



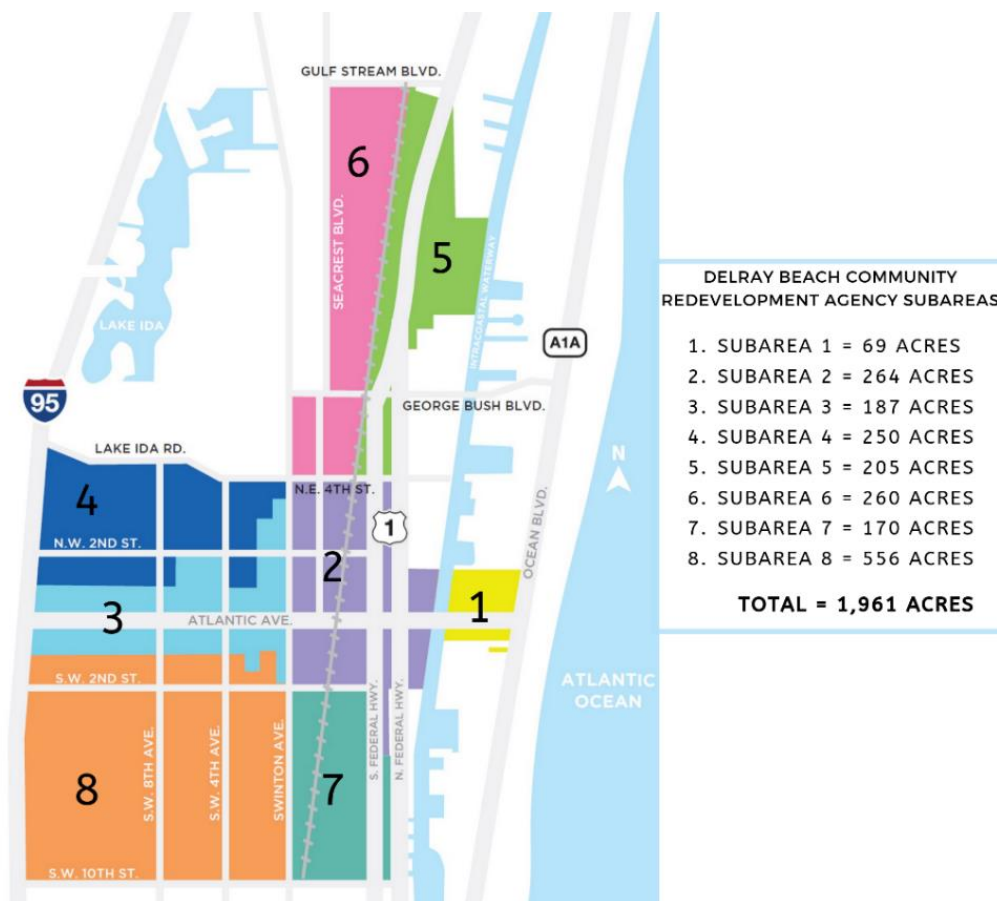
Delray Beach Community Redevelopment Agency

December 2021 Monthly Work Plan Report

OVERVIEW

On September 28, 2021, the CRA Board of Commissioners adopted the Work Plan and Budget for Fiscal Year 2021-22. 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

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| <p><u>Sub-Area 1</u></p> <p>N/A</p> | <p><u>Sub-Area 5</u></p> <p>N/A</p> |
| <p><u>Sub-Area 2</u></p> <ul style="list-style-type: none"> • N/A | <p><u>Sub-Area 6</u></p> <p>N/A</p> |
| <p><u>Sub-Area 3</u></p> <ul style="list-style-type: none"> • SW 600-800 W. Atlantic Avenue Development • NW 600 Block Redevelopment • NW 800 Block Redevelopment • 98 NW 5th Avenue Rehabilitation • 95 SW 5th Avenue Development • 22 N. Swinton Avenue Rehabilitation | <p><u>Sub-Area 7</u></p> <ul style="list-style-type: none"> • Osceola Park Neighborhood Imp. (CIP) |
| <p><u>Sub-Area 4</u></p> <ul style="list-style-type: none"> • NW Neighborhood Improvements (CIP) • Pompey Park | <p><u>Sub-Area 8</u></p> <ul style="list-style-type: none"> • SW 3rd Court, SW 4th Street, SW 6th Street, and SW 7th Avenue (CIP) • SW Neighborhood Alleys (CIP) • Carver Square Workforce Housing • Rev. J.H.W Thomas Jr. Park |
| <p><u>Projects in Multiple Sub-Areas</u></p> | |
| <p><u>Sub-Areas 1-8</u></p> <ul style="list-style-type: none"> • Connect Delray Beach - Freebee • Wayfinding Signage • CRA Redevelopment Plan | |

