



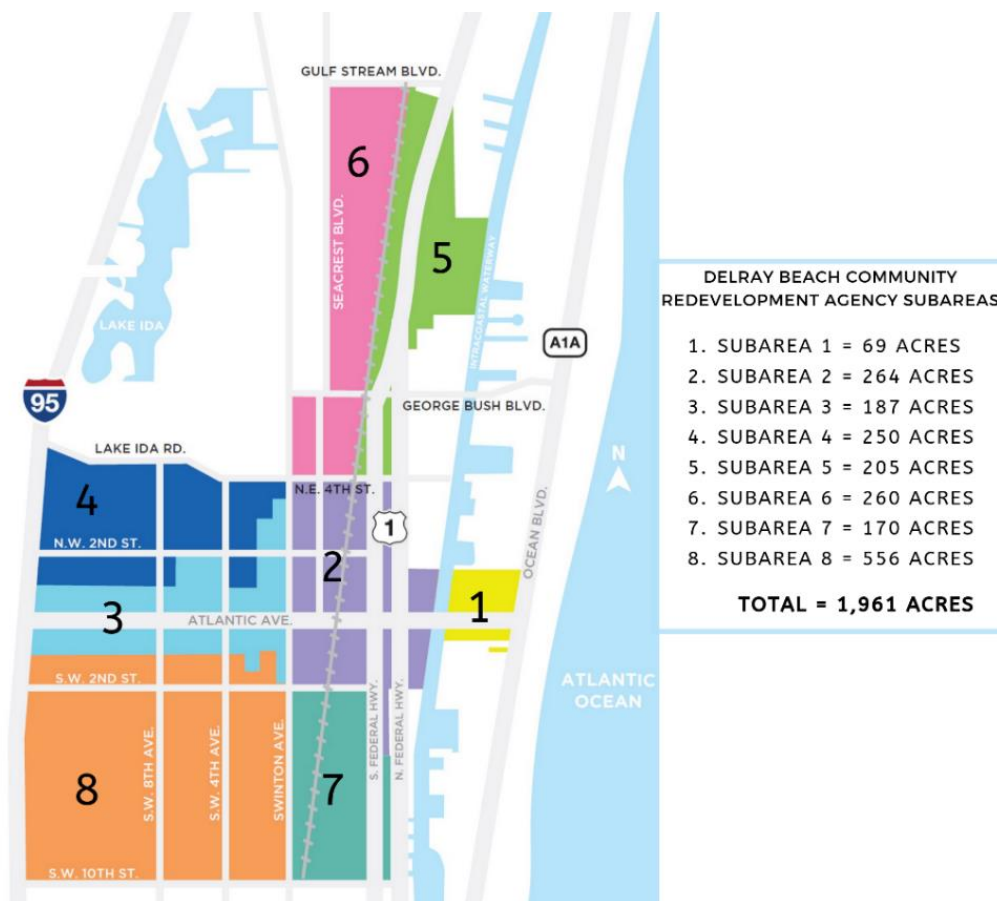
Delray Beach Community Redevelopment Agency

June 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"> • 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) 	<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> : The CRA Board approved a Fourth Amendment to the PSA on 2-23-21, 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>Pedestrian Clean Zone Easement</u> : Pending sketch and legal. <u>Construction Documents Submitted</u> : 3-25-21. In review. ITB: Awarded to Waypoint Contracting, Inc. at the 5-25-21 CRA Board meeting.
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 and preparing to resubmit. SPRAB: TBD. <u>Waiver Request</u> : SPRAB: Approved 4-28-21. City Commission: Approved: 5-18-21. <u>Construction Documents</u> : Consultant resumed finalizing construction documents. Estimated Completion: 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. The CRA Board Approved the Agreement: 4-27-21. First Amendment to the Agreement: Scheduled for the 7-15-21 CRA Board meeting to Ratify the First Amendment.
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> : 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. The CRA Board rejected bids received at the 5-25-21 CRA Board meeting. ITB Republished: 6-21-21. Bids Due: 7-22-21.
NW 600 Block Redevelopment <u>CRA GL #: 5120</u>	Conceptual Design	3	FLUM and Rezoning Approved. <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 & Selection Committee met: 5-26-21. Five (5) of the proposers presented to the Committee on 6-15-21. Two (2) of the proposers met with the Evaluation and Selection Committee on 6-23-21 for additional questions and answers. The Evaluation and Selection

