



~ MEMORANDUM ~

**TO: CITY COMMISSIONERS & CRA BOARD OF COMMISSIONERS
NEAL DE JESUS, INTERIM CITY MANAGER**

FROM: JEFF COSTELLO, CRA EXECUTIVE DIRECTOR

DATE: APRIL 14, 2017

**SUBJECT: APRIL 24, 2017 - CITY COMMISSION & CRA BOARD OF COMMISSIONERS
JOINT WORKSHOP – OLD SCHOOL SQUARE MASTER PLAN**

At the August 23, 2016 City Commission/CRA Board of Commissioners Joint Work Session, Rob Steele, President and CEO of Old School Square, gave a presentation regarding the Community Conversations and Charrette Synopsis conducted in 2015 and 2016. The presentation included potential short term and long term improvements. After discussing the items, the City Commission gave direction for the CRA to resume contract negotiations with the CRA's Consultant [Currie Sowards Aguila Architects, Inc. (CSA)] for the Master Plan portion of the project.

In October 2016, the CRA engaged Currie Sowards Aguila Architects (with HLB Lighting Design and TBG Partners, Landscape Architects) to develop an integrated Master Plan for the existing Old School Square (OSS) Campus and Park that accommodates and provides improved infrastructure for flexibility of use, accommodate the Delray GreenMarket, support ongoing programming and daily use of the facilities, provide intimate areas and focal points within the park, while respecting historical elements and existing terms of the lease agreement between the City and OSS. Planning concepts include desired elements from the previous visioning and public engagement processes in 2015 and 2016 such as, but not limited to: future location for the 100' Christmas tree; adequate shade and passive areas; children's play area; options for relocation of the concession stand and restroom facilities; improved lighting; signage; security recommendations; direct connection from the area in front of the Cornell Museum to OSS Park and the parking garage; public art and educational opportunities; integrate local culture and history in a meaningful way by connecting with The Set to the west and the areas surrounding OSS; and, provide for expanded economic development opportunities for the OSS Campus and Park facility, and the City as a whole.

The Master Plan process excludes preparation of necessary documents for and submittal to the Historic Preservation Board (HPB) for approval, design development, construction documents, bidding and permitting and construction administration.

Public engagement and consensus building activities included: The creation of the OSS Master Plan Core Committee, consisting of representatives from a diverse geographic cross section of stakeholders within the City, including a member from the City Commission, CRA Board, and OSS Board, as well as, City, OSS and CRA staff (See Exhibit "A"). The role of the Core Committee was to review progress plans and provide input/feedback throughout the master planning process. Four (4) Core Committee meetings were held: December 15, 2016, February 6, 2017, March 6, 2017 and March 29, 2017. Two (2) public meetings were held: January 18,

2017 (at Fairfield Inn) and March 13, 2017 (at OSS Fieldhouse). Throughout the process, other public outreach efforts included an online survey, Facebook and other social media postings, newspaper articles, City and CRA e-mail blasts, and a dedicated project page on the CRA website. This engagement, along with five (5) additional meetings with City, CRA and OSS staff helped to prioritize site design elements and develop a preliminary cost estimates for funding and implementation purposes (See Exhibit "B").

A consensus for the Master Plan design was reached at the March 13, 2017 public meeting with respect to the desired site elements which would be required to support the ongoing programming. Subsequently, refinements to the master plan and preliminary cost estimates were developed and presented to the Core Committee at its March 29, 2017 meeting, in anticipation of presenting the Master Plan to City Commission and the CRA Board, with final approval by the City Commission to follow. It is noted, on March 30, 2017, the City Commission approved a Service Authorization with Kimley-Horn Associates, Inc. to provide design drawings for the foundation and electrical service associated with relocation of the Christmas tree.

Following completion and acceptance of the Master Plan design by the City Commission, an implementation plan will be developed which will include a short and long term priorities plan. The short term plan will consist of items that can be accomplished in Fiscal Year 2016-17, prior to the holiday season. The long term implementation plan will consist of the sequencing of various elements of the overall master plan for implementation to be determined by the City Commission. CSA Architects will be engaged by the CRA to provide design/construction documents to be implemented based on City Commission direction.

Attached is the presentation from the March 13th Community Meeting held at the OSS Fieldhouse as well as preliminary cost estimates for the potential improvements. An updated presentation will be available by April 21st. Please see the Old School Square project page on the CRA's website for additional information:

http://delraycra.org/portfolio_page/old-school-square-master-plan/

EXHIBIT "A"
CORE COMMITTEE

- 1 Representative from City Commission
- 1 representative from CRA Board of Commissioners
- 1 Representative from Old School Square Board
- 1 Representative from Pineapple Grove Arts District
- 1 Representative with Historic Preservation experience
- 1 Representative from Chamber of Commerce
- 2 Representatives from The Set (West Atlantic Redevelopment Coalition & NW/SW Neighborhood Alliance)
- 1 Representative from the DDA
- 1 Representative from Delray Beach Youth Council
- 1 Representative from Beach District
- 2 Representatives from Western Community (West of I-95)
- 1 Representative from North Federal Highway (North of George Bush Boulevard)
- 1 Representative from South Federal Highway (South of SE/SW 10th Street)
- 1 Representative from Osceola Park Neighborhood
- 1 Representative from Lake Ida/Seacrest/Del-Ida Neighborhood

The following key City/CRA/OSS staff participated in the master plan development process:

- City Manager's Office – Dale Sugerman
- Delray Beach CRA – Jeff Costello and Thuy Shutt
- Planning, Zoning, and Building Department – Tim Stillings or designee
- Environmental Services Department – John Morgan or designee, and Steve Hynes
- Old School Square – Rob Steele
- Parks and Recreation Department – Suzanne Fisher or designee

EXHIBIT "B"

Phase 1	Date: 2017	\$ 514,000
Surveys, Christmas Tree Foundation and Electric, 2 large signs, Façade Lighting for Cornell Museum		
Documenting Existing Conditions	\$	35,000
Survey	\$	30,000
Tree Survey	\$	5,000
Surveys	\$	35,000
Christmas Tree Foundation Relocation	\$	200,000
Christmas Tree foundation	\$	199,980
Christmas Tree Electrical Relocation		
Demolition of Existing Tree Pad		
Signs-Phase 1	\$	179,000
Signs-large	\$	178,992
Historic Building Lighting	\$	100,000
Cornell Façade Lighting	\$	100,056

Phase 2 - Swinton and Atlantic Frontages	\$ 2,437,000
Date: TBD	
Crest and Field House Façade Lighting, Front of Cornell, Swinton Lawn, NE 1st St Lawn, 3 small signs	
Signs-sign	\$ 151,000
Signs-small	\$ 150,876
Historic Building Lighting	\$ 200,000
Crest Façade Lighting	\$ 100,056
Field House Façade lighting	\$ 100,056
Front of Cornell Museum Improvements	\$ 998,000
Scored Concrete Paving - Drivable	\$ 65,291
Concrete - large block path	\$ 231,640
Sculpture pads-Small	\$ 19,800
Reflecting Pond	\$ 66,000
Relocate 2 statue	\$ 2,640
Relocate name bricks/plaques	\$ 4,290
Art lighting	\$ 65,815
Moonlighting at Atlantic	\$ 9,900
Benches standard	\$ 53,460
Trash cans	\$ 17,787
Pet waste	\$ 792
Bike Racks	\$ 2,006
Light Bollards	\$ 23,760
Linear In ground lights - Atlantic side	\$ 52,800
site electrical	\$ 72,230
Site Demo	\$ 43,250
Tree Trimming	\$ 6,600
New Deciduous Trees	\$ 17,952
Relocated Deciduous	\$ 33,000
Tree removal-deciduous	\$ 13,860
Relocated palm	\$ 14,256
Sod and regrading	\$ 90,617
Irrigation	\$ 90,617
Swinton Improvements	\$ 428,000
New Drive at Swinton	\$ 125,195
Scored Concrete Paving - Drivable	\$ 76,559
Breezeway lighting	\$ 29,700

