



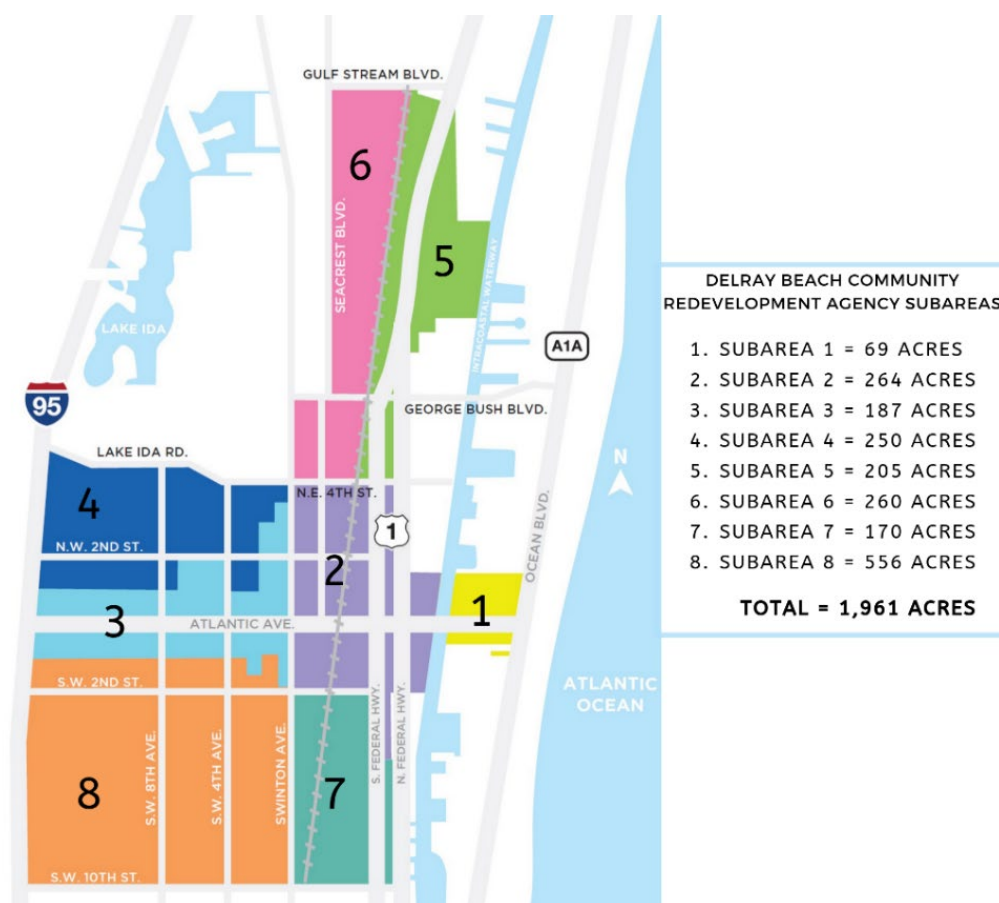
Delray Beach Community Redevelopment Agency

September 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.



Overview of Projects by CRA Sub-Area

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

Redevelopment and Capital Improvements Projects

CRA Managed

Project Name	Phase	CRA Sub-Area	Update
95 SW 5 th 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 & 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. Consultant is working on development options, and meetings with City staff are 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. Hatcher moved to the new offices and the first tenant moved in June.</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 a Draft Request for Proposals.</p>

CRA Redevelopment Plan Amendment <u>CRA GL #: 8409</u>	Planning – 50%	1-8	CRA Board approved the resuming of the project at 1-25-22 CRA Board Meeting. Interviews are completed. An agenda item was presented at the CRA Board meeting on 8-29-24 to request Board input on the draft report. CRA staff and consultant are working on a final draft report. https://www.surveymonkey.com/r/CRAPlanSurvey
Set Transformation Plan Update <u>CRA GL #: TBD</u>	Planning	3, 4, 8	CRA staff is working on a draft report and updating the document in-house.
700 W. Atlantic Avenue – Property Demolition <u>CRA GL #: TBD</u>	Planning	3	Demolition is anticipated to commence September-October 2024.
27 NW 7 th Ave – Parking Demolition <u>CRA GL #: TBD</u>	Planning	3	Demolition is anticipated to commence September-October 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> SWA Grant
Corey Jones Isle Workforce Housing <u>CRA GL#:6621</u>	98 NW 5 th Avenue Renovation – Certified Site Plan Approval <u>CRA GL #: 6208</u>
95 SW 5 th Avenue Design – Certified Site Plan Approval <u>CRA GL #: 6214</u>	34 NW 6 th 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 th Avenue -Property Demolition <u>CRA GL #: TBD</u>
324 & 325 NE 3 rd 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 th 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 & 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 6th. and ended on May 5th.</p> <p>Consultant is working on the following:</p> <ul style="list-style-type: none"> - Specific Utilities design maps to provide to the utilities department for Phase I, II, and III. - Public outreach meetings are planned for Fall 2024, one meeting for each of the 3 phases. - Public Works plans to solicit the project with 2 RFQs - Construction Management at Risk (CMAR) and an Owner's Representative in the coming months. - Legal descriptions for the private R/W needed for the construction of sidewalks and utility installations. - Design work is ongoing. <p>Additional information is available on the website: http://nwneighborhoodproject.com/</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%	<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> <ul style="list-style-type: none"> - Commence construction: Mid-July 2020. - City and Contractor are working on closing the project <p>SE (1st Avenue) Construction is ongoing.</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 submittal to FDOT and construction services. Negotiating SA</p>

