



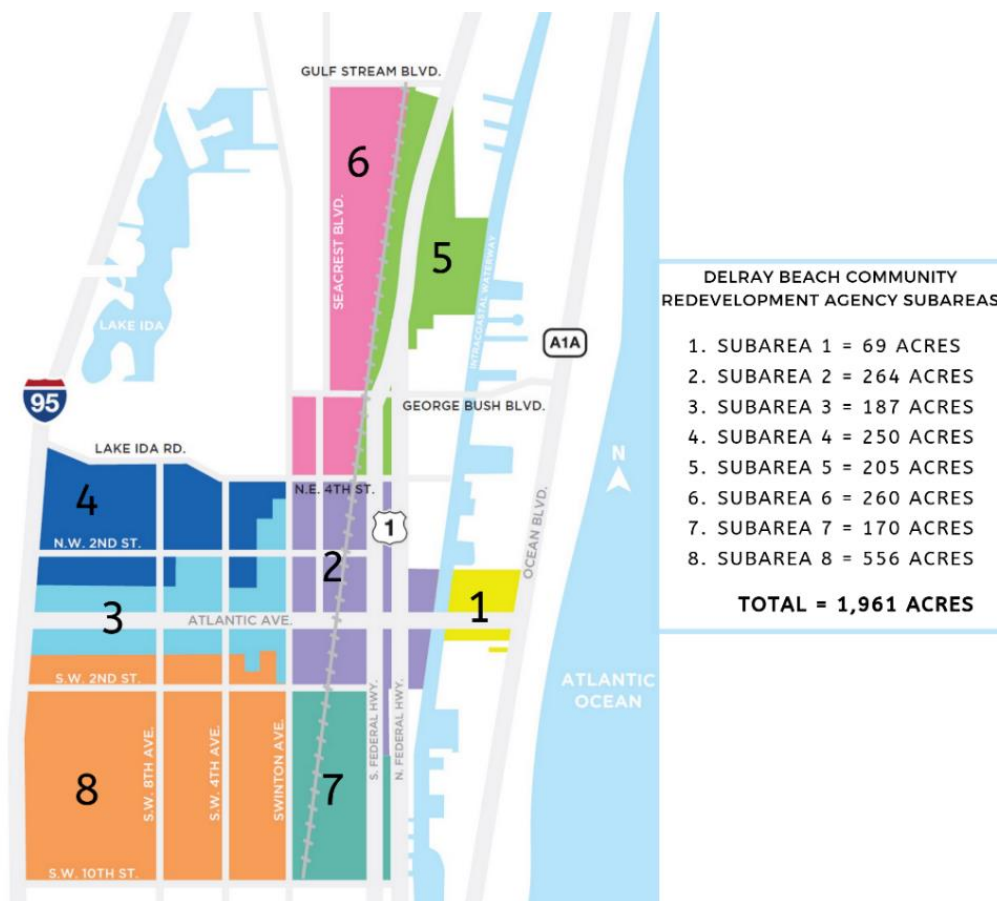
# Delray Beach Community Redevelopment Agency