Trash cans	\$ 15,246
Pet waste	\$ 792
Bike Racks	\$ 2,006
Light Bollards	\$ 11,880
Site electrical	\$ 12,672
Site Demo	\$ 34,839
Decorative Landscaping	\$ 64,492
New Deciduous Trees	\$ 6,336
Relocated Deciduous	\$ 6,600
Tree removal-deciduous	\$ 4,620
Relocated palm	\$ 2,376
Sod and Regrading	\$ 4,544
Irrigation	\$ 30,340
City Sidewalks	\$ 362,000
Concrete Brick Look paver sidewalk	\$ 242,497
Demo Existing sidewalk	\$ 96,999
Speed table/crosswalk	\$ 22,315
North Field House Improvements	\$ 258,000
Scored Concrete Paving - Drivable	\$ 52,900
Sculpture pads-Large	\$ 10,560
Movie projection screen 25 x 25	\$ 13,200
Art lighting	\$ 8,775
Benches standard	\$ 21,384
Trash cans	\$ 15,246
Pet waste	\$ 792
Bike Racks	\$ 2,006
Light Bollards	\$ 5,940
Site electrical	\$ 4,488
Site Demo	\$ 35,296
Decorative Landscaping	\$ 17,368
New Deciduous Trees	\$ 1,056
Relocated palm	\$ 2,376
Sod and Regrading	\$ 29,907
Irrigation	\$ 36,854
Relocate A/C	\$ 40,000
Relocate A/C	\$ 39,600

Phase 3 - East Lawn	Date: TBD	\$ 3,468,000
East Lawn, Palm Court, Overhead Garage Doors, NE 1st Ave, Garage Lighting		
East Lawn	\$	1,165,000
Scored Concrete Paving - Drivable	\$	265,398
Playground equipment	\$	39,600
Playground surface	\$	34,432
Playground fence	\$	16,401
Field Lighting	\$	82,500
Picnic tables	\$	52,800
Trash cans	\$	33,033
Pet waste	\$	1,584
Bike Racks	\$	2,006
Light Bollards- Pineapple grove	\$	43,560
Linear In ground - Field area	\$	26,400
Site electrical	\$	46,913
Site Demo	\$	147,491
Relocated palm	\$	39,600
New Deciduous Trees	\$	35,904
Relocated Deciduous	\$	72,600
Tree removal-deciduous	\$	50,820
Sod and Regrading	\$	87,057
Irrigation	\$	87,057
Palm Court	\$	765,000
Scored Concrete Paving - Drivable	\$	156,286
Splash fountain paving	\$	38,867
Splash fountain plumbing	\$	178,200
Splash Pad Lighting	\$	39,600
Palm lighting	\$	79,200
Trash cans	\$	15,246
Removable Bollards	\$	33,000
Site electrical	\$	36,432
New Palm Court trees	\$	126,720
Relocated Deciduous	\$	59,400
Irrigation	\$	1,584
Garage Overhead Doors	\$	362,000
New Glass up and over doors	\$	332,148

Demo of garage wall	\$	30,064
SE 1st Avenue Improvements	\$	327,000
Scored Concrete Paving - Drivable	\$	113,753
Removable Bollards	\$	16,500
Area Lighting	\$	52,800
Picnic tables	\$	39,600
Benches standard	\$	39,204
Site electrical	\$	16,104
Site Demo	\$	32,443
New Deciduous Trees	\$	7,392
Tree removal-deciduous	\$	9,240
Irrigation	\$	462
Stair and Elevator Tower	\$	747,000
Garage Elevator/ Stair Lobby Eyebrows	\$	94,348
Garage Elevator	\$	191,400
Elevator/Stair Shell	\$	268,884
Stair tower lighting	\$	26,888
Elevator Storefront walls	\$	165,160
Garage Façade Lighting	\$	102,000
Garage Façade Lighting	\$	101,825

Phase 4 - Pavilion	Date: TBD	\$ 5,105,000
Pavilion with shade structure, fountain, 2 new bathrooms bldgs, new concessions building		
Covered Pavilion	\$	4,313,000
Pavilion structure on grade	\$	375,144
Pavilion structure over storage	\$	376,200
Tensile Structure	\$	2,253,108
Pavilion steps	\$	80,487
Pavilion-structure	\$	365,112
Fountain Plumbing	\$	165,000
Artificial turf	\$	135,552
Pavilion Lighting	\$	49,500
Pavilion Fountain-lighting	\$	40,920
Scored Concrete Paving-Drivable	\$	197,407
Portable Retractable fencing	\$	26,433
Benches - curved	\$	64,152
Trash cans	\$	7,623
Site electrical	\$	27,720
Site Demo	\$	51,737
Relocated Deciduous	\$	26,400
Tree removal-deciduous	\$	23,100
Relocated palm	\$	3,960
Sod and regrading	\$	4,818
<i>Irrigation</i>	\$	38,706
New Bathroom/Concessions	\$	792,000
New concessions	\$	156,024
New Toilets building	\$	591,360
Demo of old toilet building	\$	23,553
Trash cans	\$	15,246
Relocated palm	\$	5,544

