



Cover Memorandum/Staff Report

File #: 18-0606 CRA

Agenda Date: 6/23/2020

Item #:

TO: CRA Board of Commissioners
FROM: Tara Toto, Redevelopment Manager
THROUGH: Renée A. Jadusingh, Esq., CRA Executive Director
DATE: June 23, 2020

CARVER SQUARE CONSTRUCTION STRATEGY DETERMINATION

Recommended Action:

Provide Delray Beach Community Redevelopment Agency staff with a construction strategy determination for the Carver Square Workforce Housing project.

Background:

The Carver Square Workforce Housing development is located in the southwest neighborhood, consisting of twenty (20) single-family residential parcels, with a combined acreage of approximately two (2) acres. The Delray Beach Community Redevelopment Agency entered into an Agreement with Brooks and Scarpa Architects, Inc. on January 11, 2018 for consulting, design and construction administration services for a term of three (3) years.

Below is a summary of the project status since the CRA Board update in February:

Project Update (February 25, 2020 - June 23, 2020)

Right of Way Dedication (17 Lots)

CRA processed 17 Right of Way Dedications through the City Engineering Department for review.

- CRA submitted required documents to the City Engineering Department: 2-24-20.
- City Engineering Department reviewed documents and approved for technical compliance.
- CRA submitted the Right of Way package for City Commission: 5-26-20.
- City Commission: Scheduled for 7-7-20.

Utility Coordination

CRA has been coordinating with Utilities to design underground electrical service to 20 SF homes.

Florida Power and Light (FPL)

- Design pending deposit: \$3,000.00. Estimated cost: \$30,000.00
 - Note: Deposit payment on hold. Pending CRA Board construction strategy determination.
- Estimate for design, removal of existing equipment and installation of new equipment: 14 weeks.
- Utility Easements will be required.
- Permits may be required.

Other Utility Coordination

- Additional design coordination ongoing with Comcast and ATT.

Design Development and Construction Documents

Construction Building Plans (preliminary review of four (4) models)

- CRA submitted design documents (vertical construction) to the Building Department for preliminary review: 3-17-20.
- City Building Department issued comments for vertical construction review: 5-20-20.
- CRA consultant is addressing the Building Department comments.

Civil Plans

- CRA coordination/scheduling of Percolation Test: Completed: 3-31-20.
- Percolation Report Provided to Consultant: 4-1-20.
- CRA consultant finalizing civil engineering design drawings.

Formal Submittal for Individual Permits

- CRA consultant finalizing all construction documents for permitting.
- CRA and consultant coordination for submission of individual construction permits.
 - Note: Consultant on hold. Pending CRA Board construction strategy determination.
- CRA and consultant preparing to issue bid documents.
 - Note: Consultant on hold. Pending CRA Board construction strategy determination.

CRA Staff is requesting a construction strategy determination to proceed with the Carver Square Workforce Housing project. The following are options previously presented and for the CRA Board to consider:

1) Contract with a Nonprofit to Construct and Sell the Homes.

- Publish a Request for Proposal (RFP) for a local Nonprofit to develop, construct and sell.
- Nonprofit to act as Developer.
- Example: Corey Isle Workforce Housing/Delray Beach Community Land Trust.

2) Contract with a Construction Engineering Inspector (CEI) & General Contractor (GC).

- Publish a Request for Invitation to Bid (ITB) for a CEI and GC.
- CRA to act as Developer (income qualification, marketing, and selling the homes).

3) Partner with Palm Beach County Department of Housing and Economic Sustainability under their Workforce Housing Program (PBC ULDC Article 5, Chapter G, Section 1).

- CRA to donate or sell land for Workforce Housing to developer.
- Home Builder/Developer will construct the homes.
- Palm Beach County would establish the price of the homes.
Palm Beach County would prequalify and match potential home buyers with lenders.

Attachment(s): Exhibit A - Location Map; Exhibit B - Colored Elevations; Exhibit C - PBC Workforce Housing Flyer

CRA Attorney Review:

N/A

Funding Source/Financial Impact:

Funding is available in the amount of \$4,328,821.00 - GL#6621