



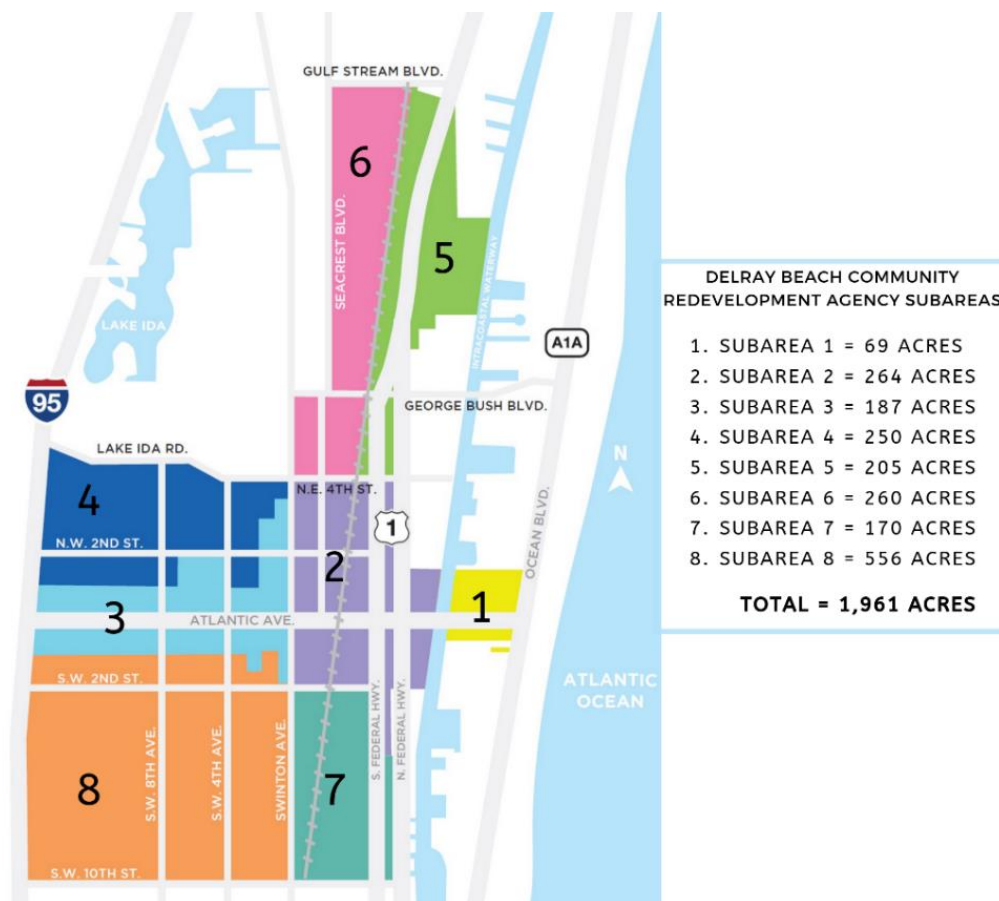
Delray Beach Community Redevelopment Agency

May 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.



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"> N/A 	<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 NW 800 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"> NW Neighborhood Improvements (CIP) Pompey Park – Renovations Pompey Park – Construction Documents 	<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 Rev. J.H.W Thomas Jr. Park
<u>Projects in Multiple Sub-Areas</u>	
<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 – 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 th 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> : Submitted: 5-10-21 <u>Construction Documents Submitted</u> : 3-25-21. In review. ITB: Published 3-29-21. Bids Due: 5-10-21. Received three (3) bids. CRA Board to review bids: 5-25-21.
95 SW 5 th 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. SPRAB: TBD. <u>Waiver Request</u> : SPRAB: 4-28-21 (Approved). City Commission: Scheduled: 5-18-21. <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 & Disposition of Properties</u> RFP Issued: 9-28-20; Submittal Deadline: 10-30-20. RFP: Awarded to Pulte Home Company: 1-26-21. CRA Board Approved Agreement: 4-27-21.
Corey Jones Isle <u>CRA GL#: 6621</u>	Design	8	<u>Building Permits/Construction Status</u> : Seven (7) single family homes are completed. Three (3) single family homes are pending CO. 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. <u>Interior/Exterior Renovation</u> : <u>Construction Documents</u> : Technically complaint. Pending GC to issue Building Permit. ITB: Published 3-29-21. Bids Due: 5-10-21. Received two (2) bids. CRA Board to review bids: 5-25-21.
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. Received seven (7) proposals: 4-22-2021. Evaluation Committee to meet: 5-26-21. <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 Approved: 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	Consultant is developing draft conceptual designs of the proposed project. Surveys are anticipated to be completed by 5-21-21.