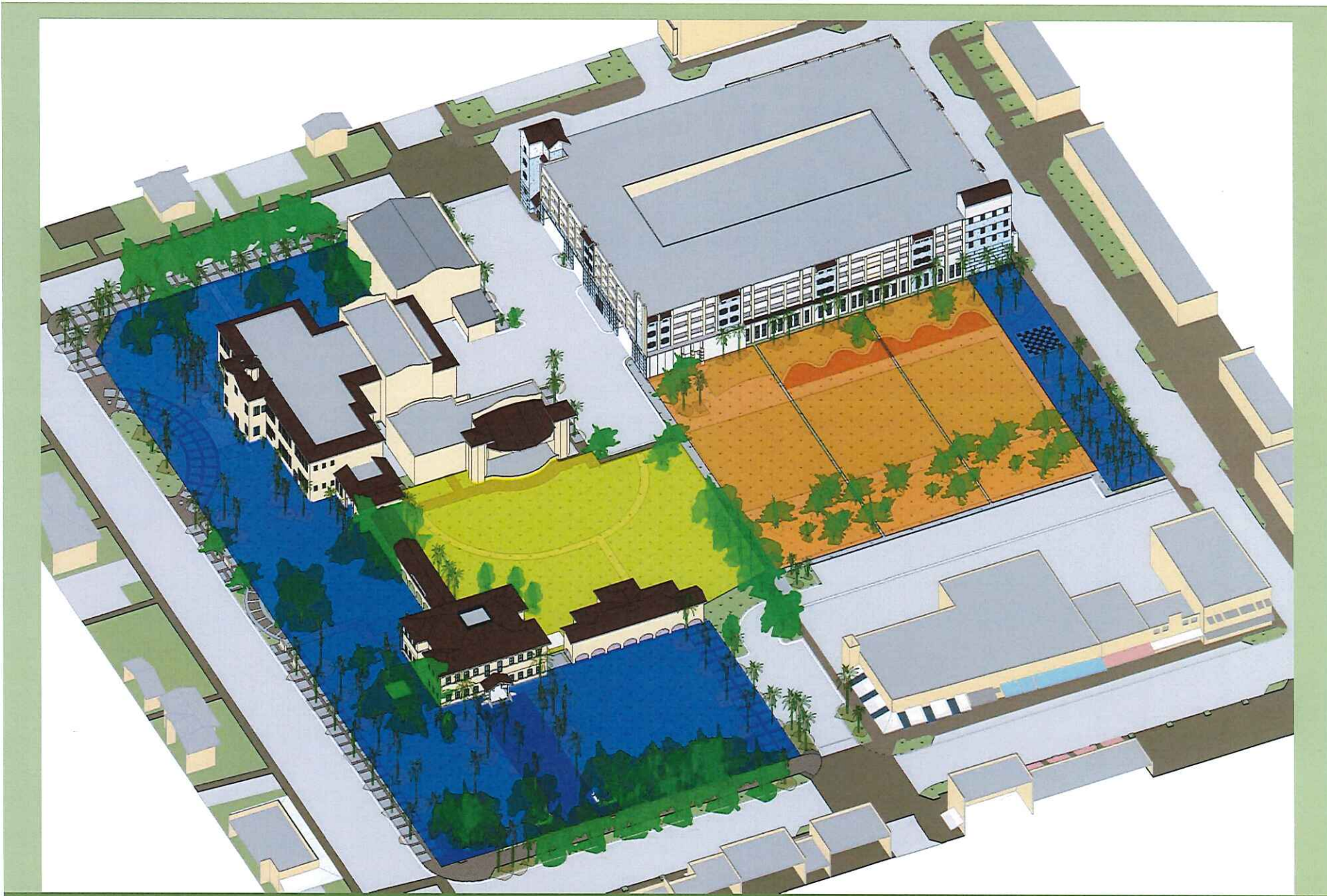
Old School Square Master Plan

March 13, 2017



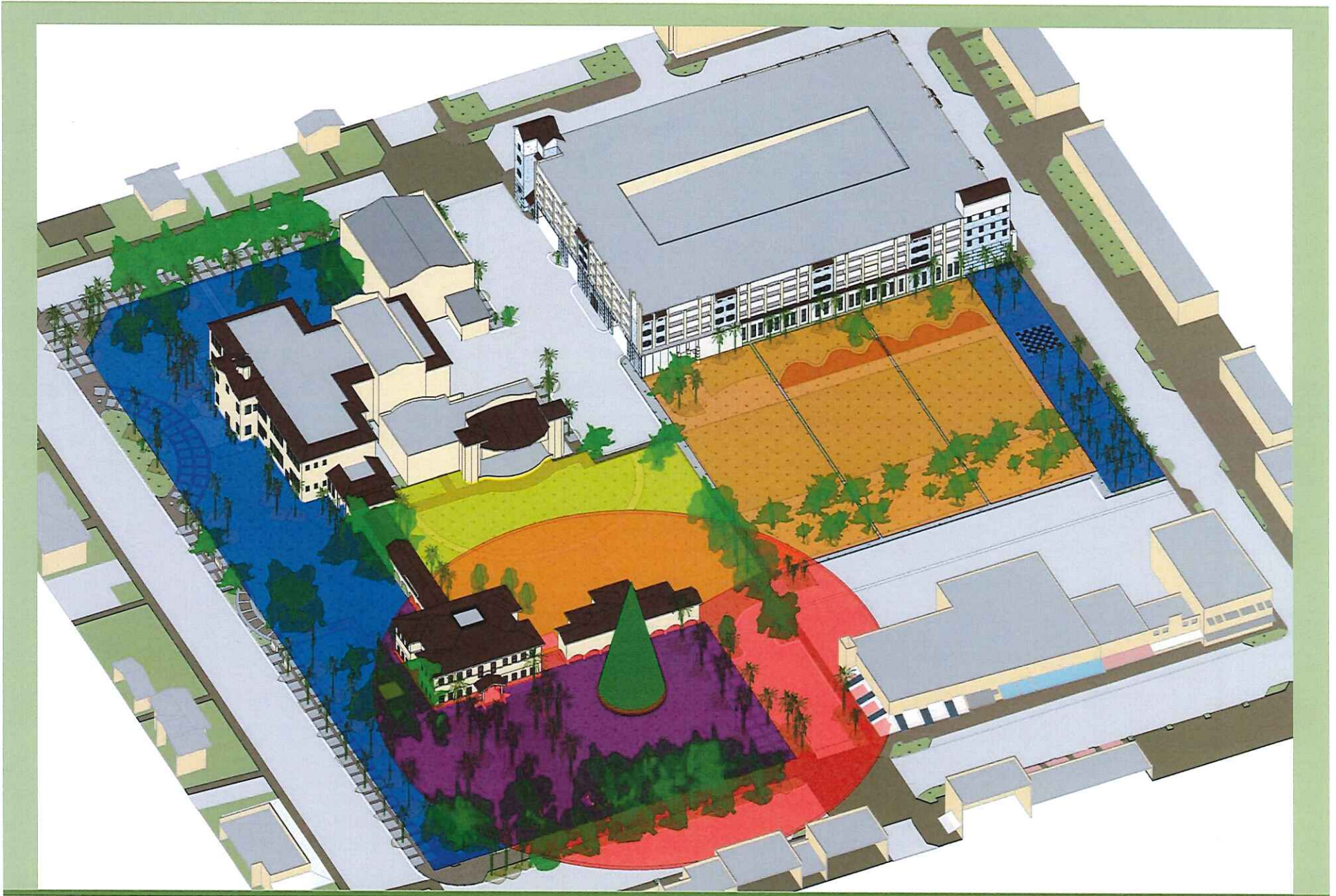
**OLD SCHOOL
SQUARE**





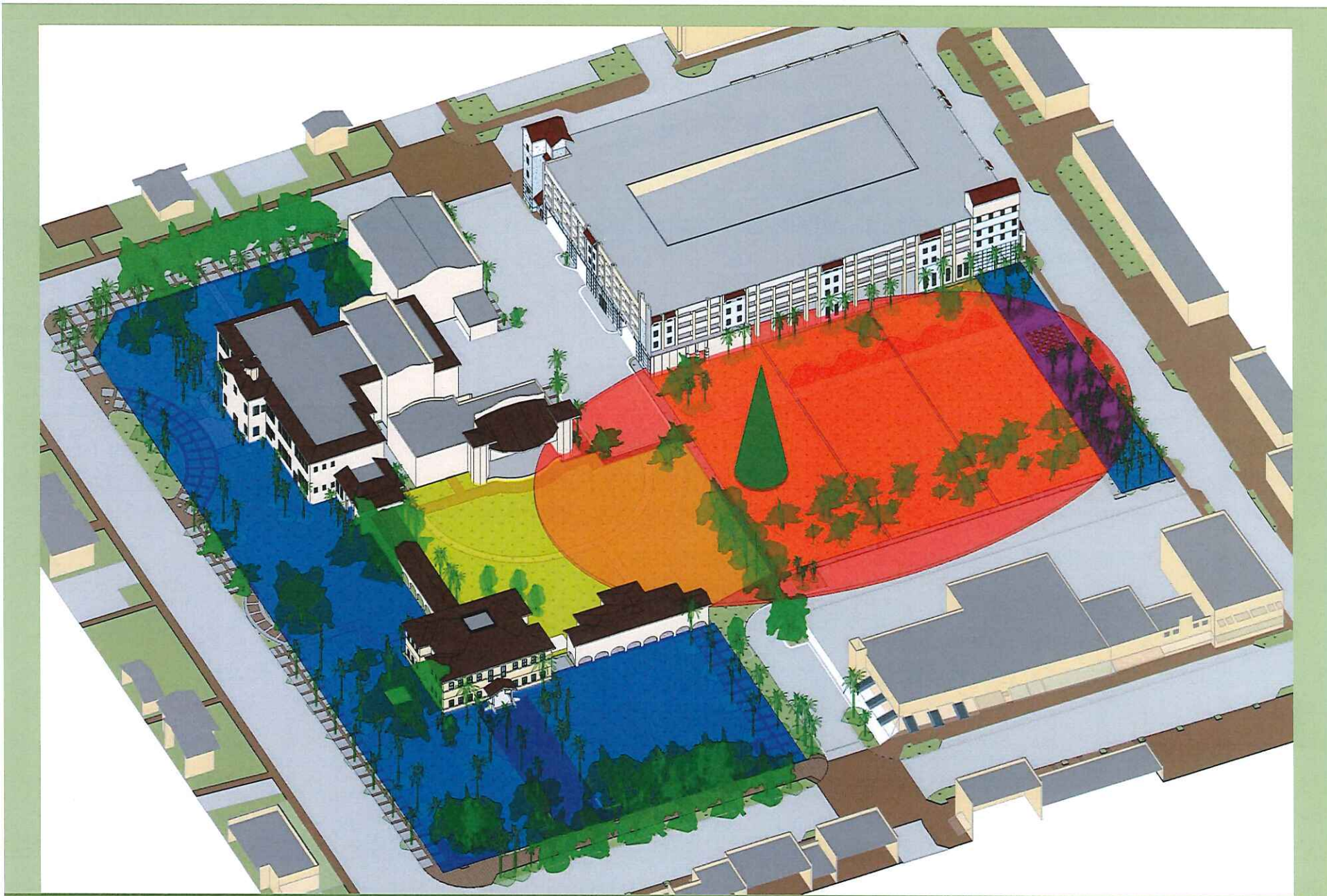
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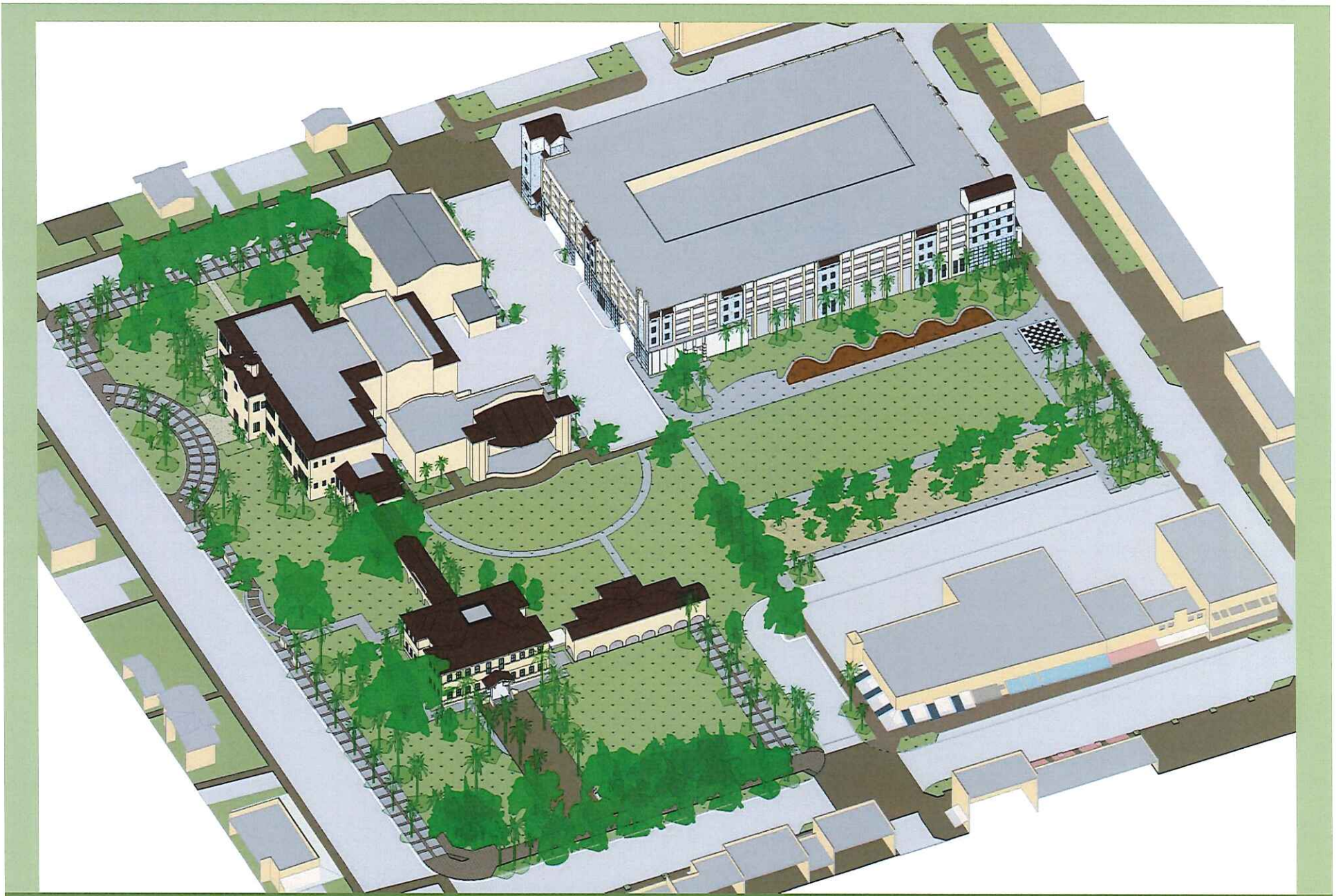
