COMMUNITY REDEVELOPMENT AGENCY PROJECT PROGRESS REPORT

MARCH 13, 2024

SOUTH CAPE
The Heart of Cape Coral

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4642 Vincennes Boulevard Public Parking

Scope of Work: 4642 Vincennes Blvd. (located at Vincennes Blvd. and SE 47th Street) Design and construct of a 40-space parking lot to include landscaping, curbing, paving, drainage inlets and lighting.

Approved Budget: $493,000 **Expenditures to Date:** $47,912.

Completed Tasks:

Sept/October	Competitive solicitation issued; Responses due in November
Nov/Dec	Waiting on additional info to complete request for deviation to Landscape & Irrigation code.
Jan/Feb	Working with Developmental Services on a deviation request of the irrigation requirement due to the distance from the site to nearest reuse and to avoid connecting to potable water for irrigation.
Feb/Mar	The request for a deviation to the Irrigation requirement has been abandoned due to the recommendation of the Planning & Zoning Department. We are moving forward with an irrigation design to then re-bid the project. A memo to reject all current bids is being submitted.

Project Lead: Allen Chenoweth, Sr. Project Manager/PW

4813 Vincennes Street Public Parking

Scope of Work: 4813 Vincennes St. (located on Vincennes St. south of Cape Coral Parkway) Design and construct of a 20-space parking lot to include landscaping, curbing, paving, drainage inlets and lighting.

Approved Budget: $1,230,028 **Expenditures to Date:** $0

Completed Tasks:

July/August	Project approved in FY24 CRA Budget
Sept/Oct	Scope of working being developed. Project not started.
Nov/Dec	Received confirmation of budget. Beginning initial review and drafting of scope of work.
Jan/Feb	Finalizing the scope of work. Drafting a cost estimate.
Feb/Mar	Project is awaiting transfer to CRA staff.

Project Lead: Allen Chenoweth, Sr. Project Manager/PW

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Del Prado Blvd. South Median Landscaping

Scope of Work: Del Prado Blvd. S from Cape Coral Pkwy. To Waikiki Ave.
Median enhancements to include landscaping and irrigation (curbing already exists).

Approved Budget: $80,000 **Expenditures to Date:** $0

Completed Tasks:

Sept/Oct	Landscape installation pending legal issue. Once vendor issue is resolved PO can be issued and installation will start.
Nov/Dec	Landscape installation pending legal issue. Once vendor issue is resolved PO can be issued and installation will start
Jan	PO has been issued and we are scheduling NTP meeting with vendor
Feb	Landscape demolition and construction has begun with substantial completion expected by the end of March 2024.

Project Lead: Omar Leon, Arborist/PW

Country Club Boulevard Median Landscaping

Scope of Work: Country Club Blvd from Palm Tree Blvd to Wildwood Pkwy. Consultant to prepare transportation and median design plans including access management. The work will be followed by landscape and irrigation plans.

Approved Budget: $800,000 **Expenditures to Date:** $0

Completed Tasks:

Sept/Oct	Technical report from engineer consultant received, Staff cost proposal for landscape design received, Procurement process underway to hire landscape design consultant
Nov/Dec	Staff Cost Proposal for the landscape design portion awaiting CRA Board approval.
Jan	Staff Cost Proposal is awaiting approval to move forward with requisitioning.
Feb	Requisition for Landscape design in the approval process. We anticipate having a PO by the end of February with NTP to be issued in March 2024.

Project Lead: Omar Leon, Arborist/PW

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Miramar Street Sidewalks

Scope of Work: South side of Miramar Street from Coronado Parkway to Cape Coral St. Installation of concrete sidewalks, ADA ramps, asphalt driveway apron replacement. CDBG and CRA funded project.

Approved Budget: $413,200 **Expenditures to Date:** $0

Completed Tasks:

August/Sept	Work started
Oct/Nov	Crews on pace to complete the work in December
Nov/Dec	Crews are on pace to compete the sidewalk work by the end of December. Crews still need to work on updating the asphalt drives, back to the ROW, to concrete through January.
Jan-Mar	Crews are working on replacing drives back to the ROW. Crews finished up the concrete last week, and sod is going down. Project very close to being completed.

Project Lead: Brian Flanagan, Streets Operations Supervisor/PW

Traffic Signal Pole Painting

Scope of Work: Cape Coral Pkwy. from Coronado Pkwy. to Cape Coral Street
County does not maintain the traffic signal poles. Painting is the City's responsibility.

Approved Budget: $170,450 **Expenditures to Date:** $0

Completed Tasks:

April/May	Specifications written for solicitation process
June/July	Error in original scope, solicitation updated
August	Project on hold temporarily due to LCEC improvements in the area and Cape Coral Parkway expansion
Dec/Jan/Feb	Project on hold, pole locations being reviewed by LCEC for improvements

Project Lead: Rigo Chacon, Sr. Project Manager/PW

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Vincennes St. Additional On-Street Parking

Scope of Work: Add 10 additional angled on-street parking spaces on Vincennes St. (south of Cape Coral Pkwy. to Lafayette St.)

Approved Budget: $50,000 **Expenditures to Date:** $0

Completed Tasks:

April/May	Preliminary design phase
June/July	Finalized scope of work
Aug/October	Project on hold due to higher-priority assignments
Nov/Dec	Staff is looking into options of utilizing contractors currently performing work under ongoing paving contracts for the city.
Jan/Feb	Completed a cost estimate based on utilizing a paving contract currently in Procurement.
Feb/Mar	Waiting for current paving projects to move forward to utilize paving contractors to perform the work.

