review. CRA Consultant and Hatcher Construction Consultant to present their designs at the 11-19-19 CRA Board meeting.                                                                                                                                                            |

## Capital Improvement Projects

### CRA Managed

| Project Name                                                                                                                  | Phase                   | CRA Sub-Area | Percentage Complete | Update                                                                                                                                                                                                                                   |
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| CRA Redevelopment Plan Amendment<br><u>CRA GL #: 8409</u>                                                                     | N/A                     | 1-8          | N/A                 | CRA Staff and consultant had a kick off meeting on 9-13-19. Consultant began interviews with CRA Board members.                                                                                                                          |
| Wayfinding Signage<br><u>CRA GL #: 5236</u>                                                                                   | Design & Implementation | 1-3          | N/A                 | Consultant will be providing an update at the CRA Board meeting on 11-19-19.                                                                                                                                                             |
| Fixed-Route Transportation Services<br><u>CRA GL #: 5320</u>                                                                  | N/A                     | 1-3          | N/A                 | First Transit will be presenting vehicle options at the CRA Board meeting on 11-19-19.                                                                                                                                                   |
| Point-to-Point Transportation Services<br><u>CRA GL #: 5320</u>                                                               | N/A                     | 1-8          | N/A                 | CRA and Freebee had a ridership report meeting on 10-10-19.                                                                                                                                                                              |
| SW Neighborhood Alleys<br><u>City Project #: 17-103</u><br><u>CRA GL #: 5361</u><br><u>CIP Proj. Map #: 7</u>                 | 3 Alleys – Design       | 8            | N/A                 | 3 Alleys – FPL will resubmit two alley permits that needed modifications. One alley permit has been approved by City staff.                                                                                                              |
| NE 3rd Street/NE 3rd Ave. Improvements<br><u>City Project #: 11-024</u><br><u>CRA GL #: 5251</u><br><u>CIP Proj. Map #: 2</u> | Design & Procurement    | 2            | 100%                | Interlocal Agreement between City and CRA for construction/professional services approved at the CRA Board meeting on 10-1-19. CRA staff is working on collecting the pending easement signatures before the project is put out for bid. |

# Capital Improvement Projects

## City Managed

| Project Name                                                                                                                                                                                                                                                                                | Phase                   | CRA Sub-Area | Percentage Complete            | Update                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| Block 63 Alley<br><a href="#">City Project #: 15-001</a><br><a href="#">CRA GL #: 5360</a><br><a href="#">CIP Proj. Map #: 6</a><br><br>NW 5th Avenue Alleys<br>Block 17<br><a href="#">City Project #: 15-040</a><br><a href="#">CRA GL #: 6206</a><br><a href="#">CIP Proj. Map #: 12</a> | Purchasing              | 8            | Construction - 50%             | City Commission adopted City Resolution No. 75-19 and awarded an agreement to Continental Construction USA for alley construction in Block 63 and Block 17 (NW 5 <sup>th</sup> Ave) in the amount of \$519,442. Construction 50% done. Alley 17 final pavement, and Sidewalks needs to be done to finish alley. Alley 63 water is done. Next week contractor is going to do drainage. Alleys 75% Substantial completion 10-28-19. Contractor is going to request the City extend contract time base on the scheduled work activities. City will review and approve any justified time.                                  |
| SW Neighborhood Alleys<br><a href="#">City Project #: 17-103</a><br><a href="#">CRA GL #: 5361</a><br><a href="#">CIP Proj. Map #: 7</a>                                                                                                                                                    | 2 Alleys – Construction | 8            | 2 Alleys – Construction – 100% | Construction is 100% complete. City is waiting on contractor to provide final certifications.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| NW Neighborhood Improvements<br><a href="#">City Project #: 17-020</a><br><a href="#">CRA GL #: 5622</a><br><a href="#">CIP Proj. Map #: 9</a>                                                                                                                                              | Design                  | 4            | N/A                            | At the 8-20-19 City Commission Meeting, Craig A. Smith & Associates was awarded an agreement for the design of the NW Neighborhood Improvements for \$1,590,860. This project consists of improvements to the roads, alleys, sidewalks, street lighting, and sanitary and stormwater sewers, as well as, implementation of traffic calming and beautification. Kick off meeting with City and Craig & Smith consultant on 9-10-19. PM waiting for Schedule and Man Hours from CAST. CAST and City has the first monthly meeting: CAST working at this time on the Survey, and subconsultant is cleaning drainage pipes. |
| SW 3rd Court, SW 4th Street, SW 6th Street, and SW 7th Avenue<br><a href="#">City Project #: 17-108</a><br><a href="#">CRA GL #: 5351</a><br><a href="#">CIP Proj. Map #: 4</a>                                                                                                             | Purchasing              | 8            | Designs – 100%                 | The solicitations for both the Construction Engineering Inspector Services and Construction were advertised for Construction Engineering Inspector (CEI) and Construction bid. RFQ for CEI and Invitation to Bid Construction (ITBC) advertised on 8-16-19 CEI, RFQ due date: 10-19-19. Construction ITBC due date 10-20-19. PM waiting for PO to pay FPL for design and construction of LED cobra lighting and alleys. Interviews/Presentations/Final Ranking: RFQ 2019-045 - SW 4 St, SW 6 St, SW 7 Ave, SW 3 Ct, Project CEI Services on 10-25-19. ITBC is going to Commission end of November to award contractor.  |
| Osceola Park Neighborhood Imp.<br><a href="#">City Project #: 16-095</a><br><a href="#">CRA GL #: 5510</a><br><a href="#">CIP Proj. Map #: 8</a>                                                                                                                                            | Purchasing              | 7            | Designs – 100%                 | Consultant provided the city with 100% set the end of August 2019. Planning and Zoning Board approved on 10-21-19. Project Manager sent plans to Purchasing for advertise ITBC. Construction Engineering Inspector (CEI) RFQ advertised on 9-24-19, due: 10-23-19. ITBC advertised 10-18-19, due: 11-24-19.                                                                                                                                                                                                                                                                                                             |