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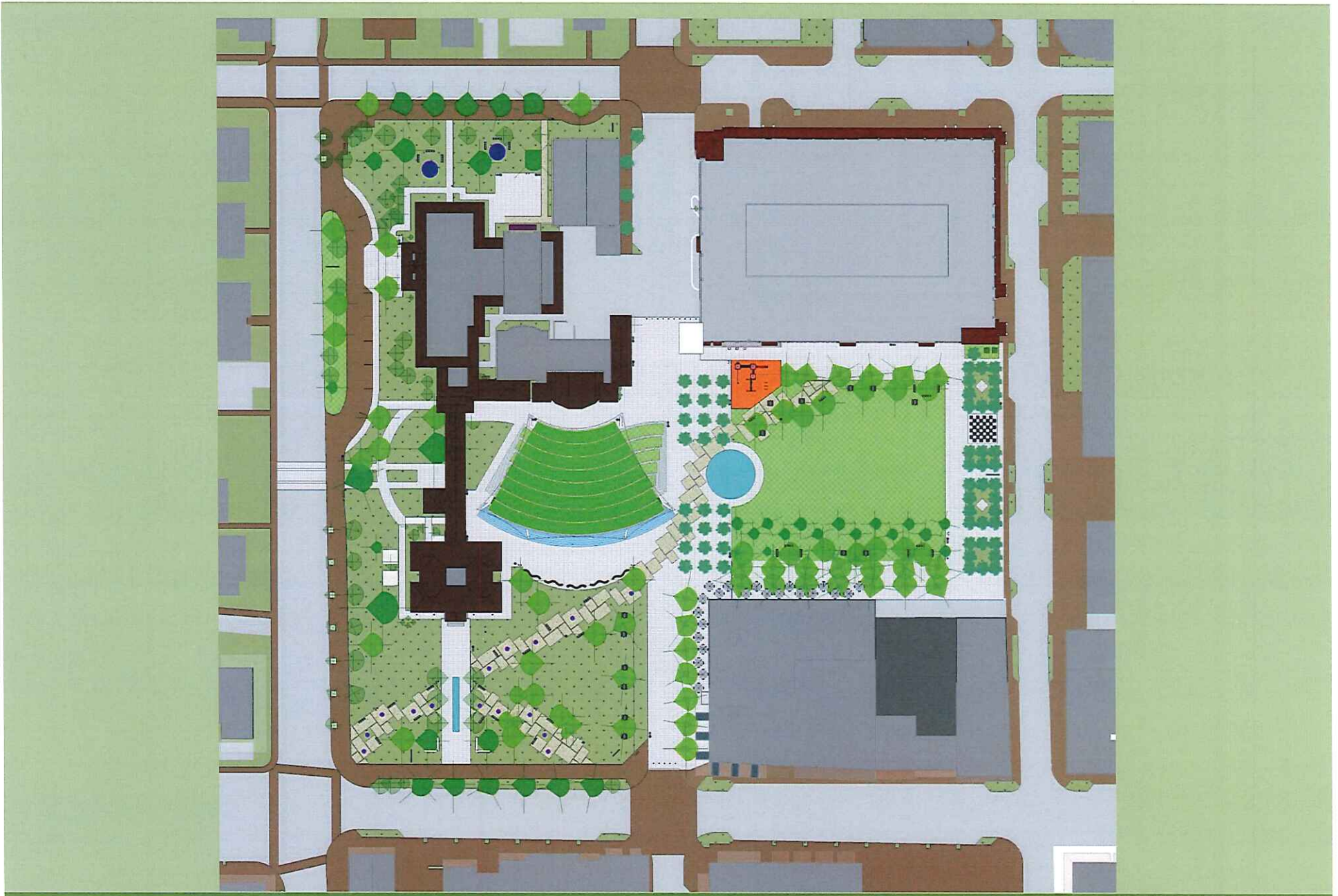
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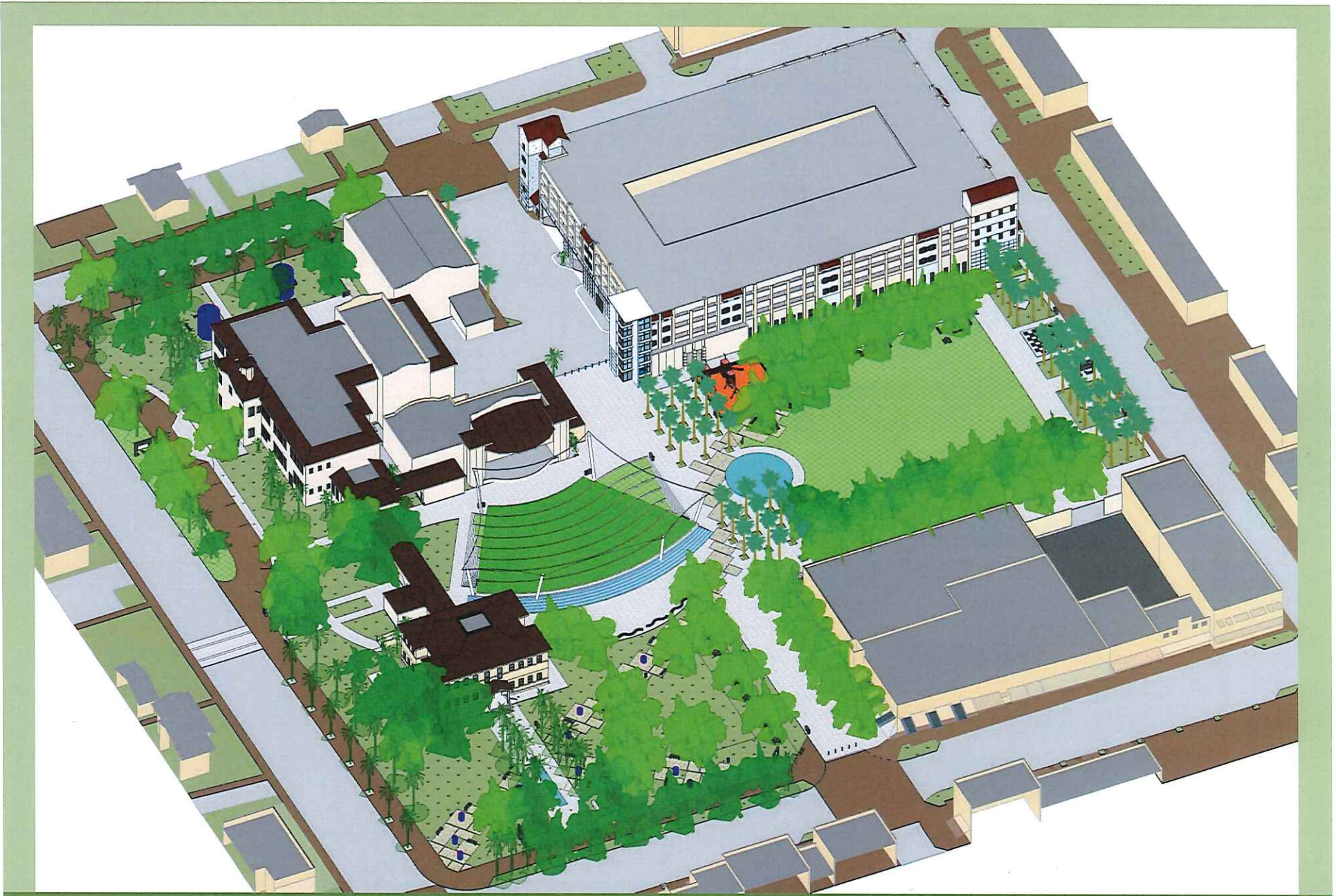
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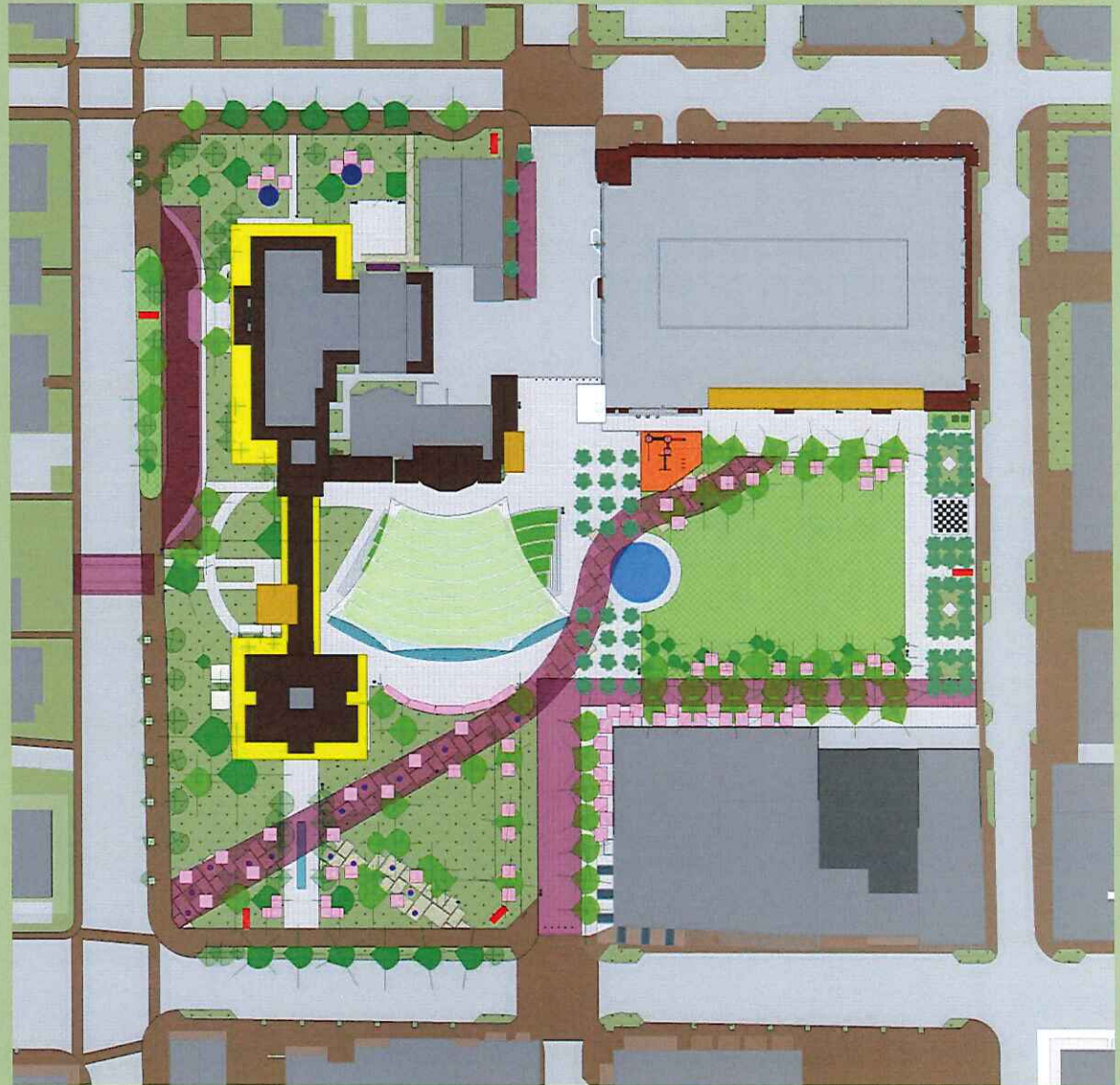
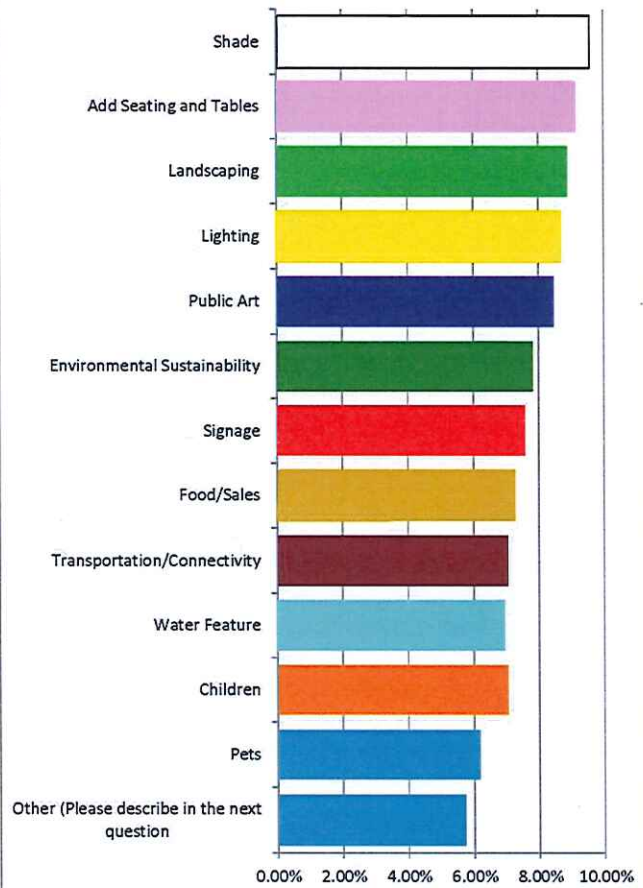




