



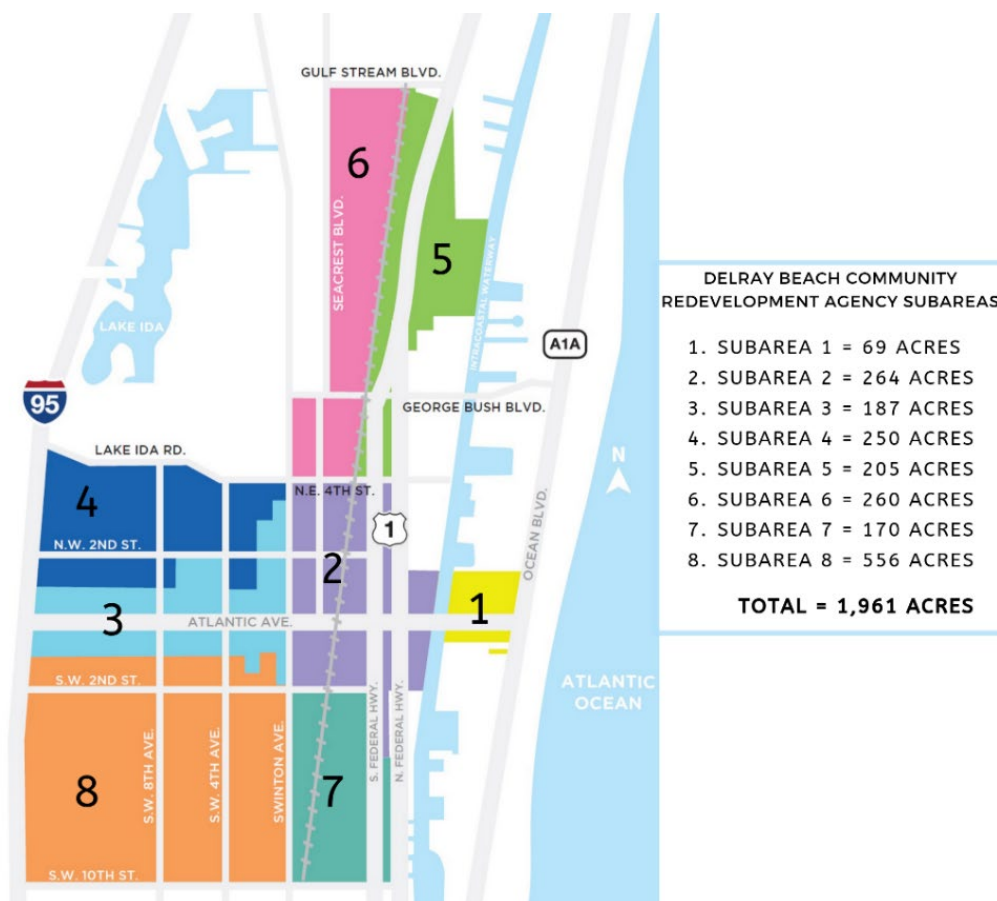
## Delray Beach Community Redevelopment Agency

### February 2024 Monthly Work Plan Report

#### OVERVIEW

On September 28, 2023, the CRA Board of Commissioners adopted the Work Plan and Budget for Fiscal Year 2023-24. 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.



<u>Overview of Projects by CRA Sub-Area</u>	
<u>Sub-Area 1</u> N/A	<u>Sub-Area 5</u> N/A
<u>Sub-Area 2</u> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	<u>Sub-Area 6</u> N/A
<u>Sub-Area 3</u> <ul style="list-style-type: none"> <li>• NW 600 Block Redevelopment</li> <li>• NW 800 Block Redevelopment</li> <li>• 98 NW 5<sup>th</sup> Avenue Rehabilitation</li> <li>• 95 SW 5th Avenue Development</li> <li>• 700 W. Atlantic Avenue – Property Demolition</li> </ul>	<u>Sub-Area 7</u> <ul style="list-style-type: none"> <li>• Osceola Park Neighborhood Imp. (CIP)</li> <li>• Currie Commons Restrooms</li> </ul>
<u>Sub-Area 4</u> <ul style="list-style-type: none"> <li>• NW Neighborhood Improvements (CIP)</li> <li>• Pompey Park</li> </ul>	<u>Sub-Area 8</u> <ul style="list-style-type: none"> <li>• SW Neighborhood Alleys (CIP)</li> </ul>
<u>Projects in Multiple Sub-Areas</u>	
<u>Sub-Areas 1-8</u> <ul style="list-style-type: none"> <li>• Wayfinding Signage</li> <li>• CRA Redevelopment Plan</li> </ul>	