## July 2021 Monthly Work Plan Report

### OVERVIEW

On September 29, 2020, the CRA Board of Commissioners adopted the Work Plan and Budget for Fiscal Year 2020-21. 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> • N/A	<u>Sub-Area 6</u> 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>• NW 800 Block Redevelopment</li> <li>• 98 NW 5<sup>th</sup> Avenue Rehabilitation</li> <li>• 95 SW 5<sup>th</sup> Avenue Development</li> <li>• 22 N. Swinton Avenue Rehabilitation</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>• 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>• Carver Square Workforce Housing</li> <li>• Rev. J.H.W Thomas Jr. Park</li> </ul>
<u>Projects in Multiple Sub-Areas</u>	
<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 – BH3 Management, LLC	N/A	3	<u>Small Scale Land Use Map Amendment and Rezoning</u> : The CRA Board approved a Fourth Amendment to the PSA on 2-23-21. The CRA Board approved to Terminate the PSA on 7-15-21. Formal notice has been provided.
98 NW 5 <sup>th</sup> Avenue Renovation <u>CRA GL #: 6208</u>	Design	3	<u>Class III (Site Plan) and Waiver request</u> : Received Historic Preservation Board and City Commission Approvals. <u>Site Plan Certification Submitted</u> : 2-22-21. <u>Right of Way Dedications</u> : Submitted: 5-10-21. <u>Pedestrian Clean Zone Easement</u> : Pending signed documents. <u>Construction Documents Submitted</u> : 3-25-21. Consultant addressing comments. ITB: Awarded to Waypoint Contracting, Inc. at the 5-25-21 CRA Board meeting.
95 SW 5 <sup>th</sup> Avenue Design <u>CRA GL #: 6214</u>	Design	3	<u>Downtown Development Authority Board</u> : Approved. <u>Site Plan Approval</u> : Class V (Site Plan): In Review. Consultant is addressing the Technical Advisory Committee comments and prepaing to resubmit. SPRAB: TBD. <u>Waiver Request</u> : SPRAB: Approved 4-28-21. City Commission: Approved: 5-18-21. <u>Construction Documents</u> : Consultant resumed finalizing construction documents. Estimated Completion: September 2021. ITB: TBD.
Carver Square <u>CRA GL #: 6621</u>	Design	8	<u>Bid #CRA No. 2020-01 Development &amp; Disposition of Properties</u> RFP Issued: 9-28-20; Submittal Deadline: 10-30-20. RFP: Awarded to Pulte Home Company: 1-26-21. The CRA Board Approved the Agreement: 4-27-21. First Amendment to the Agreement: CRA Board approved Ratification the First Amendment on 7-15-21.
Historic Wellbrock House Historic Preservation Project <u>CRA GL #: 8405</u>	Design	3	<u>Class IV (Site Plan) request</u> : <u>Downtown Development Authority</u> : Approved. <u>Historic Designation</u> : Approved. <u>Site Plan</u> : Received Historic Preservation Board Approval. <u>Site Plan Certification</u> : Approved: 3-5-21. <u>Interior/Exterior Renovation</u> : <u>Construction Documents</u> : Technically complaint. Pending GC to issue Building Permit. ITB: Published 3-29-21. Bids Due: 5-10-21. Received two (2) bids. CRA Board to review bids: 5-25-21. The CRA Board rejected bids received at the 5-25-21 CRA Board meeting. ITB Republished: 6-21-21. Received two (2) bids on 7-22-21. Bid will be presented to the CRA Board 8-31-21.
NW 600 Block Redevelopment <u>CRA GL #: 5120</u>	Conceptual Design	3	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. Received seven (7) proposals: 4-22-2021. Evaluation & Selection Committee met: 5-26-21. Five (5) of the proposers presented to the Committee on 6-15-21. Two (2) of the proposers met with the Evaluation and Selection Committee on 6-23-21 for

			additional questions and answers. The Evaluation and Selection Committee results will be scheduled for the 8-31-21 CRA Board meeting. <u>Hatcher Construction-Ground Lease Conceptual Design:</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. Building Permit Application submitted to the Building Department and in review. Applicant is addressing comments from the review. At the 7-15-21 CRA Board Meeting, CRA Staff presented a purchase and sale agreement to the Board.
NW 800 Block of West Atlantic Avenue <u>CRA GL #: 5124</u>	Conceptual Design	3	CRA staff is working with the Consultant on the public outreach meetings to receive input from the community.

## 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</u> <u>SWA Grant</u>
Corey Jones Isle Workforce Housing <u>CRA GL#:6621</u>	

## Capital Improvement Projects

### CRA Managed

Project Name	Phase	CRA Sub-Area	Percentage Complete	Update
CRA Redevelopment Plan Amendment <u>CRA GL #: 8409</u>	N/A	1-8	N/A	On 6-23-20, the CRA Board approved a pause due to the nature of the project and the concerns surrounding public gatherings in light of the COVID-19 pandemic. CRA Staff will discuss this project at the CRA Board Meeting on 8-31-21.
Point-to-Point Transportation Services <u>CRA GL #: 5320</u>	N/A	1-8	N/A	CRA staff will present a contract renewal item at the CRA Board Meeting on 8-31-21. Freebee continues to reach out to local and non-local businesses to advertise on Freebee vehicles. Regular service hours and safety precautions for the drivers and riders are still in effect. Additional information is available on the website: <a href="https://delraycra.org/transportation/">https://delraycra.org/transportation/</a>
SW Neighborhood Alleys <u>City Project #: 17-103</u> <u>CRA GL #: 5361</u> <u>CIP Proj. Map #: 7</u>	3 Alleys – Design	8	N/A	3 Alleys – CRA staff is exploring options on how to approach the alley improvements.

### Projects Completed

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>
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## Capital Improvement Projects