			Committee results will be scheduled for the 8-31-21 CRA Board meeting. <u>Hatcher Construction-Ground Lease Conceptual Design</u> : Conditional Use: Approved 1-5-2021. Site Plan Approved: 2-10-21. Easements, right of way deed and landscape maintenance agreement approved: 4-6-21. Building Permit Application submitted to the Building Department and in review. Staff will present a purchase and sale agreement at the CRA Board meeting on 7-15-21.
NW 800 Block of West Atlantic Avenue <u>CRA GL #: 5124</u>	Conceptual Design	3	CRA staff will present an update on the conceptual designs at the CRA Board Meeting on 7-15-21. Surveys are 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>	<u>Rev. J.W.H. Thomas Jr. Park</u> <u>SWA Grant</u>
Corey Jones Isle Workforce Housing <u>CRA GL#:6621</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.
Point-to-Point Transportation Services <u>CRA GL #: 5320</u>	N/A	1-8	N/A	CRA staff will present a contract renewal item at the CRA Board Meeting on 7-15-21. 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. Final Report to City on November 13.</p> <p><u>Design Services:</u> Pre-Scoping Meeting Meeting on June 30, 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. Project commenced in June. Monthly project status:</p> <p><u>June Work Schedule:</u></p> <ul style="list-style-type: none"> -SW 7th Ave between SW 7th St to SW 8th Ct – Crews finished grading the Base Rock for the 1st lift of Asphalt and prime coat applied. -SW 4th St between SW 7th Ave to SW 5th Ave – Crews started the excavation for the stabilized sub-grade and placing the new base rock. Crews also continued installing the new sidewalks on both the North and South sides of SW 4th St. -SW 4th St between SW 5th Ave to SW 4th Ave – Crews finished installing the sewer clean outs and also installed the new water service for the irrigation for the landscaped islands. -New Street Lighting – FPL Crews installed new Street Light poles along SW 4th St between SW 8th Ave to SW 10th Ave. Also installed new light poles along SW 6th St between SW 6th Ave to SW 8th Ave and began installing the light poles along SW 7th Ave. -SW 4th St – between SW 7th Ave to SW 5th Ave – Continued with excavation for the stabilized sub-grade and placing the 8” Base Rock as well as installing the new concrete sidewalks, driveway aprons, and curbs.

				<p>-SW 4th St – between SW 5th Ave to SW 4th Ave – begin installing new sidewalks along both the North and South side of SW 4th St.</p> <p>-Street Lighting/FPL – crews will continue installing new light poles along SW 7th Ave and also on SW 6th St. -</p> <p>Landscaping – crews are scheduled to begin installing the new plants and irrigation at the traffic calming islands along SW 4th St.</p> <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. 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>June Work Schedule:</u></p> <p>-SE 1st Ave from SE 3rd St to SE 4th St – crews continued with installing new sidewalks and driveways.</p> <p>-SE 3rd St from S. Swinton Ave to SE 2nd Ave –crews finished grading the rock base and is now ready for 1st lift of asphalt.</p> <p>-SE 4th Ave at SE 8th St – crews began excavating the intersection for the stabilized subgrade and new base rock.</p> <p>-SE 4th Ave from SE 2nd St to SE 10th St – crews are excavating for decorative concrete islands and new curbs at the intersections.</p> <p>-SE 1st Ave from SE 3rd St to SE 2nd St – continue installing the new concrete sidewalks and driveway aprons.</p> <p>-SE 3rd St from S. Swinton Ave to SE 2nd Ave – section is now ready for 1st lift of asphalt.</p> <p>-SE 3rd Ave from SE 2nd St to SE 10th St – continue installing the new decorative street lighting.</p> <p>-SE 4th Ave from SE 2nd St to SE 10th St – crews continue adding the decorative concrete islands along SE 4th Ave as well as installing the irrigation system.</p> <p>-SE 4th Ave at SE 2nd St complete work on sidewalk construction, SW corner on intersection.</p> <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>
<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 Sourcwell cooperative and ezIQC. Sourcwell 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</p>

				<p>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: 5-4-21. Design Workshop Meeting with Parking Garage Project Team: 6-8-21. City issue NTP to DMSI for Design Phase (90 Days): 6-14-21. Public Outreach Initial Meeting #1: 6-16-21.</p>
<p>Wayfinding Signage CRA GL #: 5236</p>	<p>Design & Implementation</p>	<p>1-3</p>	<p>N/A</p>	<p>On 4-27-21 the CRA Board Meeting approved an inter local agreement between the City and CRA. City staff is engaging a consultant to continue working on the project.</p>