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>
Historic Wellbrock House Certified Site Plan Approval <u>CRA GL#: 8405</u>	<u>Rev. J.W.H. Thomas Jr. Park</u> <u>SWA Grant</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	On 4-27-21 the CRA Board Meeting approved an ILA between the City and CRA.
Point-to-Point Transportation Services <u>CRA GL #: 5320</u>	N/A	1-8	N/A	CRA staff will present a discussion item at the CRA Board Meeting on 5-23-21. 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: 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 – CRA staff is exploring options on how to approach the alley improvements.

Projects Completed

324 & 325 NE 3 rd 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 & 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.</p> <p>Final Report to City on November 13.</p> <p><u>Design Services:</u></p> <p>Technical Evaluation Meeting on May 21,2021: RFQ No. 2021-022 – Design Services for Northwest Neighborhood Improvements.</p> <p>Additional information is available on the website: http://nwneighborhoodproject.com/</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.</p> <p>Project commenced in June. Monthly project status:</p> <p><u>May Work Schedule:</u></p> <ul style="list-style-type: none"> - SW 7th Ave between SW 6th St to SW 7th St – Crews began excavation and placing new base rock for the pavement reconstruction. - SW 3rd Ct between SW 8th Ave to SW 10th Ave – Crews completed installing the new sidewalks along the South Side and began installing new sidewalks on the North Side. Crews also completed the new Watermain connection at SW 8th Ave and began completing the water service transfers. - SW 6th St between SW 5th Ave to SW 8th Ave – Crews finished excavating the intersection at SW 8th Ave and graded all new base rock areas for the placement of the 1st lift of asphalt. - Alleyway 4 & 6 – Crews continued with installing the new Bollards at utility poles. - SW 7th Ave between SW 1st St to SW 2nd St – crews completed the sewer main repair. - SW 3rd Ct – between SW 8th Ave to SW 10th Ave – Crews will continue with installing new concrete sidewalks & driveways. Crews will continue transferring water services to the new 8" Watermain. - SW 6th St – between SW 5th Ave to SW 8th Ave – Crews are scheduled to pave the 1st lift of Asphalt. - SW 7th Ave – between SW 6th St to SW 7th St – Complete

				<p>the excavation and placement for the new Rock Base and grade section for 1st lift of asphalt.</p> <ul style="list-style-type: none"> - SW 7th Ave – between SW 7th St to SW 8th St – Continue with installation of the new Sidewalks & Driveways. - Alleyways 4, 5 & 6 – continue with installing the new Bollards at the Utility Poles and grading along the header curbs. - Landscaping – crews are scheduled to begin installing the new plants and irrigation at the traffic calming islands along SW 4th St. Additional information is available <p>Additional information is available on the website: http://sw4thstreet.com/ Social Media Page Links Below: https://www.facebook.com/SW4thStreet/ https://twitter.com/sw4th</p>
<p>Osceola Park Neighborhood Imp. <u>City Project #: 16-095</u> <u>CRA GL #: 5510</u></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> <ul style="list-style-type: none"> - Commence construction: Mid July 2020. Project Status: <p><u>May Work Schedule:</u></p> <ul style="list-style-type: none"> - SE 4th Ave between SE 2nd St to SE 3rd St – grading rock base is completed and primed and ready for 1st lift of asphalt. - SE 2nd St between SE 3rd Ave to SE 4th Ave – crews continued adding new concrete curb & gutters, sidewalks, driveways and curb ramps. - SE 3rd St between SE 2nd Ave to SE 4th Ave – crews continued installing new sidewalks, curbs and curb ramps. - SE 4th Ave from SE 5th St to SE 10th St – crews are setting up the bypass system for the next section of Sewer Lining. - SE 3rd Ave from SE 2nd St to SE 3rd St – crews continued installing new sidewalks & driveways. - SE 4th Ave between SE 2nd St to SE 3rd St – 1st lift of new Asphalt is scheduled to be placed. - SE 3rd Ave between SE 3rd St to SE 4th St – finish installing the new sidewalks and driveway aprons. - SE 4th Ave from SE 5th St to 10th St. – continue with the 30" sewer main lining. (Completed at Night) - SE 4th Ave from SE 4th St to SE 10th St – crews to begin installing the new traffic calming islands at various locations. - SE 3rd St from SE 2nd Ave to SE 4th Ave - continue with installing new sidewalks & driveways. <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>

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. 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 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 went to City Commission: 5-4- 2021.
Pompey Park – Renovations	N/A	4	N/A	<u>Public Works</u> -Bathroom renovations are pending. -Recreation Center roof repairs are ongoing. <u>Parks & Rec.</u> -The pavilion PO has been issued and is now in the permit stage. Anticipated time of completion is roughly August. -The old pavilion has been removed with help from PW. Sod will be installed for the area between now and the time of installation. -PO issued (\$30,000) for replacement and installation of playground parts and equipment. The playground components ship this week and once received the vendor will begin installation. -Received multiple quotes for bleacher shade covers. P&R will now begin the PO process.
Pompey Park – Construction Drawings	N/A	4	N/A	Design Agreement Award to Cartaya and Associates scheduled for City Commission Consideration for 5-18-21