



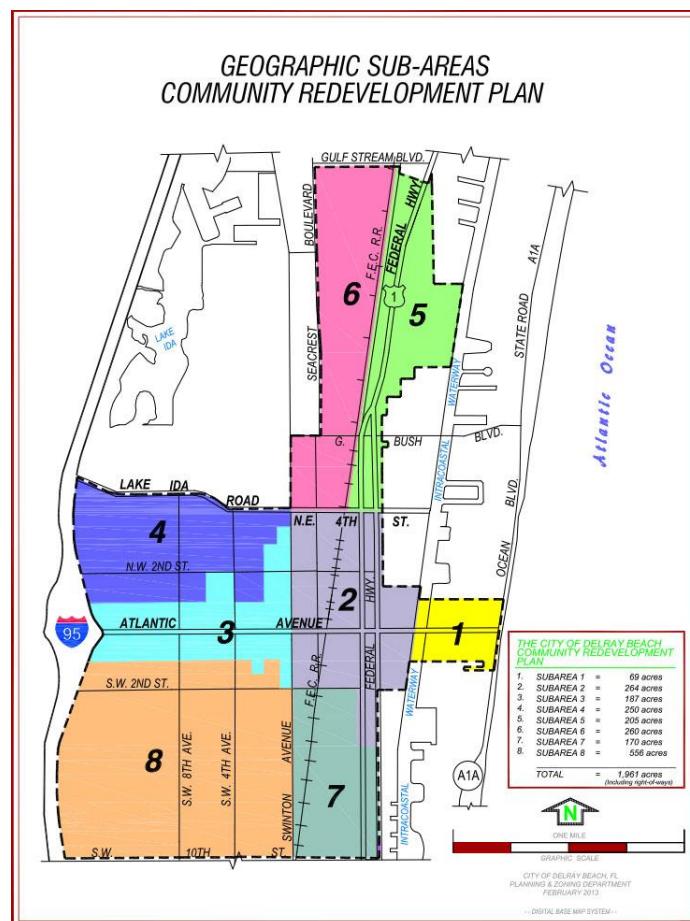
Delray Beach Community Redevelopment Agency

September 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>	<u>Sub-Area 6</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 3</u>	<u>Sub-Area 7</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 	<ul style="list-style-type: none"> • Osceola Park Neighborhood Imp. (CIP) • Osceola Park Master Plan (Dev. Services)
<u>Sub-Area 4</u>	<u>Sub-Area 8</u>
<ul style="list-style-type: none"> • Pompey Park Master Plan (CIP) • NW Neighborhood Improvements (CIP) • NW 5th Avenue Alleys (CIP) 	<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>	<u>Sub-Areas 2-4 & 6-8</u>
<ul style="list-style-type: none"> • Fixed-Route Transportation Services 	<ul style="list-style-type: none"> • Swinton Avenue Complete Street (CIP)
<u>Sub-Areas 2 & 3</u>	<u>Sub-Areas 4 & 8</u>
<ul style="list-style-type: none"> • Swinton & Atlantic Intersection (CIP) 	<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. A Small Scale Land Use Map Amendment and Rezoning will go before the City Commission on 10-15-19 requesting approval from Residential to Commercial. 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 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.
95 SW 5 th Avenue Design <u>CRA GL #:</u> 6214	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, estimated time to revise drawings two (2) to three (3) weeks. Meeting tentatively scheduled with Delray Beach Development Services for second Preliminary Review meeting early October. 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 end of October 2019.
Corey Isle <u>CRA GL#:</u> 6621	Design	8	See attached summary for update.
215 NE 7 th Avenue House Relocation <u>CRA GL #:</u> TBD	N/A	3	<u>City Commission:</u> Historic Preservation Board approved: 7-3-19. City Commission approved: 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. 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 9-27-19.
NW 600 Block Redevelopment <u>CRA GL #:</u> 5120	Conceptual Design	3	Future Land Use Map Amendment and Rezoning 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. Comments received the end of August. Conditional Use required. Comments sent to consultants. Anticipated Final Approval: City Commission November 2019. Work assignment with Currie Sowards. Architect is in conceptual design: due 10-14-19.

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	CRA Staff and consultant had a kick off meeting on 9-13-19.
Wayfinding Signage <u>CRA GL #: 5236</u>	Design & Implementation	1-3	N/A	Consultant is developing advanced concept designs based on input from CRA Board and Steering Committee members.
Fixed-Route Transportation Services <u>CRA GL #: 5320</u>	N/A	1-3	N/A	Modified route began on 9-10-19 and updated stop signs were updated and placed for the start date.
Point-to-Point Transportation Services <u>CRA GL #: 5320</u>	N/A	1-8	N/A	The ribbon cutting for Connect Delray Beach took place on 9-6-19. Service started on 9-6-19 with news coverage in local media.
NW 5th Avenue Alleys Blocks 25, 26 <u>City Project #: 15-040</u> <u>CRA GL #: 6206</u> <u>CIP Proj. Map #: 12</u>	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 #: 17-103</u> <u>CRA GL #: 5361</u> <u>CIP Proj. Map #: 7</u>	3 Alleys – Design	8	N/A	3 Alleys – FPL submitted for permit on 7-31-19.
NE 3rd Street/NE 3rd Ave. Alley Improvements <u>City Project #: 11-024</u> <u>CRA GL #: 5251</u> <u>CIP Proj. Map #: 2</u>	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.

Capital Improvement Projects

City Managed

Project Name	Phase	CRA Sub-Area	Percentage Complete	Update
Block 63 Alley <u>City Project #: 15-001</u> <u>CRA GL #: 5360</u> <u>CIP Proj. Map #: 6</u>	Purchasing	8	Designs – 100%	<p>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 5th 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. Construction 50% done. Alley 17 final pavement, and Sidewalks needs to be done to finish alley.</p> <p>Alley 63 water is done. Next week contractor is going to do drainage.</p>
NW 5th Avenue Alleys Block 17 <u>City Project #: 15-040</u> <u>CRA GL #: 6206</u> <u>CIP Proj. Map #: 12</u>				
SW Neighborhood Alleys <u>City Project #: 17-103</u> <u>CRA GL #: 5361</u> <u>CIP Proj. Map #: 7</u>	2 Alleys – Construction	8	2 Alleys – Construction – 90%	<p>2 Alleys – Construction ongoing for 2 alleys west of SW 10th Ave., between SW 3rd and 4th Streets. Contractor completed installation of 8" water main DIP at SW 10TH Ave. Alley 1 & 2 – Construction is 90% complete. City and Contractor Walked job on 7-18-19. SW 10th Ave between SW 3rd St and SW 4th 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 10th Ave. and Project will be done weather permitting. Paving done on SW 10th few items needs to be done before close out project.</p>
NW Neighborhood Improvements <u>City Project #: 17-020</u> <u>CRA GL #: 5622</u> <u>CIP Proj. Map #: 9</u>	Design	4	N/A	<p>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. Kick off meeting with City and Craig & Smith consultant on 9/10/19. PM waiting for Schedule and Man Hours from CAST.</p>

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. RFQ for CEI and ITBC advertised on 8-16-19 CEI RFQ due date extended until 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.
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. PM send plans to purchasing for advertise ITBC. CEI RFQ advertise on 9-24-19. Due date of 10-23-19.
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. 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.
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. Shiff Construction started working on the project. Shiff submitted shop drawings for review with preliminary engineering plans to review and approve.
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. Public works is going to start construction of the following Sidewalk on October: 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.
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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.