



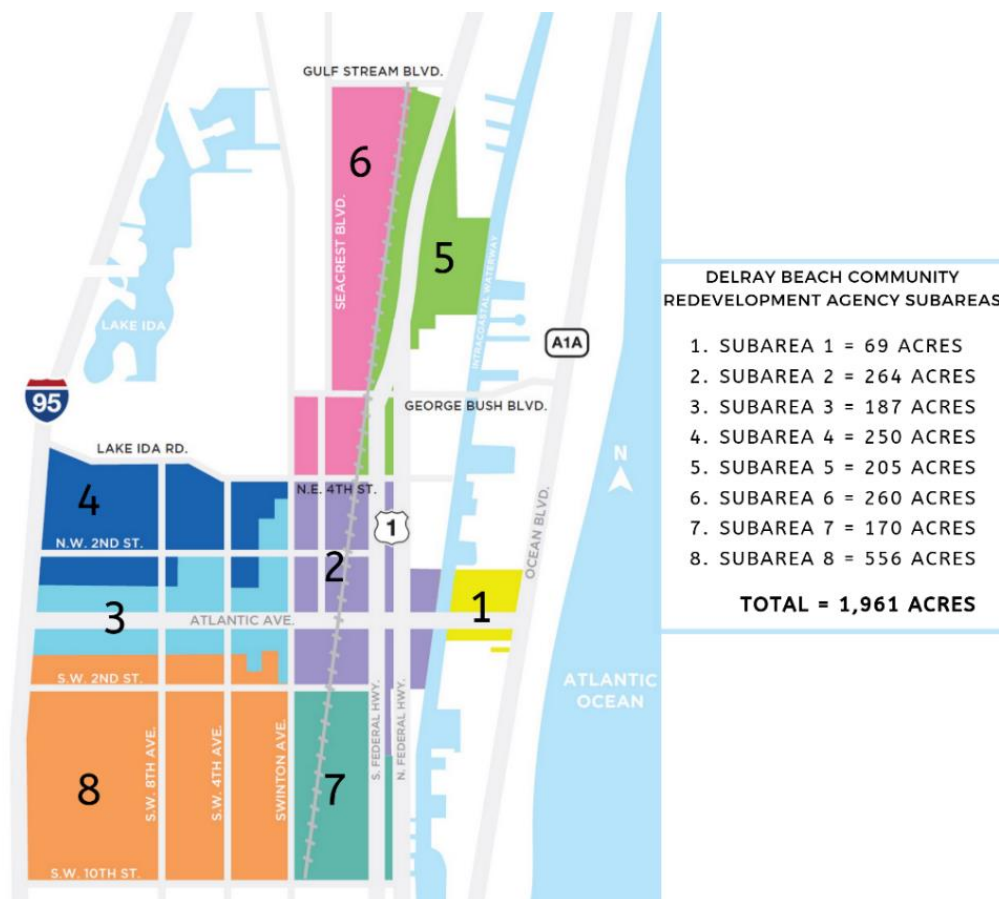
Delray Beach Community Redevelopment Agency

