



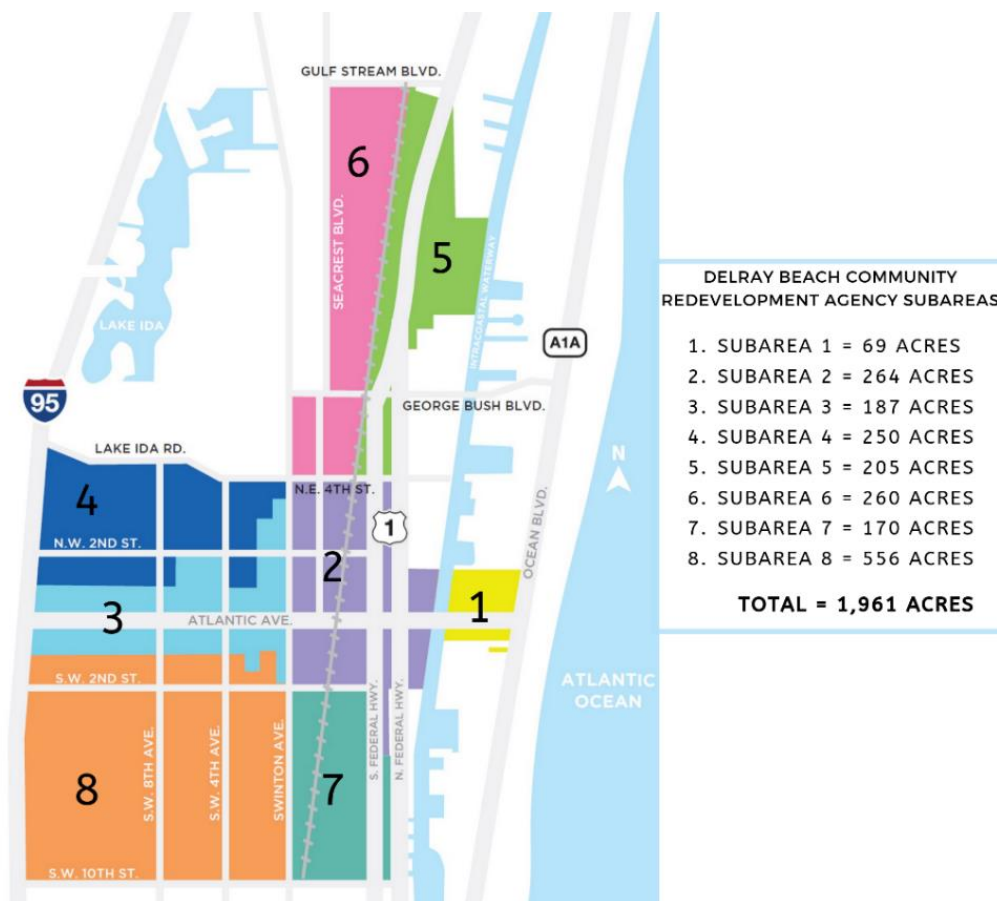
# Delray Beach Community Redevelopment Agency

## April 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	Class III (Site Plan) and Waiver request: 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 Submitted</u> : 3-25-21. In review. 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. Consultant is addressing the Technical Advisory Committee comments. <u>Waiver Request</u> : SPRAB April/May Board Meeting. City Commission Meeting: TBD. <u>Construction Documents</u> : On hold. Estimated construction documents completion: Estimated September 2021. ITB: TBD.
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. Contract Status: CRA Board to review: 4-27-21.
Corey Jones Isle <u>CRA GL#: 6621</u>	Design	8	<u>Building Permits/Construction Status</u> : Five (5) single family homes are completed. First five (5) homes are under construction. Overall project to be completed in May 2021. Neighborhood improvement completion date: 4-23-21.
Historic Wellbrock House Historic Preservation Project <u>CRA GL #: 8405</u>	Design	3	Class IV (Site Plan) request: <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> : 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	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. <u>Architectural and Design Services</u> : RFQ: Published: 3-8-21. Proposal Submission Deadline: 4-22-2021. <u>Hatcher Construction-Ground Lease Conceptual Design</u> : Conditional Use: 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. A Work Assignment Ratification will be presented at the 4-27-21 CRA Board Meeting.
Rev. J.W.H. Thomas Jr. Park <u>SWA Grant</u>	Construction	8	A landscaping contractor was selected and the park is undergoing restoration, including: replacing dead or dying trees, plants, irrigation repair and entry sign restoration. Phase Completed.