			<p>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"> -FDOT approved the CAF concept on 11-4-21 -Kimley-Horn submitted the full CAF application on 11-5-21 -Kimley-Horn received a completeness review approval on 12-1-21 for the CAF application -FDOT requested additional information on 12-1-21 – to start the process of filling out the CAF forms and coordinate resolution language <p>Permit # 2021-N-496-00003 - Guide Signs Permit</p> <p>Post Mount Signs</p> <ul style="list-style-type: none"> -Kimley-Horn will submit the post-mount “Guide Signs” application on 11-2-21 -Kimley-Horn received a completeness review approval on 11-18-21 for the Guide Sign application – technical review started this date. -Kimley-Horn received technical permit review comments on 12-6-21 -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. <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. Notice to Proceed (NTP) effective October 23, 2023. Contractor.</p> <p>Contractor is working on fabricating the signs and submitting the electrical permit to FDOT for the monumental signs. Fabrication of the signs started in July. All signs along Atlantic Ave are being expedited and installation should begin October 2024. City is creating an informative map with major points of interest/landmarks to be shown on the new downtown signs front and back. All signs along Atlantic Ave are being expedited and should start to be installed around</p>
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				October 2024. Fabrication of the signs started on July.
Pompey Park Master Plan <u>City Project #: 16-102</u> <u>CRA GL #: 5661</u>	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 & Zoning Department was conducted on 12-20-21.</p> <p>The SPRAB Site Plan application was submitted to P&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 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&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.</p> <p>It is anticipated that the negotiated draft agreement with the No. 1 ranked firm will be presented to the City Commission in April-May 2024. The Purchasing Division is coordinating the process.</p> <p>City Commission approved Resolution No. 97-24 to award an agreement with Keith and Associates, Inc. for Owner's Representative services for the Pompey Park Recreation Center project, pursuant to RFQ No. 2023-076 (Project No. 16-102) in the amount of \$2,656,400.00.</p> <p>The services pursuant to RFQ No. 2023-076 in the amount of \$2,656,400 were approved by the City Commission at the 5/7/24 meeting. The Purchase Order authorizing the work was issued on 6/25/24. The proposed services will commence when needed during the CMAR selection / negotiation process.</p> <p>Please refer to the project website for additional information: http://pompeyparkproject.com</p>
SW Neighborhood Alleys – 3 Alleys <u>City Project #: 17-103</u> <u>CRA GL #: 5361</u>	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. JOC contract was approved by City Commission on 9/18/23. Rollover funds were approved by the City Commission in February 2024.</p> <p>City staff issued notice to proceed on 5/20/24.</p> <p>Streetscape installation ongoing. Substantial completion is anticipated in August. SE 1st Sidewalks, driveways and 9"</p>

				rock installed. Construction of the SW alleys has begun, and installation of the pervious concrete will begin by the end of October.
Carver Square Park City Project #: <u>TBD</u> CRA GL #: <u>5364</u>	Design & Implementation	8	N/A	This project is in the design stage. Consultant is working on the engineering drawings. The project includes: a new playground, shade, and landscape improvements.
Currie Commons Restrooms City Project #: <u>TBD</u> CRA GL #: <u>5525</u>	Design	7	100%	The architect is addressing comments from the permitting review process. Building Department permit application currently processing. Site Plan Certification letter approved on 8/20/24.
Artists Alley Drainage Improvement City Project #: <u>TBD</u> CRA GL #: <u>5625</u>	Design & Construction	2	N/A	City received 100% on 7/2/24. City received estimate for construction. Coordinating with vendor for proposal.

Projects Completed

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