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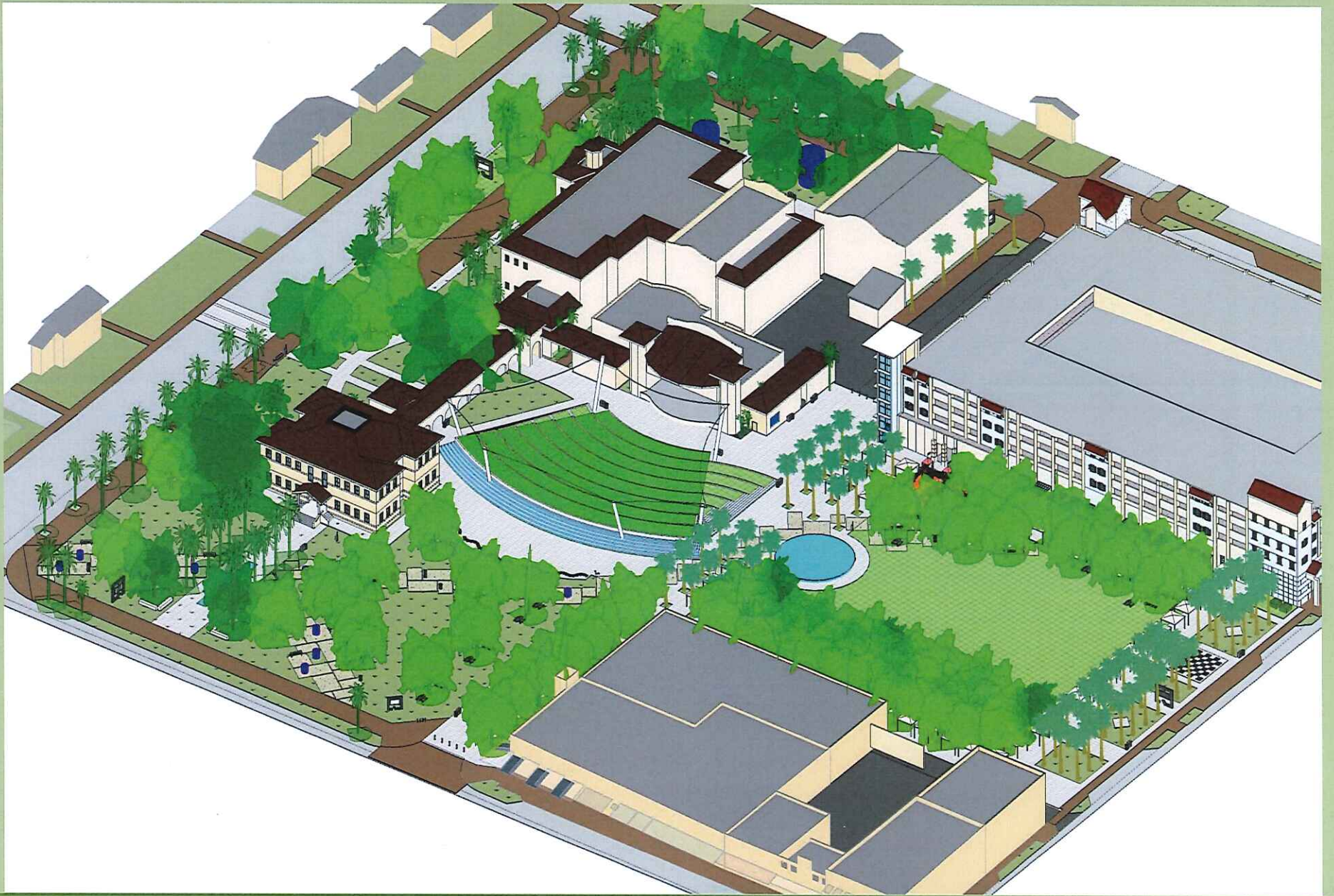