## 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 staff will present an ILA between the City and CRA at the 4-27-21 CRA 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. RFQ in Purchasing. 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: <u>April Work Schedule:</u></p> <ul style="list-style-type: none"> <li>-SW 7th Ave between SW 4th St to SW 6th St – Crews paved the 1st lift of new asphalt.</li> <li>-SW 7th Ave between SW 6th St to SW 7th St – Crews began excavation along the west side for the new proposed sidewalk.</li> <li>-SW 3rd Ct between SW 8th Ave to SW 10th Ave – Excavation for the new roadway rock base to begin.</li> <li>-SW 6th St between SW 5th Ave to SW 8th Ave – Crews continued with installation of new Sidewalks, Driveways and Curbs.</li> <li>-SW 4th St – Reclaimed Watermain between SW 7th Ave to SE 1st Ave was pressure tested and passed.</li> <li>-Saturday April 10th – Crews will be working along SW 6th St between SW 5th Ave to SW 8th Ave doing clean up and grading around the new sidewalks and driveways.</li> <li>-SW 3rd Ct – between SW 8th Ave to SW 10th Ave – Roadway reconstruction to begin with excavation and installation of the new 8” Rock Base.</li> <li>-SW 6th St – between SW 5th Ave to SW 8th Ave – Complete installation of the new Sidewalks, Driveways and Curbs.</li> <li>-SW 7th Ave – between SW 6th St to SW 7th St – Continue with installation of the new Sidewalk along the West side of SW 7th Ave and installing new sewer clean outs.</li> </ul>

				<p>-SW 7th Ave – between SW 1st St to SW 2nd St – Crews will be performing a Sewer Main Repair along the East side of SW 7th Ave.</p> <p>-Alleyway 3 – Crew will begin doing repairs to the pervious concrete.</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:  <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.  City Project #: 16-095  CRA GL #: 5510</p>	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 \$4,056,327.00.</p> <p>- Commence construction: Mid July 2020. Project Status:  <u>April Work Schedule:</u></p> <p>-SE 2nd Ave between SE 3rd St to SE 4th St – Pavement reconstruction continued, new concrete sidewalks &amp; driveways completed, 1st lift of Asphalt was placed and pavement markings placed for the parking stalls.</p> <p>-SE 4th Ave at SE 5th St – Crews completed the sanitary sewer main repair at the intersection.</p> <p>-SE 4th Ave between SE 2nd St to SE 3rd St – crews continued with installing new concrete sidewalks &amp; driveways.</p> <p>-SE 4th Ave between SE 3rd St to SE 4th St – crews began excavation for the new 8” Rock Base.</p> <p>-Alleyway 3 – Crews continued with installing the new traffic bollards near the utility poles.</p> <p>-SE 4th Ave between SE 5th St to SE 6th St – Crew to install the new exfiltration trench and drainage pipe/structures.</p> <p>-SE 4th Ave between SE 2nd St to SE 3rd St – Crews to complete the sidewalks &amp; driveways.</p> <p>-SE 4th Ave between SE 3rd St to SE 4th St – continue with excavation and installing the new 8” Rock Base.</p> <p>-SE 2nd St between SE 3rd Ave to SE 4th Ave – Pavement Reconstruction to begin.</p> <p>-Alleyway 2 – Begin Sewer Main repairs.</p> <p>Additional information is available on the website: <a href="http://osceolaparkproject.com/">http://osceolaparkproject.com/</a></p> <p>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  City Project #: 11-024  CRA GL #: 5251</p>	N/A	2	N/A	<p>City is managing project. Coordination is ongoing. Job Order Contracting (JOC) is the preferred method to procure these services to streamline the process and complete the project efficiently. JOC is an approved method of public procurement and is available through the Sourcewell cooperative and ezIQC. Sourcewell is a national cooperative purchasing source solution and the City of Delray Beach has been a member since 2007. Additionally, ezIQC is one of the cooperative purchasing methods. The Gordian Group created ezIQC to make its industry-leading Job Order</p>

				<p>Contracting (JOC) solutions easily available through cooperative purchasing. JOC is an indefinite delivery/indefinite quantity procurement process that helps facility and infrastructure owners complete a large number of repairs, renovation and straightforward new construction projects with a single, competitively bid contract. Unlike traditional bidding where each project is identified, designed and then put out to bid, ezIQC establishes competitively bid prices up front and eliminates the need to bid each project separately. 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 is waiting for 100% design plans from consultant. Design-build goes to City Commission: 5-18- 2021.</p>
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