October 2020 Monthly Work Plan Report

OVERVIEW

On September 29, 2020, the CRA Board of Commissioners adopted the Work Plan and Budget for Fiscal Year 2020-21. 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"> NE 3rd Street/NE 3rd Avenue Improvements 	<u>Sub-Area 6</u> N/A
<u>Sub-Area 3</u> <ul style="list-style-type: none"> SW 600-800 W. Atlantic Avenue Development NW 600 Block Redevelopment 98 NW 5th Avenue Rehabilitation 95 SW 5th Avenue Development 22 N. Swinton Avenue Rehabilitation 	<u>Sub-Area 7</u> <ul style="list-style-type: none"> Osceola Park Neighborhood Imp. (CIP)
<u>Sub-Area 4</u> <ul style="list-style-type: none"> Pompey Park Improvements (CIP) NW Neighborhood Improvements (CIP) 	<u>Sub-Area 8</u> <ul style="list-style-type: none"> SW 3rd Court, SW 4th Street, SW 6th Street, and SW 7th Avenue (CIP) SW Neighborhood Alleys (CIP) Corey Jones Isle Workforce Housing Carver Square Workforce Housing
<u>Projects in Multiple Sub-Areas</u>	
<u>Sub-Areas 1-3</u> <ul style="list-style-type: none"> Connect Delray Beach – Downtown Connect 	<u>Sub-Areas 1-8</u> <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
Request for Proposals 600-800 Blocks of W. Atlantic Avenue	N/A	3	<u>Small Scale Land Use Map Amendment and Rezoning</u> : a Land Use Amendment (Residential to Commercial): Approved. A 60 day extension was requested and approved by the CRA Board on 11-19-19. Class V Site Plan and Conditional Use submitted to the City on February 2-27-20. The City issued comments to the Developer. The CRA has obtained a consultant to review and access the Developer's plans and City comments. Virtual Workshop: 6-18-20. Developer is addressing comments from the City and from the Virtual Workshop.
98 NW 5 th Avenue Renovation <u>CRA GL #: 6208</u>	Design	3	**Site Plan & Waiver Approved. Class III (Site Plan) and Waiver request. <u>Historic Preservation Board</u> (Waiver): Approved: 9-2-2020. <u>City Commission</u> (Waiver): Approved: 9-22-20. <u>Historic Preservation Board</u> (Site Plan) Approved: 10-7-20. Consultant is working on TAC conditions for Site Plan Certification. <u>Construction Documents</u> : Construction drawings are being finalized for submission to the Building Department for review.
95 SW 5 th Avenue Design <u>CRA GL #: 6214</u>	Design	3	<u>Site Plan Approval</u> : Certificate of Appropriateness (COA) Class V (Site Plan Approval) request. <u>Downtown Development Authority Board</u> : Approved 5-11-20. CRA, Consultant and City Staff had a virtual meeting to discuss addressing Technical Advisory Committee comments. CRA Board for determination of preservation of terrazzo sidewalk along SW 5 th Avenue at the October 2020 CRA Board meeting. Once plans are deemed technically compliant, project will be placed SPRAB Board agenda and construction plans will be submitted to building department for review.
Carver Square <u>CRA GL #: 6621</u>	Design	8	<u>Building Permits</u> : Construction plans for the four (4) single family models were submitted to building department for preliminary vertical construction review. Consultant addressing comments and finalizing civil drawings. Preparing to submit for individual building permits. Coordination with consultant and utility companies to modify service from overhead to underground ongoing. <u>City Commission</u> : ROW Dedications: Approved: 7-21-20; recorded 7-31-2020. <u>Bid #CRA No. 2020-01 Development & Disposition of Properties</u> RFP Issued: 9-28-20; Submittal Deadline: 10-30-20.
Corey Jones Isle <u>CRA GL#: 6621</u>	Design	8	<u>Development Agreement (CLT)</u> : Approved: 11-19-19. <u>Agreement Amendment</u> : Approved: 7-28-20. Purchase and Sale Agreement: <u>Sold/Closed (CLT)</u> : Three (3) Lots: 9-10-20. <u>Sold/Closed (CLT)</u>: Seven (7) Lots: 10-15-20. Ongoing coordination with City related to neighborhood improvements.

			<u>Building Permit Issued:</u> Three (3) Lots: 8-31-20; Seven (7) Lots: 10-8-20. Construction has commenced on the first three (3) lots. Estimated Completion: January 2021. Construction will commence on remaining seven (7) lots. Estimated Completion: TBD.
22 N. Swinton Avenue Renovation Historic House House Relocation <u>CRA GL #: 8405</u>	Design	3	**Site Plan Approved. **Historic Designation Approved. Renovation: <u>Downtown Development Authority:</u> Approved 7-13-2020. Class IV (Site Plan) request: **Historic Preservation Board: Approved: 10-7-2020. Consultant is working on TAC conditions for Site Plan Certification. Construction documents are being finalized. <u>Construction Documents:</u> Construction drawings are being finalized for submission to the Building Department for review. <u>Construction Fence installed.</u> Temporary ADA ramp approved and pending installation once CRA office reopens to the public.
NW 600 Block Redevelopment <u>CRA GL #: 5120</u>	Conceptual Design	3	**FLUM and Rezoning Approved. <u>Conditional Use:</u> Proposed use beyond 150 feet from Atlantic Avenue requires a Conditional Use depending on use. Submittal: TBD. <u>CRA Conceptual Design:</u> CRA Board: Selected Site Plan Option A. Architectural and Design Services: RFQ: TBD. <u>Hatcher Construction-Ground Lease Conceptual Design:</u> Developer has submitted formal site plan package to the Development Services Department for review. The City has issued comments. Developer has resubmitted to Development Services to address comments. Pending City review.

Projects Completed

Historic Wellbrock House Relocation <u>CRA GL#: 8405</u>	Corey Jones Isle Replat (Lot 1 and Lot 2) and Closed on all 10 lots CRA GL#: 6621
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>

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.
Wayfinding Signage <u>CRA GL #: 5236</u>	Design & Implementation	1-3	N/A	Consultant is working on the following: <ul style="list-style-type: none"> • Bid documents • Final pantone selection • Refining the map of sign locations and content. • Back of the signs designs
Fixed-Route Transportation Services <u>CRA GL #: 5320</u>	N/A	1-3	N/A	Look out for the new look of the shuttles once service resumes.
Point-to-Point Transportation Services <u>CRA GL #: 5320</u>	N/A	1-8	N/A	Freebee continues to reach out to local and non-local businesses to advertise on Freebee vehicles. There are two companies advertising on Freebee vehicles: Lionfish Delray Beach and Siperstein Dermatology. Regular service hours and safety precautions for the drivers and riders are still in effect. 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 – FPL and CRA staff are resolving pole location issues.
324 & 325 NE 3 rd Ave Infrastructure Improvement Grant Water Main Project <u>CRA GL #: 5251</u>	N/A	2	N/A	<u>Grant Amount: \$250,000.00</u> Construction is almost completed. Contractor is still waiting to receive the urban boxes lids which were expected to ship on 9-20-20 with a new delay shipping date to 10-28-20. These urban boxes are to be installed per City's requirements. The progress of this project is approximately 89%.

