



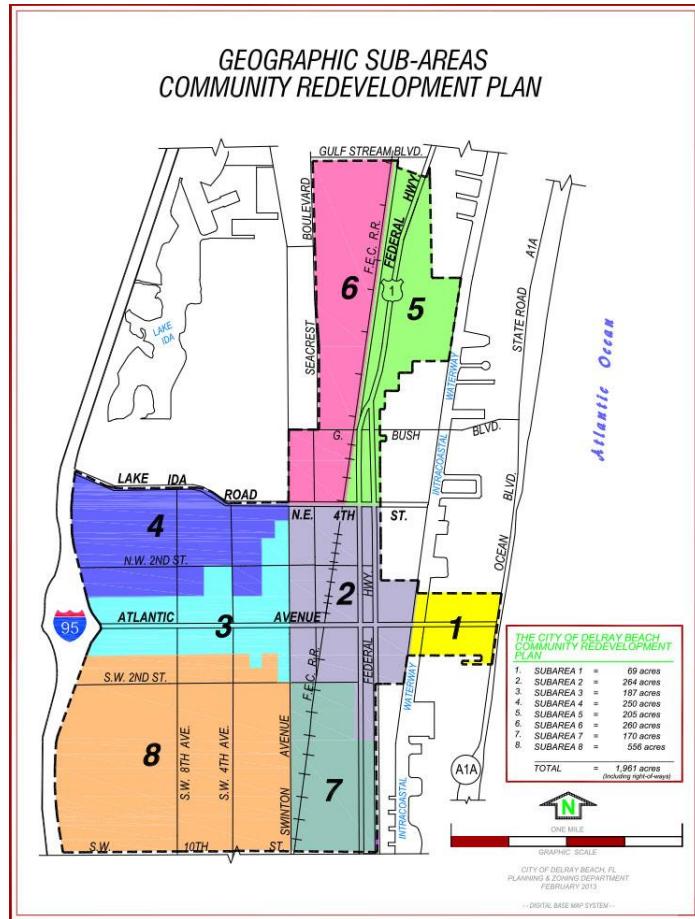
Delray Beach Community Redevelopment Agency

August 2019 Monthly Work Plan Report

OVERVIEW

On September 11, 2018, the CRA Board of Commissioners adopted the Work Plan and Budget for Fiscal Year 2018-2019. 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>	<u>Sub-Area 5</u>
<u>Sub-Area 2</u> <ul style="list-style-type: none"> • SE 1st Street/Swinton - Mast Arm Traffic Signal (CIP) • Old School Square Building Maintenance (CIP) • NE 3rd Street/NE 3rd Avenue Alley Improvements 	<u>Sub-Area 6</u>
<u>Sub-Area 3</u> <ul style="list-style-type: none"> • RFP 600-800 W. Atlantic Avenue • NW 600 Block Redevelopment • 98 NW 5th Avenue Rehabilitation • 95 SW 5th Avenue Development 	<u>Sub-Area 7</u> <ul style="list-style-type: none"> • Osceola Park Neighborhood Imp. (CIP) • Osceola Park Master Plan (Dev. Services)
<u>Sub-Area 4</u> <ul style="list-style-type: none"> • Pompey Park Master Plan (CIP) • NW Neighborhood Improvements (CIP) • NW 5th Avenue Alleys (CIP) 	<u>Sub-Area 8</u> <ul style="list-style-type: none"> • SW 3rd Court, SW 4th Street, SW 6th Street, and SW 7th Avenue (CIP) • Merritt Park Playground (CIP) • Block 63 Alley (CIP) • SW Neighborhood Alleys (CIP) • Corey Isle Workforce Housing • Carver Square Workforce Housing
<u>Projects in Multiple Sub-Areas</u>	
<u>Sub-Areas 1-3</u> <ul style="list-style-type: none"> • Fixed-Route Transportation Services 	<u>Sub-Areas 2-4 & 6-8</u> <ul style="list-style-type: none"> • Swinton Avenue Complete Street (CIP)
<u>Sub-Areas 2 & 3</u> <ul style="list-style-type: none"> • Swinton & Atlantic Intersection (CIP) 	<u>Sub-Areas 4 & 8</u> <ul style="list-style-type: none"> • NW/SW Neighborhood Identification Signs • Sidewalks in CRA District Project
<u>Sub-Areas 1-8</u> <ul style="list-style-type: none"> • Point-to-Point Transportation Services • Wayfinding Signage 	

