



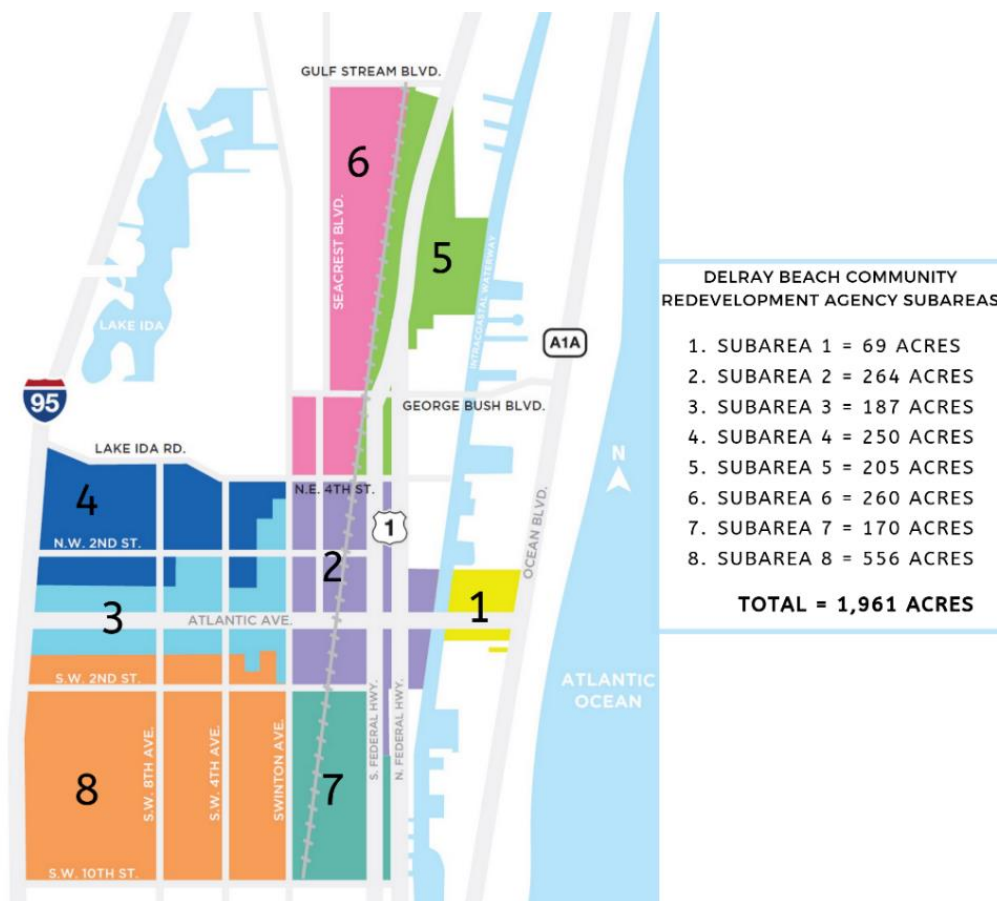
# Delray Beach Community Redevelopment Agency

## February 2021 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.



<u>Overview of Projects by CRA Sub-Area</u>	
<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>• 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> </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>• Corey Jones Isle Workforce Housing</li> <li>• Carver Square Workforce Housing</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	<u>Small Scale Land Use Map Amendment and Rezoning</u> : a Land Use Amendment (Residential to Commercial): Approved. At the January 26, 2021, CRA Board meeting, the Board approved issuing a Notice of Default to BH3.
98 NW 5 <sup>th</sup> Avenue Renovation <u>CRA GL #: 6208</u>	Design	3	<u>Class III (Site Plan) and Waiver request</u> : Received Historic Preservation Board and City Commission Approvals. <u>Site Plan Certification</u> : Preparing documents for City submittal. <u>Construction Documents</u> : Construction drawings are being finalized for submission to the Building Department for review.
95 SW 5 <sup>th</sup> Avenue Design <u>CRA GL #: 6214</u>	Design	3	<u>Downtown Development Authority Board</u> : Approved. <u>Site Plan Approval</u> : Class V (Site Plan): In Review. CRA Consultant resubmitted project to address TAC comments. 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>Bid #CRA No. 2020-01 Development &amp; Disposition of Properties</u> RFP Issued: 9-28-20; Submittal Deadline: 10-30-20. RFP: Awarded to Pulte Home Company: 1-26-21. Pending contract negotiation.
Corey Jones Isle <u>CRA GL#: 6621</u>	Design	8	<u>Consultant Agreement</u> : Pasquale Kuritzky Architects Consultant Contract First Amendment Approved: 1-26-21 <u>Building Permits/Construction Status</u> : All ten (10) single family homes are under construction. First three (3) homes anticipated CO date: 2-24-21. Ribbon Cutting Event: 3-5-21. Overall project to be completed by May 2021. Neighborhood improvement completion date: 4-23-21.
Historic Wellbrock House Historic Preservation Project <u>CRA GL #: 8405</u>	Design	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> : Submitted to City for Approval: 1-20-21. <u>Interior/Exterior Renovation</u> : <u>Construction Documents</u> : Construction drawings are being finalized for submission to the Building Department for review.
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> : Conditional Use: Approved 1-5-2021. Site Plan Approved: 2-10-21.

## 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>

## 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	CRA and City staff are working on an ILA. Consultant is working on the following: - Finalizing Bid documents
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. Regular service hours and safety precautions for the drivers and riders are still in effect. Additional information is available on the website: <a href="https://delraycra.org/transportation/">https://delraycra.org/transportation/</a>
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.

