



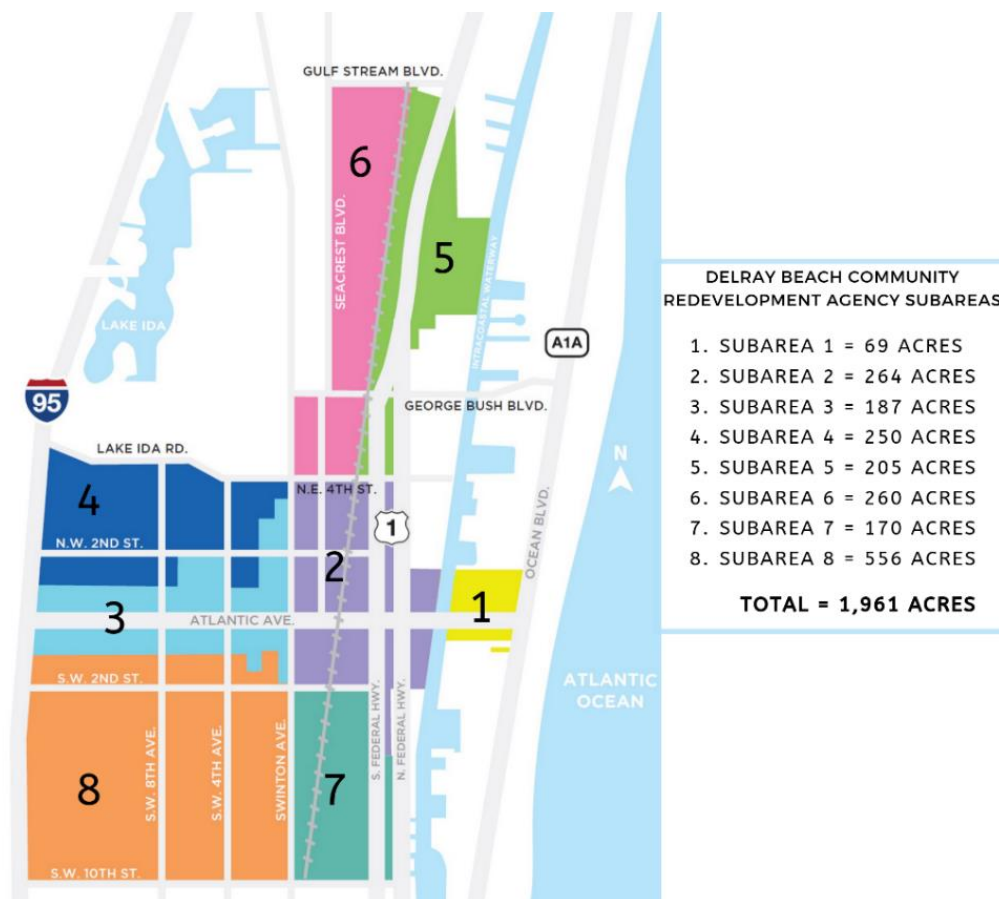
# Delray Beach Community Redevelopment Agency

## March 2022 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

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

## Redevelopment Projects/Improvements

Project Name	Phase	CRA Sub-Area	Update
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 <sup>th</sup> Avenue Renovation <u>CRA GL #: 6208</u>	Construction	3	<u>Class III (Site Plan) and Waiver request</u> : Approved. <u>Site Plan Certification Submitted</u> : Approved. <u>Right of Way Dedications</u> : Approved and Recorded. <u>Easements &amp; Agreements</u> : Approved and Recorded. <u>Building Permit</u> : Pending Issuance. <u>Contract with Waypoint Construction (GC) Approved</u> : 10-20-21. Change order Approved: 1-25-22. A groundbreaking ceremony is scheduled for: 3-25-22 at 10 AM.
95 SW 5 <sup>th</sup> Avenue Design <u>CRA GL #: 6214</u>	Permitting	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 &amp; Agreements</u> : Approved and Recorded. <u>Site Plan Certification</u> : Approved. <u>Building Permit Submittal</u> : 1-10-22. In review. ITB: TBD.
Carver Square <u>CRA GL #: 6621</u>	Permitting	8	<u>Bid #CRA No. 2020-01 Development &amp; 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 &amp; Sale Agreement</u> : Entered into Agreement: 5-4-21. <u>Ratification 1<sup>st</sup> Amendment</u> : CRA Board Approved: 7-15-21. Carver Square First Time Home Buyer Orientation: 10-21-21. <u>Building Permits for 20 SF Homes</u> : Pulte closed on properties: 1-27-22. Construction Commences: First five homes (30 days of closing).
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. Pending permit issuance. <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. <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. The Groundbreaking ceremony on 12-9-21 was well attended. Construction is ongoing.
NW 800 Block of West Atlantic Avenue <u>CRA GL #: 5124</u>	Conceptual Design	3	<u>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 is working with consultant on a Work Assignment.
<u>Rev. J.W.H. Thomas Jr. Park</u> <u>SWA Grant</u> <u>CRA GL #: 5366</u>	Design	8	<u>Site Plan Amendment:</u> New playground equipment installation: Resolution and Contract with Rep Services, Inc. approved by CRA Board: 11-17-21. Site Plan Amendment and Permit submitted for City review. The project is estimated to take approximately seventeen weeks.

