



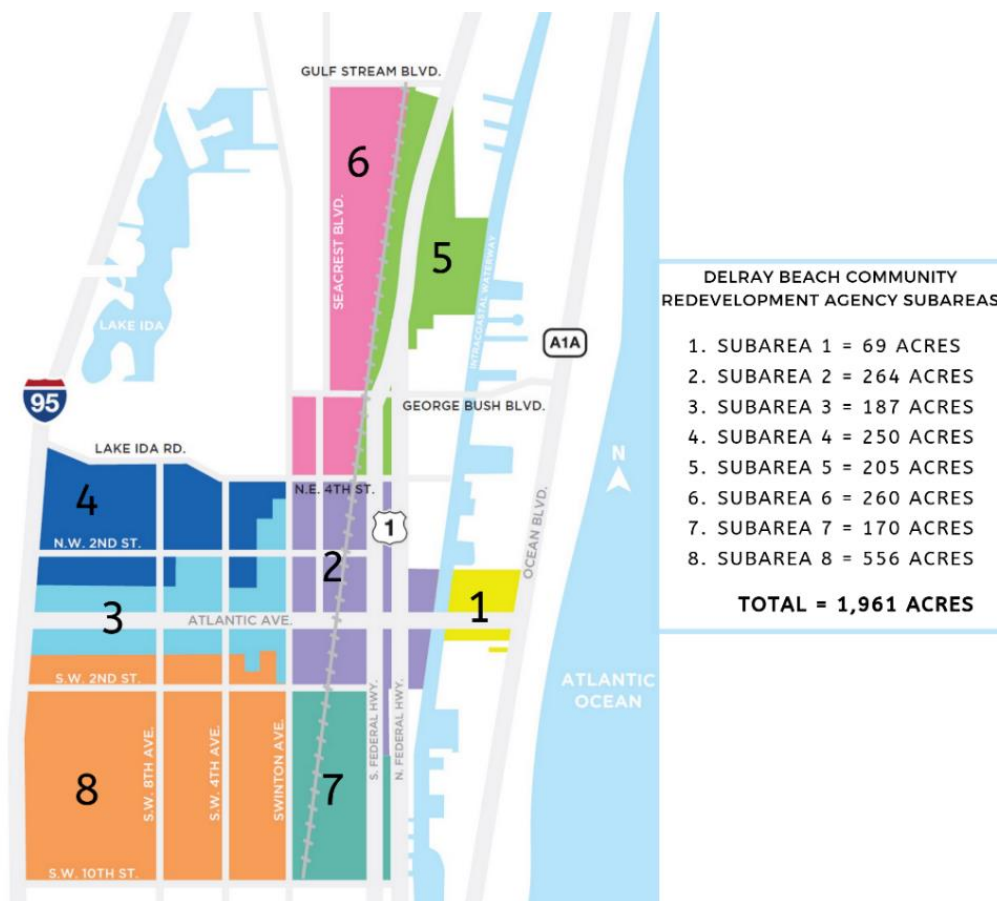
# Delray Beach Community Redevelopment Agency

## March 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>• 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> </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> <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	<u>Small Scale Land Use Map Amendment and Rezoning</u> : a Land Use Amendment (Residential to Commercial): Approved. At the February 23, 2021, CRA Board meeting, the Board approved a Fourth Amendment to the PSA which provides a 90 calendar day extension to the Approval Date and subsequent dates.
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 Submitted</u> : 2-22-21. <u>Right of Way Dedications</u> : Preparing for submittal. <u>Construction Documents</u> : Drawings are in review at the Building Department. ITB: Published 3-29-21. Bids Due: 4-30-21.
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. <u>Waiver Request</u> : In Review. CRA Consultant is addressing 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>Building Permits/Construction Status</u> : All ten (10) single family homes are under construction. First three (3) homes received CO date. 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> : Approved: 3-5-21. <u>Interior/Exterior Renovation</u> : <u>Construction Documents</u> : Drawings are in review at the Building Department. ITB: Published 3-29-21. Bids Due: 4-30-21.
NW 600 Block Redevelopment <u>CRA GL #: 5120</u>	Conceptual Design	3	<u>FLUM and Rezoning</u> 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. <u>Architectural and Design Services</u> : RFQ: Published 3-8-21. <u>Hatcher Construction-Ground Lease Conceptual Design</u> : <u>Conditional Use</u> : Approved 1-5-2021.

			Site Plan Approved: 2-10-21. Easements, ROW Deed and Landscape Maintenance Agreement scheduled for City Commission approval on 4-6-21. Building Permit Application to be submitted in April 2021.
NW 800 Block of West Atlantic Avenue <u>CRA GL #: 5124</u>	Conceptual Design	3	CRA staff engaged CPZ Architects, Inc. to develop the conceptual design of the proposed project.
Rev. J.W.H. Thomas Jr. Park	Construction	8	A landscaping contractor was selected and the park is undergoing restoration. The park project will be completed in the beginning of April.

## 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>	

## 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, which is expected to be presented at April's Board Meeting. Bid documents are 95% complete.
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 removed the old poles. 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><u>Craig A. Smith &amp; 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> Bid Start Date: 2-1-21 Bid Ends: 2-26-21. Purchasing to set meeting for proposal evaluation. 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 \$587,416.00.</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:</p> <p><u>March Work Schedule:</u></p> <ul style="list-style-type: none"> <li>-SW 4<sup>th</sup> St – between SW 2<sup>nd</sup> Ave to Swinton Ave: Removed and installed new 18” RCP drainage pipe and structures.</li> <li>-SW 3<sup>rd</sup> Ct between SW 8<sup>th</sup> Ave to SW 10<sup>th</sup> Ave: Installing new drainage improvements: 85% complete.</li> <li>-SW 6<sup>th</sup> St between SW 7<sup>th</sup> Ave to SW 8<sup>th</sup> Ave: Pouring new concrete sidewalks &amp; driveways.</li> <li>-SW 3<sup>rd</sup> Ct – between SW 8<sup>th</sup> Ave to SW 10<sup>th</sup> Ave: Installation of new water main improvements.</li> <li>-SW 4<sup>th</sup> St – between SE 1st Ave to S. Swinton Ave: Installation of the 12” reclaimed watermain to continue East of Swinton Ave.</li> <li>-SW 6<sup>th</sup> St – between SW 5<sup>th</sup> Ave to SW 8<sup>th</sup> Ave: Installing new concrete sidewalks &amp; driveways.</li> <li>-SW 4<sup>th</sup> St – between SW 10<sup>th</sup> Ave to SW 7<sup>th</sup> Ave: Installation of the traffic calming islands.</li> <li>-SW 7<sup>th</sup> Ave – between SW 4<sup>th</sup> St to SW 6<sup>th</sup> St: Excavation to begin for the new 8” rock 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 \$495,953.00  <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:  <u>March Work Schedule:</u>  -SE 4<sup>th</sup> Ave between SE 2<sup>nd</sup> St to SE 3<sup>th</sup> St: Installation of new concrete sidewalks &amp; driveways continued along the West side.  -SE 2<sup>nd</sup> Ave between SE 3<sup>rd</sup> St to SE 4<sup>th</sup> St: Pavement reconstruction continued which includes adding new Concrete Curb &amp; Gutters, Sidewalks, and Driveways and new 8” Rock Base.  Osceola Park Neighborhood Improvements (Phase II)  Construction bid opening date: 2-26-21. City is evaluating the most responsive Bid to take to Commission.  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>