Redevelopment Projects/Improvements

| Project Name | Phase | CRA Sub-Area | Update |
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| Request for Proposals 600-800 Blocks of W. Atlantic Avenue – BH3 Management, LLC | N/A | 3 | The CRA Board approved a Fourth Amendment to the PSA on 2-23-21. The CRA Board approved to Terminate the PSA on 7-15-21. Formal notice has been provided. |
| 98 NW 5 th Avenue Renovation <u>CRA GL #: 6208</u> | Construction | 3 | <u>Class III (Site Plan) and Waiver request:</u> Received Historic Preservation Board and City Commission Approvals. <u>Site Plan Certification Submitted:</u> 2-22-21. Pending Approval. <u>Right of Way Dedications:</u> Approved and Recorded. <u>Easements & Agreements:</u> Approved and Recorded. <u>Building Permit:</u> 8-18-21. Technically Approved. <u>Contract with Waypoint Construction (GC) Approved:</u> 10-20-21. Coordinating commencement with Contractor. |
| 95 SW 5 th Avenue Design <u>CRA GL #: 6214</u> | Design | 3 | <u>Downtown Development Authority Board:</u> Approved. <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 at CRA Board: 11-17-21. Pending City Commission approval. <u>Site Plan Certification:</u> 12-8-2021 <u>Construction Documents:</u> Consultant is finalizing. <u>Building Permit Submittal:</u> Pending. ITB: TBD. |
| Carver Square <u>CRA GL #: 6621</u> | Design | 8 | <u>Bid #CRA No. 2020-01 Development & Disposition of Properties RFP:</u> Awarded to Pulte Home Company: 1-26-21. <u>The CRA Board Approved the Agreement:</u> 4-27-21. <u>Purchase & Sale Agreement:</u> Entered into Agreement: 5-4-21. <u>Ratification 1st Amendment:</u> CRA Board Approved: 7-15-21. <u>Building Permits for 20 SF Homes:</u> Permits pending approval. <u>Developer to provided update to CRA Board:</u> 10-20-21. Carver Square First Time Home Buyer Orientation: 10-21-21. Purchase and Sale Agreement: Pending. |
| Historic Wellbrock House Historic Preservation Project <u>CRA GL #: 8405</u> | Construction | 3 | <u>Class IV (Site Plan) request:</u> <u>Downtown Development Authority:</u> Approved. <u>Historic Designation:</u> Approved. <u>Site Plan:</u> Received Historic Preservation Board Approval. <u>Site Plan Certification:</u> Approved: 3-5-21. Interior/Exterior Renovation: <u>Construction Documents:</u> City approved Early Work Start. <u>Contract with Waypoint Construction (GC) Approved:</u> 10-20-21. NTP Issued: 11-19-21. Construction commenced. Anticipated completion: June 2022. |
| NW 600 Block Redevelopment <u>CRA GL #: 5120</u> | Conceptual Design | 3 | 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. Pending executed contract. |