# Redevelopment and Capital Improvements Projects

## CRA Managed

Project Name	Phase	CRA Sub-Area	Update
95 SW 5 <sup>th</sup> Avenue Design <u>CRA GL #: 6214</u>	Construction	3	<p><u>Waiver Request</u>: SPRAB: Approved 4-28-21.  <u>City Commission (Waiver)</u>: Approved: 5-18-21.  <u>Class V (Site Plan)</u>: SPRAB: Approved 8-25-21.  <u>Easements &amp; Agreements</u>: Approved and Recorded.  <u>Site Plan Certification</u>: Approved.  <u>Building Permit Submittal</u>: 1-10-22. In review.  <u>Contract with Ahrens Companies (GC) Approved</u>: 1-24-23.            A groundbreaking ceremony on 7-12-23 was well attended.            Construction is ongoing.</p>
NW 600 Block Redevelopment <u>CRA GL #: 5120</u>	Conceptual Design	3	<p>FLUM and Rezoning Approved.  <u>CRA Conceptual Design</u>: CRA Board: Selected Site Plan Option A.  <u>Architectural and Design Services</u>: RFQ: Published: 3-8-21. RFQ awarded at the 8-31-21 CRA Board meeting.            CRA Board approved agreement between Synalovski, Romanik and Saye Architects and CRA at the 11-26-23 CRA Board Meeting.            Meetings with City staff are being scheduled to discuss preliminary concerns and questions.  <u>Hatcher Construction Project</u>: Conditional Use: Approved 1-5-2021. Site Plan Approved: 2-10-21. Easements, right of way deed and landscape maintenance agreement approved: 4-6-21. At the 7-15-21 CRA Board Meeting, CRA Staff presented a purchase and sale agreement (PSA) to the Board. Hatcher and CRA staff are finalizing details of the PSA. Building Permit Application approved in October.            At the 10-20-21 CRA Board Meeting, CRA Board approved a Loan Commitment Letter to provide Hatcher a \$1.4 million loan from the CRA to bridge their private financing gap. Construction commenced. The Groundbreaking ceremony on 12-9-21 was well attended. A ribbon cutting ceremony on 12-6-23 was well attended.</p>
NW 800 Block of West Atlantic Avenue <u>CRA GL #: 5124</u>	Conceptual Design	3	<p><u>805 W. Atlantic Ave. Site</u>: Limerock removed: 8-23-21. Fence removal and sod installed. Pending State/County determination of median remediation.  <u>Conceptual Design</u>: CRA Board approved the proposed next steps at 1-25-22 CRA Board Meeting. CRA staff and consultant are working on the next tasks.            CRA Board approved the final conceptual design presented at the 9-29-22 CRA Board Meeting.            CRA staff is working on the next steps.</p>
CRA Redevelopment Plan Amendment <u>CRA GL #: 8409</u>	Planning – 50%	1-8	<p>CRA Board approved the resuming of the project at 1-25-22 CRA Board Meeting. Interviews are completed.</p>

			The Public Outreach Meeting on 5-19-22 was well attended. Residents and businesses can still provide their input via an online survey: <a href="https://www.surveymonkey.com/r/CRAPlanSurvey">https://www.surveymonkey.com/r/CRAPlanSurvey</a> CRA staff and consultant are working on a draft report.
700 W. Atlantic Avenue – Property Demolition CRA GL #: TBD	Planning	3	Demolition is anticipated to commence March-April 2024.