Priority that you believe will maximize the usability of OSS park and its benefit for the City of Delray Beach, residents and visitors.



**OLD SCHOOL
SQUARE**





OLD SCHOOL SQUARE





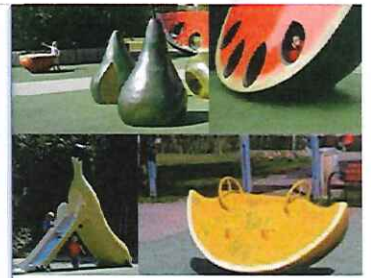
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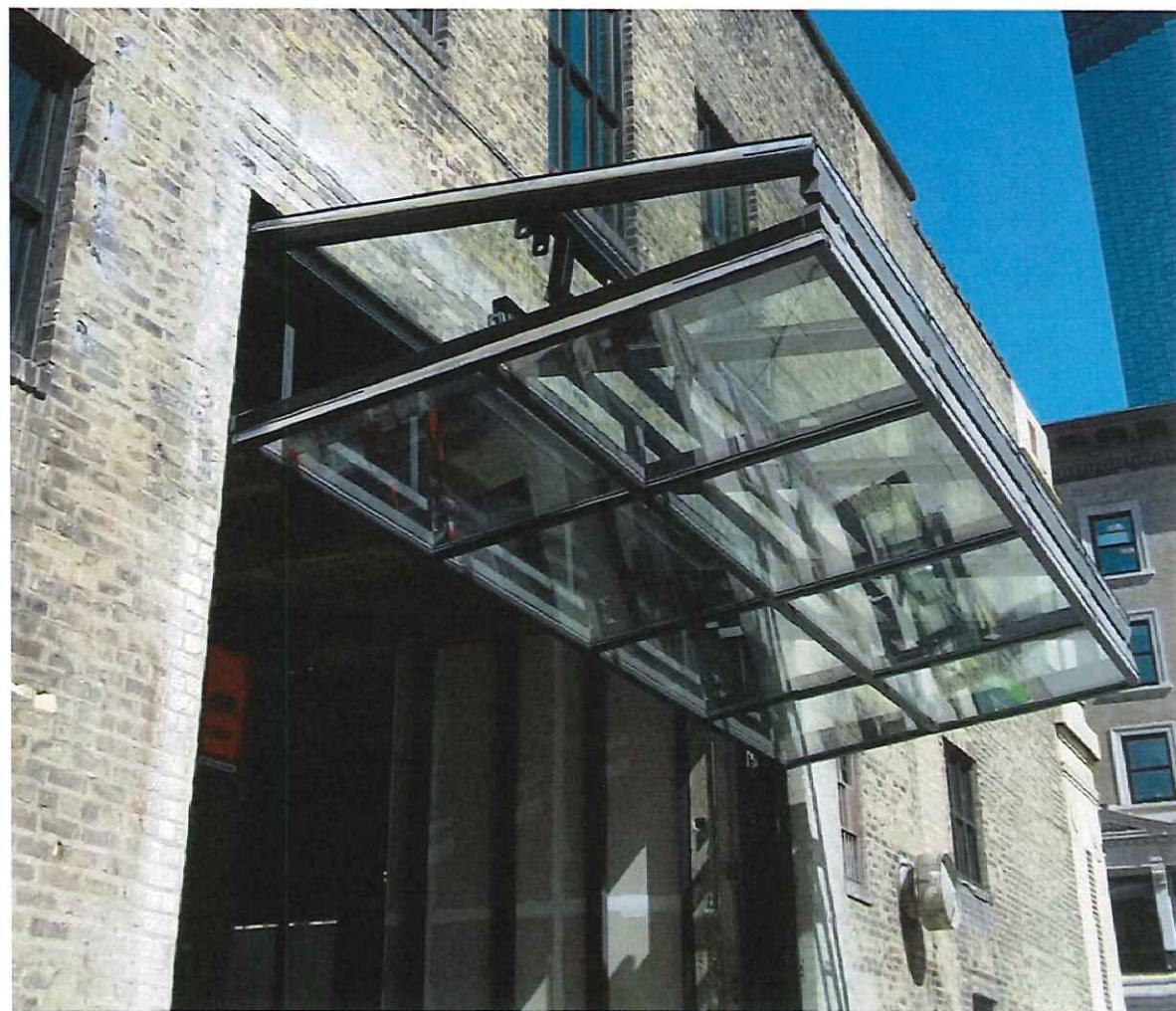