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| | | | <p><u>Hatcher Construction-Ground Lease Conceptual Design:</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. Groundbreaking ceremony: 12-9-21.</p> |
| <p>NW 800 Block of West Atlantic Avenue <u>CRA GL #: 5124</u></p> | <p>Conceptual Design</p> | <p>3</p> | <p><u>Site:</u> Limerock removed: 8-23-21. Fence removal and sod installed. Pending State/County determination of median remediation. <u>Conceptual Design:</u> Two public outreach meetings were held at Pompey Park to receive input from the community. CRA staff is working on the next steps.</p> |
| <p>Rev. J.W.H. Thomas Jr. Park <u>SWA Grant</u> <u>CRA GL #: 5366</u></p> | <p>Design</p> | <p>8</p> | <p><u>Site Plan Amendment:</u> New playground equipment installation: Resolution and Contract with Rep Services, Inc. approved by CRA Board: 11-17-21. An administrative site plan amendment and building permit will be required for installation. The project is estimated to take approximately seventeen weeks.</p> |

Projects Completed

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| <p>Historic Wellbrock House Relocation <u>CRA GL#: 8405</u></p> | <p>Corey Jones Isle Replat (Lot 1 and Lot 2) <u>CRA GL#: 6621</u></p> |
| <p>Historic Wellbrock House Local Historic Designation <u>CRA GL#: 8405</u></p> | <p>NW 600 Block Future Land Use Map Amendment and Rezoning <u>CRA GL#: 5120</u></p> |
| <p>Historic Wellbrock House Certified Site Plan Approval <u>CRA GL#: 8405</u></p> | <p>Rev. J.W.H. Thomas Jr. Park – Landscaping Upgrades <u>SWA Grant</u></p> |
| <p>Corey Jones Isle Workforce Housing <u>CRA GL#:6621</u></p> | |

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 | On 6-23-20, the CRA Board approved a pause due to the nature of the project and the concerns surrounding public gatherings in light of the COVID-19 pandemic. CRA Staff will present an item at the 1-25-22 CRA Board Meeting seeking Board input on restarting the CRA Plan Amendment project. |
| Point-to-Point Transportation Services <u>CRA GL #: 5320</u> | N/A | 1-8 | N/A | At the CRA Board Meeting on 8-31-21, the CRA Board approved the renewal of the contract on a month-to-month basis to allow for time for CRA staff to meet with City staff to continue working on transferring the service. A joint City/CRA Workshop to discuss the Point-to-Point Transportation Service is scheduled for 1-25-22. Freebee continues to reach out to local and non-local businesses to advertise on Freebee vehicles. Regular service hours and safety precautions for the drivers and riders are still in effect, with the exception of holiday hours. Additional information is available on the website: https://delraycra.org/transportation/ |
| 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 – CRA staff is exploring options on how to approach the alley improvements. |

Projects Completed

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| 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> |
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Capital Improvement Projects

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 | N/A | <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 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. Additional information is available on the website: http://nwneighborhoodproject.com/</p> |
| SW 3rd Court, SW 4th Street, SW 6th Street, and SW 7th Avenue <u>City Project #: 17-108</u> <u>CRA GL #: 5351</u> | Construction | 8 | Construction – 90% | <p><u>Baxter Woodman</u> was awarded an agreement for construction, engineering and inspection services (CEI) for \$587,416.00.</p> <p><u>Ric-Man</u> was awarded an agreement for general contractor construction services (GC) for \$5,648,785.00. Project commenced in June. Monthly project status: Additional information is available on the website: <u>November Work Schedule:</u> -Final asphalt lift. <u>December Work Schedule:</u> -Final walk through 12-14-21. http://sw4thstreet.com/ Social Media Page Links Below: https://www.facebook.com/SW4thStreet/ https://twitter.com/sw4th</p> |
| Osceola Park Neighborhood Imp. <u>City Project #: 16-095</u> <u>CRA GL #: 5510</u> | Construction | 7 | Construction – TBD | <p><u>Baxter Woodman</u> was awarded an agreement for construction, engineering and inspection services (CEI) for \$495,953.00</p> <p><u>Ric-Man</u> was awarded an agreement for general contractor construction services (GC) for \$4,056,327.</p> <p>- Commence construction: Mid July 2020. Project Status: <u>November Work Schedule:</u> -Final asphalt lift started November 1, 2021. -Contractor finishing punch list. <u>December Work Schedule:</u> - Phase 1 Final walk through: 12-13-21. - Phase 2: Completed: -SE 9th Street – Between SE 4th Ave & SE 5th – Successful Pressure Test of New 8” Watermain.</p> |