Redevelopment Projects/Improvements

Project Name	Phase	CRA Sub-Area	Update
Request for Proposals 600-800 Blocks of W. Atlantic Avenue	N/A	3	The Purchase and Sale Agreement with BH3, LLC was executed on 4-22-19. Developer is in the process of submitting development applications to the City for review. Government approvals required by 11-18-20.
98 NW 5 th Avenue Renovation <u>CRA GL #:</u> 6208	Design	3	Design work is ongoing. The site plan package was submitted to Development Services in the beginning of August. TAC met on 8-23-19 to discuss project. TAC comments received at the end of August and distributed to the consultant for review and revision.
95 SW 5 th Avenue Design <u>CRA GL #:</u> 6214	Design	3	Design has undergone changes to the footprint due to site setback requirements. Preapplication meeting with CRA and Development Services on 8-21-19. City staff provided preliminary comments and CRA forwarded to consultant for review and revision. Met with consultant on 9-3-19 to discuss comments, estimated time to revise drawings two (2) to three (3) weeks. Meeting tentatively scheduled with Development Services for second Preliminary Review meeting end of September. Coordination of required documents and preparing for Site Plan Submittal in October/November.
Carver Square <u>CRA GL #:</u> 6621	Design	8	Design and coordination with SW 7 th Ave. Streetscape Improvement Project is ongoing. The construction documents to be complete and submit for permit by September 2019.
Corey Isle <u>CRA GL #:</u> 6621	Design	8	<u>Development Agreement:</u> Negotiations ongoing with Delray Beach CLT. Agreements will be presented to the Board for approval at the October Board Meeting. <u>Re-Platting:</u> Re-Platting documents submitted on 7-22-19 & comments due back on 8-10-19. Comments distributed to consultants. Comments are being addressed and will be resubmitted to TAC for review and approval. Board approval required – anticipated November. Address assignment in process. <u>Construction Documents:</u> Permit comments provided to Architect on 6-12-19. Surveys are 70% 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. Project anticipated to start construction in January 2020.
215 NE 7 th Avenue House Relocation <u>CRA GL #:</u> TBD	N/A	3	<u>City Commission:</u> CRA received approval from Historic Preservation Board on 7-3-19. City Commission approval on 8-20-19. <u>House Mover:</u> Contractor is preparing to relocate the historic home by 10-15-19. <u>Utilities:</u> House Mover and CRA Staff are coordinating relocation with FP&L, AT&T, and Comcast.

			<u>Foundation Construction:</u> Foundation Permit submitted to the Building Department for review on 7-03-19. Received comments. Consultants addressing comments. Relocation of utilities on site by CRA to receive structure. RFB to construct the Foundation issued on 7-11-19 and due back on 8-9-19. No bids received. RFB was reissued on 8-26-19 and the bid closing date is 9-20-19.
NW 600 Block Redevelopment <u>CRA GL #:</u> 5120	N/A	3	A Future Land Use Map Amendment and Rezoning Applications submitted to the City Development Services Department on 8-2-19 for review and comment in order to redevelop the NW 600 Block for commercial use. Comments received the end of August. Conditional Use required. Comments sent to consultants. Work assignment with Currie Sowards. Architect working on conceptual drawings. Due back 10-14-19. Anticipated Final Approval: City Commission November 2019.

Capital Improvement Projects

CRA Managed

Project Name	Phase	CRA Sub-Area	Percentage Complete	Update
Wayfinding Signage <u>CRA GL #:</u> 5236	Design & Implementation	1-3	N/A	An update will be provided at the CRA Board Meeting on 9-10-19.
Fixed-Route Transportation Services <u>CRA GL #:</u> 5320	N/A	1-3	N/A	The ribbon cutting for Connect Delray Beach will take place on 9-6-19 and the modified route will begin 9-9-19.
Point-to-Point Transportation Services <u>CRA GL #:</u> 5320	N/A	1-8	N/A	The ribbon cutting for Connect Delray Beach will take place on 9-6-19 and the service will start after the ribbon cutting.
NW 5th Avenue Alleys Blocks 25, 26 <u>City Project #:</u> 15-040 <u>CRA GL #:</u> 6206 <u>CIP Proj. Map #:</u> 12	Blocks 25 & 26 – Title Work	4	N/A	Blocks 25 & 26 – The alleys in these Blocks were not properly dedicated and have titles issues. CRA is assisting to resolve the title issues. Utility relocation must be completed, and the title issues resolved before a bid can be released. CRA & City attorneys are coordinating on next steps to resolve title issues.
SW Neighborhood Alleys <u>City Project #:</u> 17-103 <u>CRA GL #:</u> 5361 <u>CIP Proj. Map #:</u> 7	3 Alleys – Design	8	N/A	3 Alleys – FPL submitted for permit on 7-31-19 and City Staff is reviewing it.

NE 3rd Street/NE 3rd Ave. Alley Improvements <u>City Project #:</u> 11-024 <u>CRA GL #:</u> 5251 <u>CIP Proj. Map #:</u> 2	Design & Procurement	2	100%	Design is Complete. Request for Qualifications documents for the Construction Management at Risk procurement are complete. Request for Qualifications issuance on hold, pending agreement with the City.
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Capital Improvement Projects