## Projects Completed

Historic Wellbrock House Relocation <u>CRA GL#: 8405</u>	Corey Jones Isle Replat (Lot 1 and Lot 2) <u>CRA GL#: 6621</u>
Historic Wellbrock House Local Historic Designation <u>CRA GL#: 8405</u>	NW 600 Block Future Land Use Map Amendment and Rezoning <u>CRA GL#: 5120</u>
Historic Wellbrock House Certified Site Plan Approval <u>CRA GL#: 8405</u>	<u>Rev. J.W.H. Thomas Jr. Park – Landscaping Upgrades</u> <u>SWA Grant</u>
Corey Jones Isle Workforce Housing <u>CRA GL#:6621</u>	98 NW 5 <sup>th</sup> Avenue Renovation – Certified Site Plan Approval <u>CRA GL #: 6208</u>
95 SW 5 <sup>th</sup> Avenue Design – Certified Site Plan Approval <u>CRA GL #: 6214</u>	34 NW 6 <sup>th</sup> Avenue – Property Demolition <u>CRA GL #: 6214</u>
Historic Wellbrock House - Historic Preservation <u>CRA GL #: 8405</u>	Historic Wellbrock House - Historic Preservation Project <u>CRA GL #: 8405</u>
<u>Rev. J.W.H. Thomas Jr. Park - SWA Grant</u> <u>CRA GL #: 5366</u>	606 W. Atlantic Avenue (Schuler’s) – Property Demolition <u>SWA Grant</u> <u>CRA GL #: 5123</u>
Carver Square <u>CRA GL #: 6621</u>	250 NW 8 <sup>th</sup> Avenue -Property Demolition <u>CRA GL #: TBD</u>
324 & 325 NE 3 <sup>rd</sup> Ave/Water Main Infrastructure Improvement Grant <u>CRA GL #: 5251</u>	Fixed-Route Transportation Services <u>CRA GL #: 5320</u>
Point-to-Point Transportation Services (Transferred) <u>CRA GL #: 5320</u>	98 NW 5 <sup>th</sup> Avenue Renovation <u>CRA GL #: 6208</u>

## City Managed

Project Name	Phase	CRA Sub-Area	Percentage Complete	Update
NW Neighborhood Improvements <u>City Project #: 17-020</u> <u>CRA GL #: 5622</u>	Design	4	60%	<p><u>Craig A. Smith &amp; Associates (CAS)</u> was awarded an agreement for the design of the NW Neighborhood Improvements for \$1,590,860.00.</p> <p>-CAS and the City had a meeting on comments for QA/QC the conceptual design report: 10-1-20. Final Report to City on November 13.</p> <p><u>Design Services:</u> NTP for the design: 11-15-21. First Public Outreach: 1-27-22 at 6 p.m. Pompey Park. Public outreach the residents want the city to on Traffic Calming, Neighborhood Identification Signs, and alleyways. The city started the Charettes on April 6<sup>th</sup>. and ended on May 5<sup>th</sup>.</p> <p>Consultant is working on the following:</p> <ul style="list-style-type: none"> <li>- City staff is reviewing 60% of design plans.</li> <li>- Legal descriptions for the private R/W needed for the construction of sidewalks and utility installations.</li> <li>- Traffic calming for the whole Neighborhood.</li> <li>- Design work is ongoing.</li> </ul> <p>City staff is expecting to have 60% of design plans for Phase I and Phase II by end of February. Phase III 60% of design plans is expected by June.</p> <p>Additional information is available on the website: <a href="http://nwneighborhoodproject.com/">http://nwneighborhoodproject.com/</a></p>
Osceola Park Neighborhood Imp. <u>City Project #: 16-095</u> <u>CRA GL #: 5510</u>	Construction	7	Phase II Construction – 100% Closing project –90%  SE (1 <sup>st</sup> Avenue)	<p>Baxter Woodman was awarded an agreement for construction, engineering, and inspection services (CEI) for \$495,953.00</p> <p>Ric-Man was awarded an agreement for general contractor construction services (GC) for \$4,056,327.</p> <p>- Commence construction: Mid-July 2020.</p> <p>Phase II Status: Construction is complete and City staff is waiting for the As-built documents to close out the project.</p> <p>SE 1<sup>st</sup> Avenue Status: The project was awarded at the City Commission meeting on 9-18-23. The contractor resubmitted the contract cost to split the accounts. Waiting for close out documents and waiting for As-builts</p> <p>Additional information is available on the website: <a href="http://osceolaparkproject.com/">http://osceolaparkproject.com/</a> Social Media Page Links Below: <a href="https://www.facebook.com/OsceolaPark/">https://www.facebook.com/OsceolaPark/</a> <a href="https://twitter.com/osceola_park">https://twitter.com/osceola_park</a></p>
Wayfinding Signage <u>CRA GL #: 5236</u>	Design & Implementation	1-3	N/A	<p>On 4-27-21 the CRA Board Meeting approved an interlocal agreement between the City and CRA. The city staff is engaging a consultant to continue working on the project. The city is negotiating SA with the consultant for permits</p>