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| | | | | <p>-Alleyway 5 – Between SE 8th Street to SE 9th Street – Sanitary Sewer Removal & Replacement Continued.</p> <p>-SE 2nd Ave – Between SE 8th Street and SE 9th Street– New Sewer cleanouts installed.</p> <p>-SE 3rd Ave – Between SE 8th street and SE 9th– Removal of existing speed humps.</p> <p><u>Week of December 13th Work Schedule:</u></p> <p>Alleyway 5 – Between SE 8th St. to SE 9th St. – Continue with Sanitary Sewer Replacement.</p> <p>SE 9th Street – Between SE 5th St. and SE 3rd St. – Install new drainage.</p> <p>Additional information is available on the website: http://osceolaparkproject.com/</p> <p>Social Media Page Links Below: https://www.facebook.com/OsceolaPark/ https://twitter.com/osceola_park</p> |
| <p>NE 3rd Street Improvements <u>City Project #: 11-024</u> <u>CRA GL #: 5251</u></p> | N/A | 2 | N/A | <p>City is managing project. Coordination is ongoing. Job Order Contracting (JOC) is the preferred method to procure these services to streamline the process and complete the project efficiently. JOC is an approved method of public procurement and is available through the Sourcewell cooperative and ezIQC. Sourcewell is a national cooperative purchasing source solution and the City of Delray Beach has been a member since 2007. Additionally, ezIQC is one of the cooperative purchasing methods. The Gordian Group created ezIQC to make its industry-leading Job Order Contracting (JOC) solutions easily available through cooperative purchasing. JOC is an indefinite delivery/indefinite quantity procurement process that helps facility and infrastructure owners complete a large number of repairs, renovation and straightforward new construction projects with a single, competitively bid contract. Unlike traditional bidding where each project is identified, designed and then put out to bid, ezIQC establishes competitively bid prices up front and eliminates the need to bid each project separately. Sourcewell's procurement process satisfies the City's competitive bid requirements. The Gordian Group's expert field personnel guide owners through each step of the process, providing oversight to ensure cost and timing efficiencies are maximized right from the start. City is waiting for 100% design plans from consultant. Design-build went to City Commission: 5-4-21. Design Workshop Meeting with Parking Garage Project Team: 6-8-21. City issue NTP to DMSI for Design Phase (90 Days): 6-14-21. Public Outreach Meeting #1: 6-16-21. Public Outreach Meeting #2: 7-15-21. The 90% design plans were sent to the City on 9-15-2021. Preconstruction/Public outreach meeting on 9-23-21. Preconstruction meeting on 10-21-21. Construction starts: 11-19-21. Construction has commenced. 12-13-21: Contractor is scheduled to begin installing new 8" Watermain near 336 NE 3rd Ave and North towards NE 4th St.</p> |
| <p>Wayfinding Signage <u>CRA GL #: 5236</u></p> | Design & Implementation | 1-3 | N/A | <p>On 4-27-21 the CRA Board Meeting approved an inter local agreement between the City and CRA. City staff is engaging a consultant to continue working on the project. City is</p> |

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| | | | | <p>negotiating SA with consultant for permits submittal to FDOT and construction services. Negotiating SA with consultant at this time. City processing PO with KH for permit with FDOT. Kick off meeting with KH 11-1-21. KH is processing 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 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>Pompey Park Master Plan City Project #: 16-102 CRA GL #: 5661</p> | N/A | 4 | N/A | <p>The City of Delray Beach’s Parks and Recreation Department will be hosting a public meeting on 9-22-21. Updates on the progress of the Pompey Park Project, a review of the design, and additional information regarding the project will be available at the meeting. The project will be starting in October.</p> <p>Additional information is available on the website: http://pompeyparkproject.com</p> |