Projects Completed

Fixed Route Transportation Services (Procured and Services Started) <u>CRA GL #: 5320</u>	Point to Point Transportation Services (Procured and Services Started) <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	<u>Craig A. Smith & Associates (CAS)</u> was awarded an agreement for the design of the NW Neighborhood Improvements for \$1,590,860.00. -CAS and the City had meeting on comments for QA/QC the conceptual design report: 10-1-20. City waiting for CAS to send schedule. CAS will delivery the final concept report. Additional information is available on the website: http://nwneighborhoodproject.com/
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 – TBD	<u>Baxter Woodman</u> was awarded an agreement for construction, engineering and inspection services (CEI) for \$587,416.00. <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: - SW 7th Ave from SW 2nd St to SW 2nd Court – New drainage and 18” RCP exfiltration trench installed. - SW 4th Street from SW 7th Ave to SW 8th Ave – New curb and gutters, concrete driveways and sidewalks installed. - Alleyway 2 – Pervious concrete. - SW 7th Ave between SW 1st Street to SW 2nd St – Installation of new drainage pipes and structures to continue. - SW 4th St between SW 7th Ave to SW 8th Ave – Roadway reconstruction continues: grading and first lift of asphalt. - SW 4th St and SW 8th Ave Intersection – Pavement reconstruction to begin at intersection. - Reclaimed Water Main testing. - Asphalt Paving to begin along SW 4th St from SW 7th Ave to SW 10th Ave. Additional information is available on the website: http://sw4thstreet.com/ Social Media Page Links Below: https://www.facebook.com/SW4thStreet/ https://twitter.com/sw4th
Osceola Park Neighborhood Imp. <u>City Project #: 16-095</u> <u>CRA GL #: 5510</u>	Construction	7	Construction – TBD	<u>Baxter Woodman</u> was awarded an agreement for construction, engineering and inspection services (CEI) for \$495,953.00 <u>Ric-Man</u> was awarded an agreement for general contractor construction services (GC) for \$4,056,327.00. - Commence construction: Mid July 2020. Project Status:

				<ul style="list-style-type: none"> - Replaced 199' of gravity sewer in alleyway 6 south from SE 2nd Street. - Completed base rock work for pervious concrete installation in alleyway 6 south. - Crews continued clearing and grubbing on SE 4th Avenue north from SE 10th Street. - Crews will complete the replacement of gravity sewer in the north section of alleyway 6. - Crews will start forming curb in alleyway 6 between SE 3rd Street and SE 4th Street. - Crews will continue clearing and grubbing SE 4th Avenue north from SE 10th Street to SE 7th Street. <p>Additional information is available on the website: http://osceolaparkproject.com/ Social Media Page Links Below: https://www.facebook.com/OsceolaPark/ https://twitter.com/osceola_park</p>
Swinton & Atlantic Intersection <u>City Project #:</u> <u>CRA GL #: 5253</u>	N/A	2 & 3	N/A	Consultant (TY Lin) is working on the design. T.Y. Linn designed four (4) conceptual drawings for the improvements. Staff and T.Y. Linn submitted the conceptual drawings to FDOT for initial approvals in July 2019. City PM scheduled progress meeting to discuss the final conceptual design with Staff: 10-30-19. Staff is waiting on direction from City Manager (CM). Upon approval from the CM, public outreach support will begin. City provided the conceptual design to CRA. The project has been extended to 2023 at this time.
NE 3rd Street Improvements <u>City Project #: 11-024</u> <u>CRA GL #: 5251</u>	N/A	2	N/A	City is managing project. Coordination is ongoing. At this time, the City is writing the Service Authorization in order to have the consultant manage the project. City is waiting for 100% design plans from consultant. City is working in a design build RFQ. City is waiting for 100% design plans from consultant. City is working in a design build RFQ and waiting for easement to be sign by residents.

Projects Completed

Block 63 Alley City Project #: 15-001 <u>CRA GL #: 5360</u> NW 5th Avenue Alleys - Block 17 <u>City Project #: 15-040</u>	Old School Square Building Maintenance <u>City Project #: 17-092</u> <u>CRA GL #: 5201</u>
SW Neighborhood Alleys <u>CRA GL #:5361</u>	Sidewalks in CRA District Project <u>City Project #:16-002</u>

Parks & Recreation Projects

City Managed

Project Name	Phase	CRA Sub-Area	Percentage Complete	Update
Pompey Park Master Plan <u>City Project #: 16-102</u> <u>CRA GL #: 5661</u>	Design	4	Schematic Designs – 100%	Anticipated construction start date: Mid-2021. An RFQ for Design Services to prepare the Construction Documents was advertised. Four (4) proposals were received. Direction was given on 7/14/20 to move forward in the process. Negotiations with the top ranked firm is currently in process. Negotiation Meeting No. 1 with said firm is scheduled for 9-1-20.