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| Swinton & Atlantic Intersection<br><u>City Project #:</u><br><u>CRA GL #: 5253</u><br><u>CIP Proj. Map #: 3</u>               | N/A          | 2 & 3 | N/A | Consultant (TY Lin) is working on the design. T.Y. Linn designed four (4) conceptual drawings for the improvements. Staff and T.Y. Linn submitted the conceptual drawings to FDOT for initial approvals in July 2019. T.Y. Linn presented proposals to the City Commission (individually) and is creating a new conceptual drawing based on their input. T.Y. Linn met with individual City Commissioners to get their ideas of what the intersection should look like and is modifying the drawings accordingly. City PM have a scheduled progress meeting to discuss the final conceptual design with Staff on 10-30-19. |
| Old School Square Building Maintenance<br><u>City Project #:</u> 17-092<br><u>CRA GL #: 5201</u><br><u>CIP Proj. Map #: 1</u> | Construction | 2     | N/A | A requisition has been entered into Tyler for the 3 phase electrical upgrade work. Shiff Construction received the permit from the City Building Dept. to install the 3 phase electrical upgrades, commencement tentatively scheduled for November 2019.                                                                                                                                                                                                                                                                                                                                                                   |
| Sidewalks in CRA District Project<br><u>City Project #:</u> 16-002                                                            | Construction | 4 & 8 | N/A | The CRA Board approved the Third Amendment on 8-13-19 to the Interlocal Agreement for Construction Services including funding to complete this project. The following sidewalks were completed in September/October 2019: NW 6th Ave from NW 2nd st and NW 3rd St. and NW 8th Ave from NW 2nd St and NW 3rd St. Two remaining sections of sidewalk began construction 9-25-19. Sidewalks were completed 10-11-19.                                                                                                                                                                                                          |

## Parks & Recreation Projects

### City Managed

| Project Name                                                                                                    | Phase  | CRA Sub-Area | Percentage Complete      | Update                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| Merritt Park Playground<br><u>City Project #:</u><br><u>CRA GL #: 5355</u><br><u>CIP Proj. Map #: 5</u>         | N/A    | 8            | N/A                      | Resolution No. 125-19 to award an agreement with Topline Recreation, Inc. for playground equipment utilizing St. Johns County School District contract with Topline Recreation, Inc. was approved at the July 2019 City Commission Meeting. The PO was approved and rolled over to the 2019/2020 budget year. Permits are in planning and the equipment is scheduled to be delivered in early December 2019. The new playground is anticipated to be completed by the end of January. |
| Pompey Park Master Plan<br><u>City Project #:</u> 16-102<br><u>CRA GL #: 5661</u><br><u>CIP Proj. Map #: 10</u> | Design | 4            | Schematic Designs – 100% | Schematic Designs 100%. The anticipated construction start date for this project is Mid-2021. An RFQ for Design Services to prepare the Construction Documents will be advertised later this year. The anticipated construction start date for this project is Mid-2021. The proposals for the final design were received on 10-11-19. The proposals are being evaluated (Purchasing Department).                                                                                     |

## Development Services Projects

### City Managed

| Project Name             | Phase | CRA Sub-Area | Percentage Complete | Update                                                                                                                                                                                                                                                                                                               |
|--------------------------|-------|--------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Osceola Park Master Plan | N/A   | 7            | N/A                 | Draft Plan Update in progress. Planning received final draft from consultant second week of July. The last community meeting is scheduled for 8-26-19. The Osceola Park 2019 Redevelopment Plan Update was approved by Planning and Zoning Board 10-21-19 and will be scheduled for adoption by the City Commission. |