### 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><u>Craig A. Smith &amp; Associates (CAS)</u> was awarded an agreement for the design of the NW Neighborhood Improvements for \$1,590,860.</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> Bid Start Date: 2-1-21 Bid Ends: 2-26-21. 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 – TBD	<p><u>Baxter Woodman</u> was awarded an agreement for construction, engineering and inspection services (CEI) for \$587,416.</p> <p><u>Ric-Man</u> was awarded an agreement for general contractor construction services (GC) for \$5,648,785.</p> <p>Project commenced in June. Monthly project status: <u>February Work Schedule:</u></p> <ul style="list-style-type: none"> <li>-SW 4<sup>th</sup> St – between SW 6<sup>th</sup> Ave to SW 4<sup>th</sup> Ave – Crews installed the 8” Reclaimed Water Main through SW 4<sup>th</sup> Ave.</li> <li>-SW 3<sup>rd</sup> Ct between SW 8<sup>th</sup> Ave to SW 10<sup>th</sup> Ave – Crews continued replacing the 8” Sanitary Sewer Main and is now 50% complete.</li> <li>-SW 7<sup>th</sup> Ave between SW 1<sup>st</sup> St to SW 2<sup>nd</sup> St – Crews installed new concrete sidewalks and driveways along the West side of SW 7<sup>th</sup> Ave.</li> <li>-SW 7<sup>th</sup> Ave &amp; SW 2<sup>nd</sup> St – The rock base in the intersection was graded and is now ready for the 1<sup>st</sup> lift of Asphalt.</li> <li>-SW 3<sup>rd</sup> Ct – between SW 8<sup>th</sup> Ave to SW 10<sup>th</sup> Ave: Crews to continue with removing and replacing the 8” Sanitary Sewer and installing new sewer laterals.</li> <li>-SW 4<sup>th</sup> St – between SW 4<sup>th</sup> Ave to S. Swinton Ave – Crews to continue installing the new 8” Reclaimed Water Main to the East.</li> <li>-SW 7<sup>th</sup> Ave &amp; SW 2<sup>nd</sup> St – 1<sup>st</sup> lift of Asphalt is scheduled to be placed at the intersection.</li> <li>-SW 7<sup>th</sup> Ave between SW 4<sup>th</sup> St to SW 6<sup>th</sup> St – Installation of new concrete sidewalks &amp; driveways are to begin, excavation for the new road base.</li> </ul> <p>Additional information is available on the website: <a href="http://sw4thstreet.com/">http://sw4thstreet.com/</a> Social Media Page Links Below: <a href="https://www.facebook.com/SW4thStreet/">https://www.facebook.com/SW4thStreet/</a> <a href="https://twitter.com/sw4th">https://twitter.com/sw4th</a></p>

<p>Osceola Park Neighborhood Imp. <u>City Project #: 16-095</u> <u>CRA GL #: 5510</u></p>	<p>Construction</p>	<p>7</p>	<p>Construction – TBD</p>	<p><u>Baxter Woodman</u> was awarded an agreement for construction, engineering and inspection services (CEI) for \$495,953. <u>Ric-Man</u> was awarded an agreement for general contractor construction services (GC) for \$4,056,327. - Commence construction: Mid July 2020. Project Status: <u>February Work Schedule:</u> -SE 4<sup>th</sup> Ave between SE 7<sup>th</sup> St to SE 5<sup>th</sup> St – New concrete sidewalks &amp; driveways are complete and the new Rock Base is graded and ready for the 1<sup>st</sup> lift of Asphalt. -SE 4<sup>th</sup> Ave between SE 5<sup>th</sup> St to SE 3<sup>rd</sup> St – work continues with installing new concrete sidewalks &amp; driveways, as well as excavation for the new 8” Rock Base for the new roadway. -Alleyway 3 – The Pervious Concrete is now complete. -SE 4<sup>th</sup> Ave between SE 3<sup>rd</sup> St to SE 4<sup>th</sup> St – work will continue with installing new Sidewalks &amp; Driveways and grading the new rock base for 1<sup>st</sup> lift of asphalt. -SE 4<sup>th</sup> Ave between SE 5<sup>th</sup> St to SE 7<sup>th</sup> St – paving the 1<sup>st</sup> lift of Asphalt over the new rock base is scheduled. -SE 4<sup>th</sup> Ave at SE 5<sup>th</sup> St – the repair on the 30” Sewer is scheduled to be completed. -SE 2<sup>nd</sup> Ave between SE 3<sup>rd</sup> St to SE 4<sup>th</sup> St – Roadway Reconstruction is scheduled to begin which includes Sidewalk &amp; Driveway improvements and new Road Base. Osceola Park Neighborhood Improvements (Phase II) Construction bid opening date: 2-26-21. Additional information is available on the website: <a href="http://osceolaparkproject.com/">http://osceolaparkproject.com/</a> Social Media Page Links Below: <a href="https://www.facebook.com/OsceolaPark/">https://www.facebook.com/OsceolaPark/</a> <a href="https://twitter.com/osceola_park">https://twitter.com/osceola_park</a></p>
<p>NE 3rd Street Improvements <u>City Project #: 11-024</u> <u>CRA GL #: 5251</u></p>	<p>N/A</p>	<p>2</p>	<p>N/A</p>	<p>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 negotiating a design build contract.</p>