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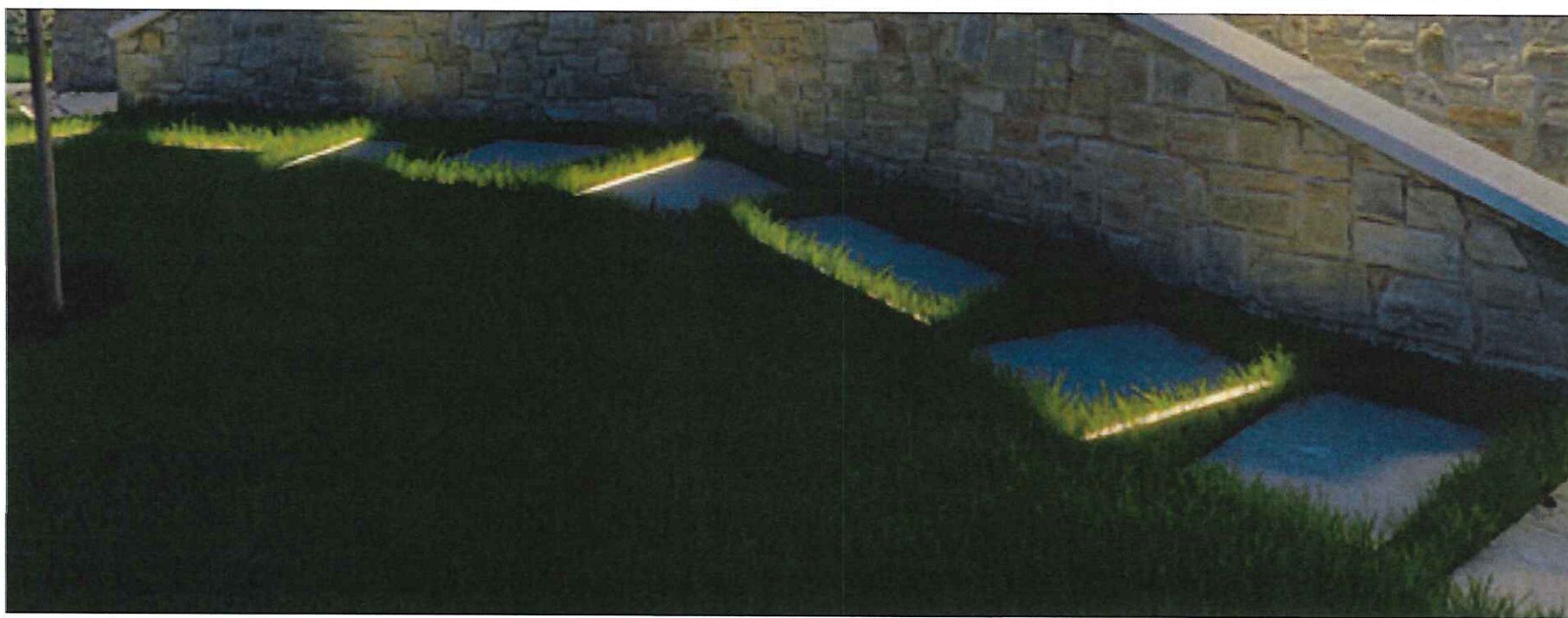


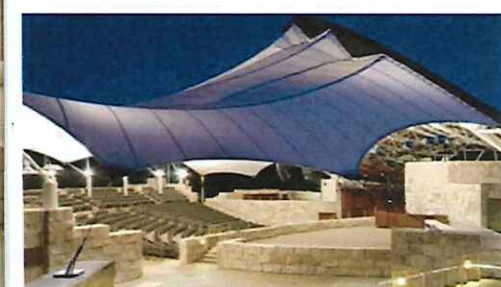
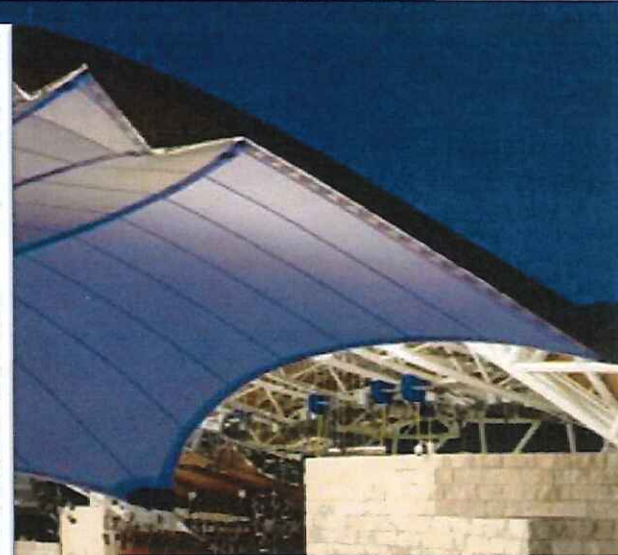
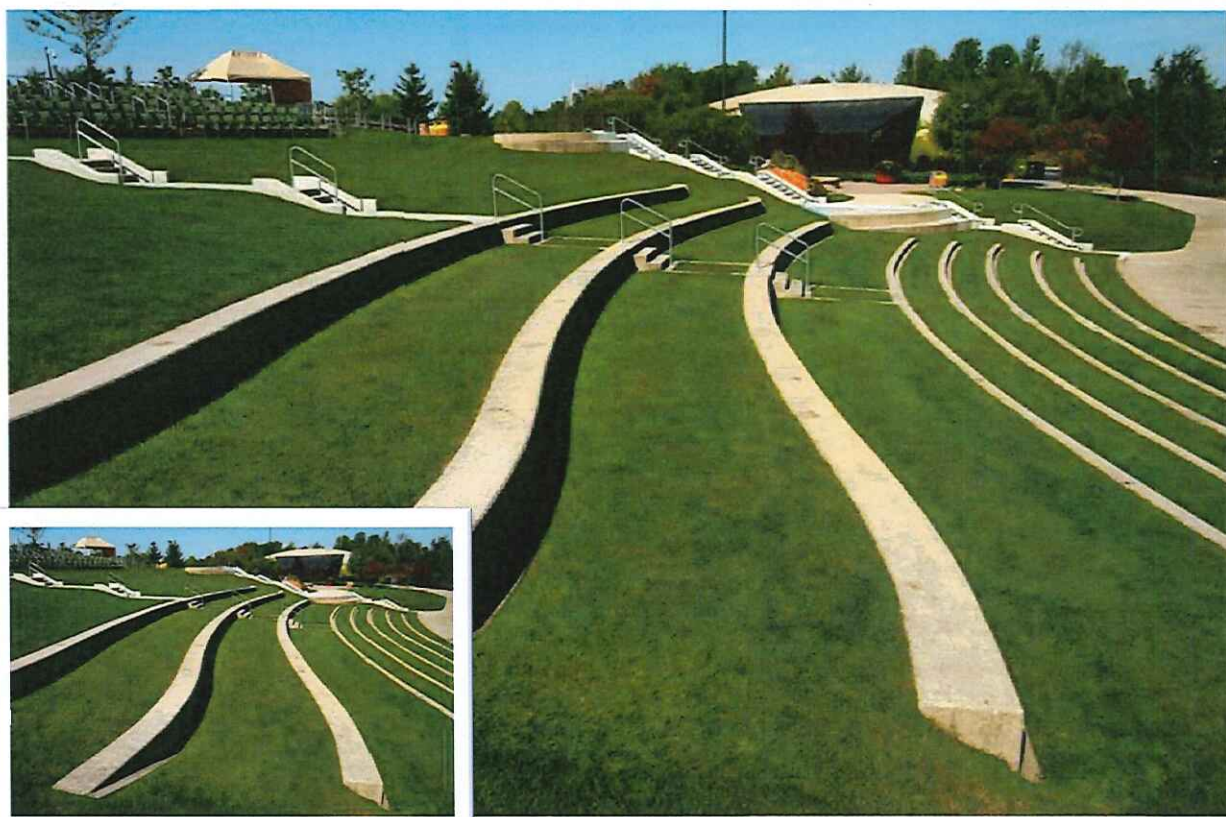
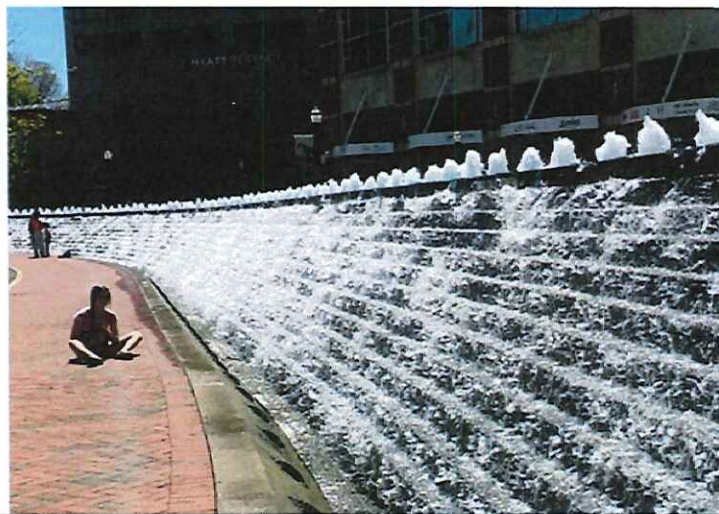