### 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	N/A	<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 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> City is negotiating design services at this time. Additional information is available on the website: <a href="http://nwneighborhoodproject.com/">http://nwneighborhoodproject.com/</a></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>	Construction	8	Construction – TBD	<p><u>Baxter Woodman</u> was awarded an agreement for construction, engineering and inspection services (CEI) for \$587,416.00.</p> <p><u>Ric-Man</u> was awarded an agreement for general contractor construction services (GC) for \$5,648,785.00. Project commenced in June. Monthly project status: <u>July Work Schedule:</u></p> <ul style="list-style-type: none"> <li>-SW 4th St between SW 6th Ave to SW 4th Ave – Crews continued with installing sidewalks, curb ramps and header curbs and driveway aprons.</li> <li>-SW 4th St between SW 4rd Ave to SW 2nd Ave – Crews continued installing new sidewalks, curb ramps, curbs and driveway aprons.</li> <li>-SW 4th St between SW 1st Ave to Swinton Ave – Crews began installing new sidewalks, curbs and sidewalk curb ramps and new traffic calming islands.</li> <li>-SW 4th St between SW 6th Ave to SW 5th Ave – crews began grading the rock base in preparation for the 1st lift of asphalt.</li> <li>-SW 4th St – between SW 7th Ave to SW 5th Ave – continue grading the rock base and preparing this section of 1st lift of Asphalt to begin.</li> <li>-SW 4th St – between SW 3rd Ave to SW 2nd Ave – begin grading the rock base in preparation for the 1st lift of Asphalt.</li> <li>-SW 4th St – between SW 2nd Ave to Swinton Ave – complete the new sidewalks, curbs and sidewalk curb ramps and begin grading for the 1st lift of Asphalt.</li> <li>-SW 7th Ave – between SW 1st St to SW 3rd St – install the new landscape islands.</li> </ul> <p>Additional information is available on the website: <a href="http://sw4thstreet.com/">http://sw4thstreet.com/</a></p>

				<p>Social Media Page Links Below:  <a href="https://www.facebook.com/SW4thStreet/">https://www.facebook.com/SW4thStreet/</a>  <a href="https://twitter.com/sw4th">https://twitter.com/sw4th</a></p>
<p>Osceola Park  Neighborhood Imp.  <u>City Project #: 16-095</u>  <u>CRA GL #: 5510</u></p>	Construction	7	Construction – TBD	<p><u>Baxter Woodman</u> was awarded an agreement for construction, engineering and inspection services (CEI) for \$495,953.00  <u>Ric-Man</u> was awarded an agreement for general contractor construction services (GC) for \$4,056,327.00.  - Commence construction: Mid July 2020. Project Status:  <u>July Work Schedule:</u>  -SE 3rd Ave - sidewalks and driveways completed between SE 3rd St &amp; SE 4th St.  -SE 3rd St. - sidewalks and driveways have been completed  -SE 4th Ave and SE 4th St – crews began excavation for the new stabilized subgrade and base rock for the intersection reconstruction.  -Valve box collars being installed throughout project.  -Swales graded on SE 4th Ave, SE 3rd Ave &amp; SE 3rd St.  -Irrigation Systems finished on chicanes on SE 4th Ave.  -SE 1st Ave from SE 3rd St to SE 4th St – continue grading swales.  -SE 4th Ave &amp; SE 4th St. Intersection reconstruction continuing in preparation for stamped asphalt.  -Crews will continue applying manhole coatings on all Streets and Avenues.  -Restoration of swales and ROW SE 4th Ave, SE 3rd Ave and SE 3rd St.  -Landscaping to begin in chicanes on SE 4th Ave.  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>
<p>NE 3rd Street  Improvements  <u>City Project #: 11-024</u>  <u>CRA GL #: 5251</u></p>	N/A	2	N/A	<p>City is managing project. Coordination is ongoing. Job Order Contracting (JOC) is the preferred method to procure these services to streamline the process and complete the project efficiently. JOC is an approved method of public procurement and is available through the Sourcwell cooperative and ezIQC. Sourcwell is a national cooperative purchasing source solution and the City of Delray Beach has been a member since 2007. Additionally, ezIQC is one of the cooperative purchasing methods. The Gordian Group created ezIQC to make its industry-leading Job Order Contracting (JOC) solutions easily available through cooperative purchasing. JOC is an indefinite delivery/indefinite quantity procurement process that helps facility and infrastructure owners complete a large number of repairs, renovation and straightforward new construction projects with a single, competitively bid contract. Unlike traditional bidding where each project is identified, designed and then put out to bid, ezIQC establishes competitively bid prices up front and eliminates the need to bid each project separately. Sourcwell's procurement process satisfies the City's competitive bid requirements. The Gordian Group's</p>

				expert field personnel guide owners through each step of the process, providing oversight to ensure cost and timing efficiencies are maximized right from the start. City is waiting for 100% design plans from consultant. Design-build went to City Commission: 5-4-21. Design Workshop Meeting with Parking Garage Project Team: 6-8-21. City issue NTP to DMSI for Design Phase (90 Days): 6-14-21. Public Outreach Meeting #1: 6-16-21. Public Outreach Meeting #2: 7-15-21.
Wayfinding Signage <u>CRA GL #: 5236</u>	Design & Implementation	1-3	N/A	On 4-27-21 the CRA Board Meeting approved an inter local agreement between the City and CRA. City staff is engaging a consultant to continue working on the project. City is negotiating SA with consultant for permits submittal to FDOT and construction services.