



Cover Memorandum/Staff Report

File #: 18-0251 CRA

Agenda Date: 2/12/2019

Item #:

TO: CRA Board of Commissioners
FROM: Renée A. Jadusingh, Esq., CRA Assistant Director
Patrick McCullough, CRA Project Manager
THROUGH: Jeff Costello, CRA Executive Director
DATE: February 12, 2019

UPDATE - CARVER SQUARE AND CARVER ISLE WORKFORCE HOUSING DEVELOPMENTS

Background:

CARVER SQUARE:

Status of Architectural Services:

Based on the CRA Board of Commissioners comments and direction at the November 13, 2018 workshop meeting, the Consultant (Brooks & Scarpa), provided redesigned floor plans and elevations for staff review. The CRA Project Manager provided mark-ups and feedback to the Consultant on January 3, 2019. Further discussions and design reviews resulted in CRA providing direction to move the project along further in the design and construction documents process. The most recent version of the drawings are included in Exhibit "A".

CARVER ISLE:

Status of Architectural Services & Site Preparation:

Architectural design and construction documents are scheduled for completion in February 2019, which will include updated construction cost estimates. Updated site plans with sidewalk easements are required due to the planned streetscape improvement project on SW 7th Avenue, which includes alleyway improvements and parallel parking adjacent to the site. Building permit submittal is anticipated by the end of February.

Staff is also is obtaining proposals to prepare the site for development (clearing and fill).

Site Development:

As the plans are being refined, they are being reviewed in terms of costs and potential value engineering, if necessary, based on the construction costs. Staff is also considering that the CRA absorb other costs as we consider the procurement process so the costs are reduced to ensure affordability of the homes and other expenses to potential non-profit development teams.

Attachment(s): Exhibit A - Location Map; Exhibit B - Carver Isle Designs; Exhibit C - Carver Square Designs