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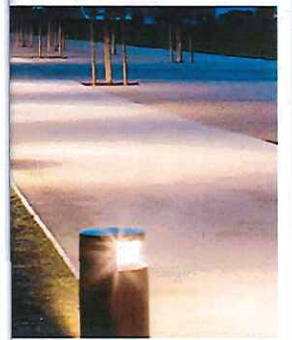






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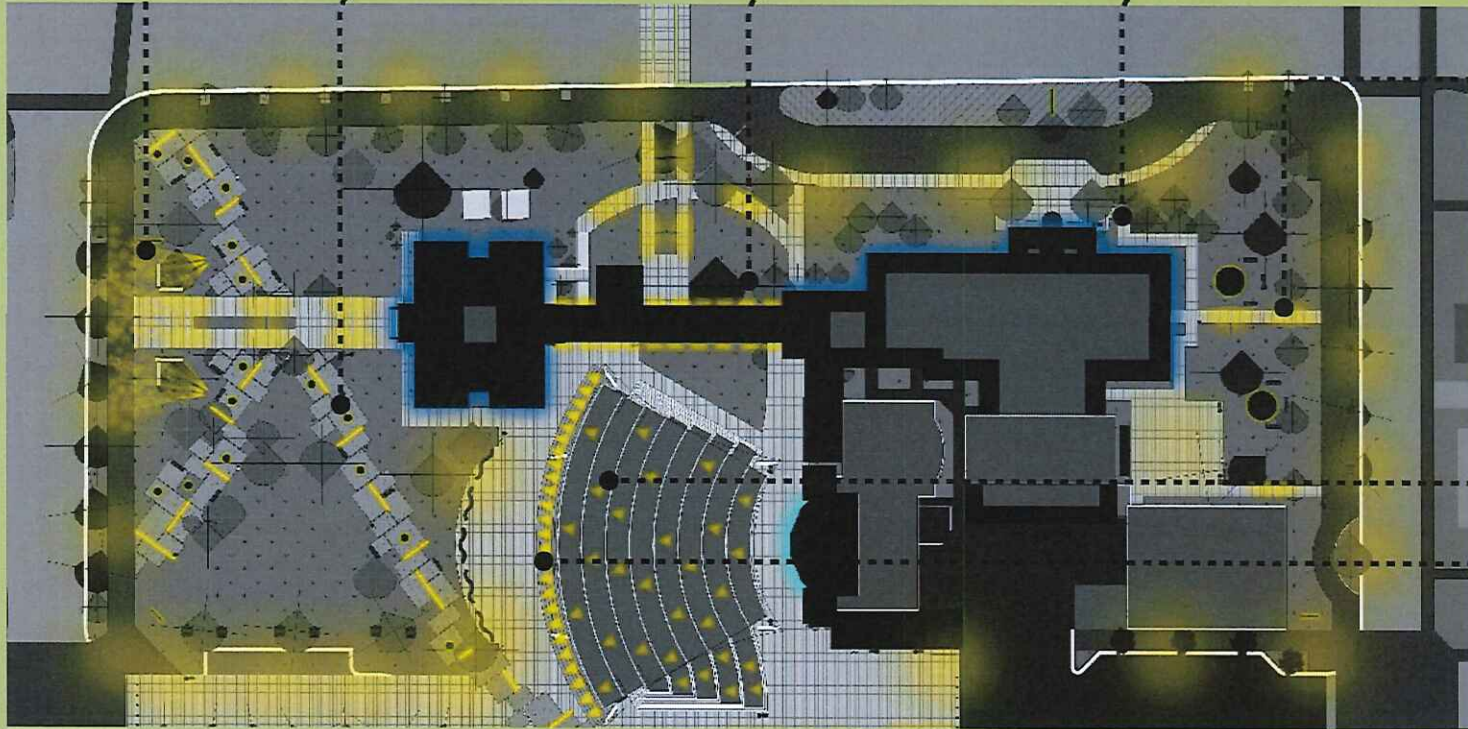
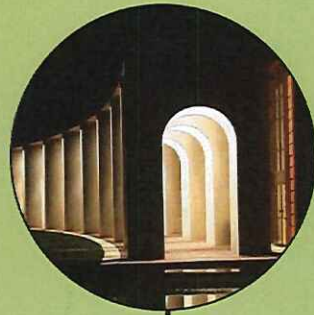
Lighting Summary

- Use lighting to activate the space to be a nighttime economic driver.
- Provide visual cues to assist with wayfinding and safety.
- Create hierarchy and visual interest with layers of light.
- Neutral and warm correlated color temperatures.
- Celebrate historical architecture with white and color changing light.
- Design within the City of Delray Beach illuminance criteria.
- Design an “energy effective” lighting solution.
- Provide optical control to reduce light trespass and light pollution.
- Use applicable luminaires for harsh environment.
- Adhere to budget and schedule.



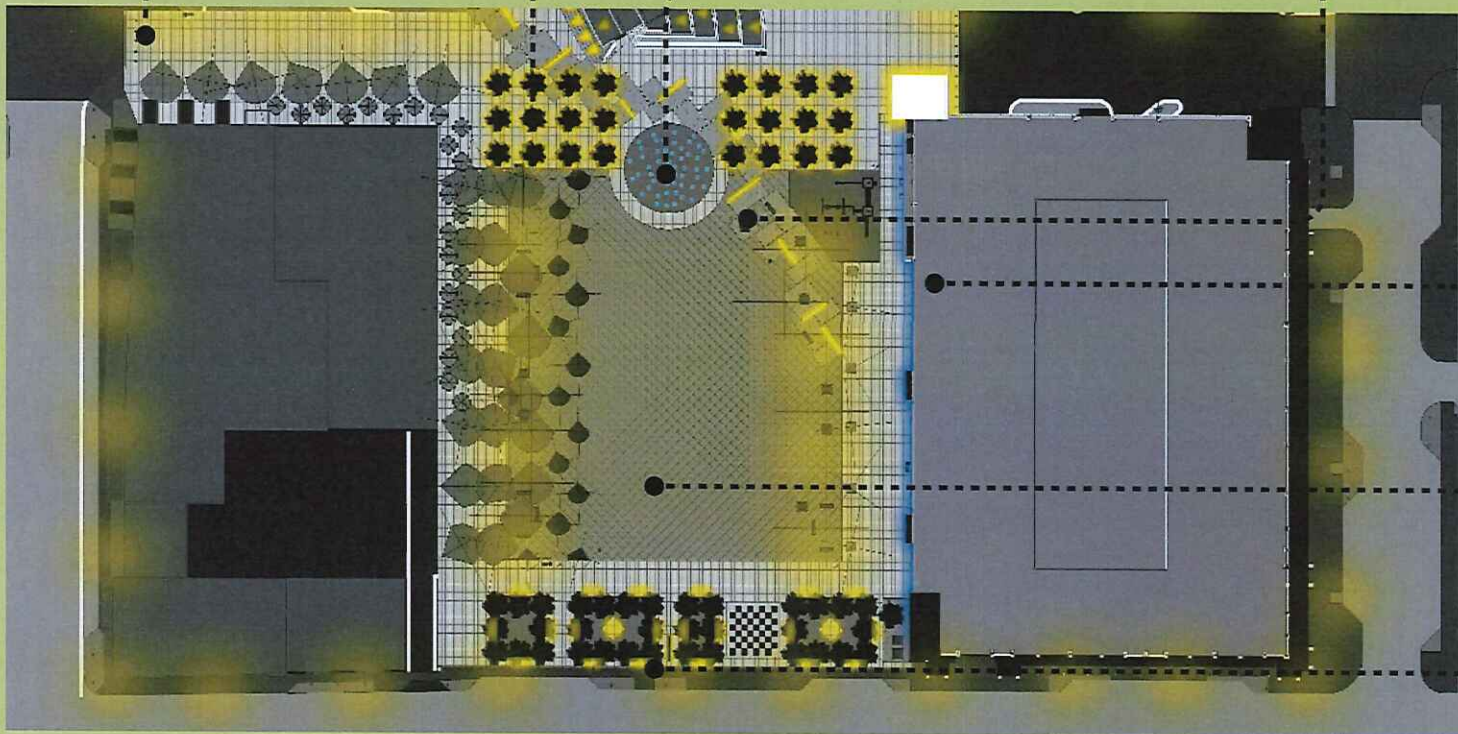
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