City Managed

Project Name	Phase	CRA Sub-Area	Percentage Complete	Update
Block 63 Alley <u>City Project #:</u> 15-001 <u>CRA GL #:</u> 5360 <u>CIP Proj. Map #:</u> 6	Purchasing	8	Designs – 100%	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 th Ave) in the amount of \$519,442. Public Outreach Meeting took place at the Swinton Operations Center on 7-8-19. Construction started with mobilization on 7-19-19. Construction in progress. Contractor requesting extension due to rain delay.
NW 5th Avenue Alleys Block 17 <u>City Project #:</u> 15-040 <u>CRA GL #:</u> 6206 <u>CIP Proj. Map #:</u> 12				
SW Neighborhood Alleys <u>City Project #:</u> 17-103 <u>CRA GL #:</u> 5361 <u>CIP Proj. Map #:</u> 7	2 Alleys – Construction	8	2 Alleys – Construction – 90%	2 Alleys – Construction ongoing for 2 alleys west of SW 10 th Ave., between SW 3 rd and 4 th Streets. Contractor completed installation of 8" water main DIP at SW 10 TH Ave. Alley 1 & 2 – Construction is 90% complete. City and Contractor Walked job on 7-18-19. SW 10 th Ave between SW 3 rd St and SW 4 th ST paving was not part of the contract. City will use the project contingency funds to pave the area and the work will be complete by the end of August 2019. Paving to commence SW 10 th Ave. and Project will be done weather permitting.
NW Neighborhood Improvements <u>City Project #:</u> 17-020 <u>CRA GL #:</u> 5622 <u>CIP Proj. Map #:</u> 9	Design	4	N/A	At the August 20th 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.
SW 3rd Court, SW 4th Street, SW 6th Street, and SW 7th Avenue <u>City Project #:</u> 17-108 <u>CRA GL #:</u> 5351 <u>CIP Proj. Map #:</u> 4	Design	8	Designs – 100%	100% plans and specifications were submitted to the City for final review before submittal to Purchasing Department in July to issue an Invitation to Bid for Construction. Final Bid Set Drawings, specs, and bid from consultant was submitted to the city end of July. The solicitations for both the Construction Engineering Inspector Services and

				Construction are now advertised. CEI RFQ due date is 9-2-19. Construction bid due date is 9-20-20.
Osceola Park Neighborhood Imp. <u>City Project #:</u> 16-095 <u>CRA GL #:</u> 5510 <u>CIP Proj. Map #:</u> 8	Design	7	Designs – near 100%	FPL is still in the design phase for the relocation work. 100% plans were submitted to City in June. 100% plans were resubmitted in July. City provided comments on the bid set submittal on 7-18-19. FPL is still in the design phase for the relocation work. Design Phase for the decorative lighting. City provided Consultant all comments in July. Consultant will provide to the city with 100% set submittal on 8-30-2019. Planning and Zoning Board scheduled for 10-21-19.
Swinton & Atlantic Intersection <u>City Project #:</u> <u>CRA GL #:</u> 5253 <u>CIP Proj. Map #:</u> 3	N/A	2 & 3	N/A	Consultant (TY Lin) is working on the design. City staff and consultant are planning to meet with the Florida Department of Transportation to discuss conceptual designs of the intersection in August 2019. 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.
Old School Square Building Maintenance <u>City Project #:</u> 17-092 <u>CRA GL #:</u> 5201 <u>CIP Proj. Map #:</u> 1	Construction	2	N/A	Purchasing Department is proposing to utilize a Job Order Agreement to install the 3-phase electric and LED lighting upgrades in the Old School Square Garage. Purchasing is waiting on the CA to approve the JOC Program for the 3 phase electrical upgrades and the lights in the OSS & Federspiel Garage. A requisition has been entered into Tyler for the 3 phase electrical upgrade work. Shiff Construction has started the 3 phase electrical upgrades for the Old School Square Site. Currently under shop drawing review and engineering design.
Sidewalks in CRA District Project <u>City Project #:</u> 16-002	Construction	4 & 8	N/A	Original contract for construction of sidewalks terminated in December 2018. The remaining portions of NW 8th Ave., from NW 1st Street to Martin Luther King Jr. Dr. and the portion of NW 6th Avenue, from Martin Luther King Jr. Dr. to NW 3rd Street. Public Works is trying to piggyback off contract. At the August CRA Board Meeting, the Board approved the Third Amendment to the Interlocal Agreement for Construction Services which includes funding to complete the project.

Parks & Recreation Projects

City Managed

Project Name	Phase	CRA Sub-Area	Percentage Complete	Update
Merritt Park Playground <u>City Project #:</u> <u>CRA GL #:</u> 5355 <u>CIP Proj. Map #:</u> 5	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 City Commission Meeting.
Pompey Park Master Plan <u>City Project #:</u> 16-102 <u>CRA GL #:</u> 5661 <u>CIP Proj. Map #:</u> 10	Design	4	Conceptual Designs – 65%	The master plan is approximately 80% complete and the anticipated completion (Schematic Design only) was July 2019. Individual City Commissioner meetings to review the schematic design took place in July 2019. A Request for Qualifications for design services to prepare the construction documents will be advertised later this year with design to occur in FY19-20. The anticipated construction start date for this project is Mid-2021. The Pompey Park Master Plan process is 100% complete. Individual City Commissioner meetings to review the schematic design were conducted on 7-10-19, and on 7-16-19 for the two additional CRA Board members. 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.

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.