				<p>submittal to FDOT and construction services. Negotiating SA with the consultant at this time. City processing PO with KH for the permit with FDOT. Kick-off meeting with KH 11-1-21. KH is processing a permit with FDOT.</p> <p>Permit # 2021-M-496-00001 - CAF (Community Aesthetic Feature) Gateway Signs</p> <ul style="list-style-type: none"> <li>-FDOT approved the CAF concept on 11-4-21</li> <li>-Kimley-Horn submitted the full CAF application on 11-5-21</li> <li>-Kimley-Horn received a completeness review approval on 12-1-21 for the CAF application</li> <li>-FDOT requested additional information on 12-1-21 – to start the process of filling out the CAF forms and coordinate resolution language</li> </ul> <p>Permit # 2021-N-496-00003 - Guide Signs Permit</p> <p>Post Mount Signs</p> <ul style="list-style-type: none"> <li>-Kimley-Horn will submit the post-mount “Guide Signs” application on 11-2-21</li> <li>-Kimley-Horn received a completeness review approval on 11-18-21 for the Guide Sign application – technical review started this date.</li> <li>-Kimley-Horn received technical permit review comments on 12-6-21</li> <li>-On 11-7-21, FDOT notified us by email that the Guide Signs (post-mounted signs) will only require a permit and that an MMOA will not be required. Pending issuance of construction bid in the first half of 2022.</li> </ul> <p>FDOT requested additional information on 12-1-21 – to start the process of filling out the CAF forms and coordinate resolution language. Kimley-Horn to prepare draft CAF Agreement, provide draft resolution for City to review. On 1-3-22 PM sent the Draft for review and approval to City Attorney. City Attorney approves the contract with FDOT. The permit is at FDOT central office for final approval before goes to commission.</p> <p>The CAFA and the MMOA (MMOA will be required) are different documents, tied to separate approvals. Considering that the Guide Signs seem to be closer to being approved than the CAFA, they will likely go to commission separately.</p> <p>The project was awarded at the City Commission meeting on 9-18-23.</p> <p>Preconstruction Meeting with consultant on 10/17/23.</p> <p>Notice to Proceed (NTP) effective October 23, 2023.</p> <p>Contractor is working on fabricating the signs.</p>
<p>Pompey Park Master Plan  City Project #: <a href="#">16-102</a>  CRA GL #: 5661</p>	Design	4	N/A	<p>The City of Delray Beach’s Parks and Recreation Department will be hosted a public meeting on 9-22-21. A Pre-Site Plan approval application meeting with the Planning &amp; Zoning Department was conducted on 12-20-21.</p> <p>The SPRAB Site Plan application was submitted to P&amp;Z on 3-21-22. The TAC comments were provided to the consultant on 4-12-22. The application was resubmitted on 6-6-22. Comments from TAC are still pending. The design</p>

				<p>development (DD) documents (60%) were submitted to the City on 6-9-22. City is currently reviewing the DD deliverables.</p> <p>The City issued an Invitation to Bid Construction (ITBC) on 8-11-23. The Q&amp;A period ended 9-22-23. The ITBC deadline was 10/9/23. No bids were received.</p> <p>The City decided to pursue a Construction Manager at Risk (CMAR). A draft template for CMAR RFQ/Agreement that will be used for the solicitation is currently being drafted by a consultant. It is anticipated that the solicitation will be advertised in the coming months.</p> <p>Additionally, RFQ 2023-076 for Owner's Representative Services was advertised on 9/19/23 and closed on 11/20/23. Six (6) proposals were received. The Initial Selection Committee Meeting to rank the firms was conducted on 1/30/24. The City will now commence negotiations with the Number 1 Ranked firm. The Purchasing Division is coordinating the process.</p> <p>Please refer to the project website for additional information: <a href="http://pompeyparkproject.com">http://pompeyparkproject.com</a></p>
<p>SW Neighborhood Alleys – 3 Alleys <u>City Project #: 17-103</u> <u>CRA GL #: 5361</u></p>	Design	8	100%	<p>Design is complete. The project was awarded at the City Commission meeting on 9-18-23. The contractor resubmitted the contract cost to split the accounts.</p> <p>JOC contract was approved by City Commission on 9/18/23. Rollover funds were approved by the City Commission in February. The project manager will be issuing the purchase order in March.</p>
<p>Currie Commons Restrooms <u>City Project #: TBD</u> <u>CRA GL #: 5525</u></p>	Design	7	100%	<p>The contract for construction was awarded in January 2024. The project manager issued the purchase order in February and is working with the contractor to obtain required documentation.</p>

## Projects Completed

<p>SW 3rd Court, SW 4th Street, SW 6th Street, and SW 7th Avenue <u>City Project #: 17-108</u> <u>CRA GL #: 5351</u></p>	<p>NE 3rd Street Improvements <u>City Project #: 11-024</u> <u>CRA GL #: 5251</u></p>
<p>Osceola Park Neighborhood Imp. Phase I <u>City Project #: 16-095</u> <u>CRA GL #: 5510</u></p>	