## 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> <u>SWA Grant</u>
Corey Jones Isle Workforce Housing <u>CRA GL#:6621</u>	98 NW 5 <sup>th</sup> Avenue Renovation – Certified Site Plan Approval <u>CRA GL #: 6208</u>
95 SW 5 <sup>th</sup> Avenue Design – Certified Site Plan Approval <u>CRA GL #: 6214</u>	

## 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 Board approved the resuming the project at 1-25-22 CRA Board Meeting. Interviews are ongoing.
Point-to-Point Transportation Services <u>CRA GL #: 5320</u>	N/A	1-8	N/A	A joint City/CRA Workshop was held at the 1-25-22 CRA Board Meeting. City Commission and CRA Board provided direction to City/CRA staff on the transition of the operation to City staff. 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: <a href="https://delraycra.org/transportation/">https://delraycra.org/transportation/</a>
SW Neighborhood Alleys City Project #: 17-103 <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

324 & 325 NE 3 <sup>rd</sup> 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>Craig A. Smith &amp; Associates (CAS) 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.</p> <p>Final Report to City on November 13.</p> <p><u>Design Services:</u></p> <p>NTP for the design: 11-15-21.</p> <p>First Public Outreach: 1-27-22 at 6 p.m. Pompey Park.</p> <p>Public outreach the residents want the city to on Traffic Calming, Neighborhood Identification Signs, alleyways.</p> <p>The City is going to have 8 Charettes with the different Neighborhoods to identify the needs from the small neighborhoods. The Charettes are going to be after March.</p> <p>Additional information is available on the website: <a href="http://nwneighborhoodproject.com/">http://nwneighborhoodproject.com/</a></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.</p> <p>Project commenced in June. Monthly project status: Project in the process of being closed out.</p> <p>Additional information is available on the website: <a href="http://sw4thstreet.com/">http://sw4thstreet.com/</a></p> <p>Social Media Page Links Below:</p> <p><a href="https://www.facebook.com/SW4thStreet/">https://www.facebook.com/SW4thStreet/</a></p> <p><a href="https://twitter.com/sw4th">https://twitter.com/sw4th</a></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: Project in the process of being closed out.</p> <p>Phase II Status:</p> <p>Week of 1-31-22:</p> <p>S.E. 3rd Ave: New drainage systems installed</p> <p>Alley 1: Sewer installation completed. Alley 5: Base rock for pervious concrete. S.E. 3rd Ave.: New drainage systems will continue to be installed.</p>

				<p>S.E. 6th St: Drainage system nearing completion. Additional information is available on the website: <a href="http://osceolaparkproject.com/">http://osceolaparkproject.com/</a></p> <p>Social Media Page Links Below:</p> <p><a href="https://www.facebook.com/OsceolaPark/">https://www.facebook.com/OsceolaPark/</a></p> <p><a href="https://twitter.com/osceola_park">https://twitter.com/osceola_park</a></p>
<p>NE 3rd Street Improvements</p> <p><u>City Project #: 11-024</u></p> <p><u>CRA GL #: 5251</u></p>	Design	2	N/A	<p>City is managing project. Job Order Contracting (JOC) is the preferred method to procure these services to streamline the process and complete the project efficiently. 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 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. 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.</p> <p>Contractor continuous working on the sanitary sewer and started installing the irrigation piping along the East side of NE 3rd Ave and adding some new watermain connections for new developments along NE 3rd Ave.</p> <p>Contractor is planning to begin installing the new concrete valley gutter down the center of NE 3rd Ave. Once that is complete, work will shift to installing new Curbs and finally the new sidewalks.</p> <p>Parking – With the concrete work beginning, thru traffic will be very limited as this will be taking place down the center of the roadway.</p>
<p>Wayfinding Signage</p> <p><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 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> <p>-FDOT approved the CAF concept on 11-4-21</p> <p>-Kimley-Horn submitted the full CAF application on 11-5-21</p> <p>-Kimley-Horn received a completeness review approval on 12-1-21 for the CAF application</p> <p>-FDOT requested additional information on 12-1-21 – to start the process of filling out the CAF forms and coordinate resolution language</p> <p>Permit # 2021-N-496-00003 - Guide Signs Permit</p> <p>Post Mount Signs</p> <p>-Kimley-Horn will submit the post-mount "Guide Signs" application on 11-2-21</p>



				<p>-Kimley-Horn received a completeness review approval on 11-18-21 for the Guide Sign application – technical review started this date.</p> <p>-Kimley-Horn received technical permit review comments on 12-6-21</p> <p>-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> <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 approve the contract with FDOT. 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 seems to be closer to being approved than the CAFA, they will likely go to commission separately.</p> <p>FDOT is preparing the Guide Signs MMOA and the consultant is going to send a draft for review once FDOT has it prepared. Once received, we will add the maintenance plan.</p> <p>Consultant/City are still waiting on Central Office to give us a second review of the Guide Sign destinations Permit # 2021-N-496-00003.</p>
<p>Pompey Park Master Plan  <u>City Project #: 16-102</u>  <u>CRA GL #: 5661</u></p>	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 &amp; Zoning Department was conducted on 12-20-21. The SPRAB application will be submitted within the next 4-6 weeks. The designer has progressed beyond the schematic design (SD) phase into the design development (DD) phase. Please refer to the project website for additional information. Design is ongoing. The designer continues work on the design development (DD) phase.</p> <p>Please refer to the project website for additional information.</p> <p>Additional information is available on the website:  <a href="http://pompeyparkproject.com">http://pompeyparkproject.com</a></p>