Project Lead: Allen Chenoweth, Sr. Project Manager/PW

Decorative Lighting

Scope of Work: Provide year-round decorative lighting on Cape Coral Pkwy. from Coronado Pkwy. To Del Prado Blvd. and on SE 47th Terrace from Coronado Pkwy. To SE 15th Ave.

Approved Budget: ongoing project **Expenditures to Date:** $0

Completed Tasks:

Aug/Sept/Oct	Decorative lights being installed by PW staff
Nov/Dec	Decorative lights operational; Christmas lights in progress
Jan	Decorative lights operational; project complete

Project Lead: Rigo Chacon, Sr. Project Manager/PW

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Wastewater System Improvements

Scope of Work: In 2021, Council approved a contract for professional engineering design services for Master Pump Station (MPS) 100 and force main transmission lines (FMTL). Construction on MPS 100 is underway, and the force main transmission lines are substantially complete.

Approved Budget: $1.78 million **Expenditures to Date:** $1.28 million

Completed Tasks:

June/July/Aug	Construction of force main is about 85% complete. NTP on MPS 100 issued in June.
Sept/Oct	Milling and paving one side of SE 47th Terr road crown to the edge of pavement should be completed by early March 2024
Nov/Feb	Force Main and paving has been completed. Minor punchlist items are being addressed for the FMTL. The MPS 100 site construction has commenced and is about 10% complete.

Project Lead: Jeff Pearson, Director/Utilities

Cove at 47th

Scope of Work: Mixed-use multi-family development with 290-units, 18k sq. feet of retail, 525-space parking garage (125 reserved for public). CRA contributing $10.35 million for parking garage construction.

Approved Budget: $10.35 million **Expenditures to Date:** $0

Completed Tasks:

Oct - Dec	Building construction underway. Phase 1 completion of first 100 residential units anticipated in May 2024. Project completion date set for December 2024.
Jan- Feb	Phase 1 completion updated to July 2024 and project completion in February 2025.

Project Lead: Sharon Woodberry, Economic Development Manager/CM

Bimini Square

Scope of Work: Mixed-use multi-family development with 190 residential units, 47k sq. ft. medical office space for Lee Health, 7,500 sq. ft. waterfront restaurant, 27 boat slips, 3,000 sq. ft. Omelet House restaurant, 625 stall parking garage (125 public parking spaces). TIF Agreement calls for the CRA to transfer Increment Revenues into the Revenue Trust Fund as financial support.

Approved Budget: not to exceed $7 million **Expenditures to Date:** $0

Completed Tasks:

Oct	Groundbreaking event with Fall 2025
Nov-Dec	Staff working through Site Development Plan for issuance of permit. EBDO hosting regular meetings with City staff and developer's team on permit reviews
Jan-Feb 2024	Building permits submitted. 3 of 4 buildings have been approved.

Project Lead: Sharon Woodberry, Economic Development Manager/CM

Concrete Enclosure Public Art Project

Scope of Work: In 2022, Council approved a pilot program for artwork on concrete dumpster enclosures on City controlled parking areas within the CRA as part of streetscape improvements.

Approved Budget: $9,000 **Expenditures to Date:** $0

Completed Tasks:

Jan-Apr	Posted and completed county-wide Call to Artists.
May-June	CRA Commissioners juried qualifying submissions and selected 2 as finalists: Tropical Owl by Alejandra Bustamante to be installed facing 47th Terrace and Habitat II by JP Almonacid to be installed behind Cape Cabaret.
Aug-Nov	Artists informed of selection, vendor registration completed, contracts prepared and awaiting final sign off.
Dec/Jan	Contracts being signed this week by the City Manager's office.
Jan/Feb	On hold - Artwork being moved to other locations.

Project Lead: Joe Petrella, Parks & Recreation Director

Bimini Basin Mooring Field – Design and Permitting

Scope of Work: Design and permit a mooring field at the Bimini Basin. Ancillary improvements at Four Freedoms Park include: New seawall (with Captain's walk and connecting sidewalks), dinghy dock, pump out station, and a modular facility (with public/private restrooms, shower room, laundry/ice machine room, and an office/storage room).

Approved Budget: $497,331 (Council approval pending) **Expenditures to Date:** $0

Completed Tasks:

Nov/Dec	Project scope and fee schedule finalized. Recommendation memo sent to Procurement, for eventual Council approval in January.
Jan/Feb	Council approved Resolution 5-24 on January 24. Awaiting purchase order.

Project Lead: Chris Camp, Principal Engineer (Public Works – Property Management)

Breaking Barriers To Business (B2B)

Scope of Work: The B2B Program is designed to provide grant assistance to developers and business owners in need of funding assistance to meet requirement of the City's Land Development and Building Code.

Approved Budget: $1.6 million (All Incentive Programs) **Expenditures to Date:** $0

Completed Tasks:

Nov	3 Applications under review
Dec	2 Applications under review; 1 application referred for CRA approval
Jan-Feb 2024	1 Application pending CRA approval; 1 application approved.

Project Lead: Sharon Woodberry, Economic Development Manager/CM

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Demolition Program

Scope of Work: The Demolition Assistance Grant Program is intended to support economic development and growth in the South Cape area by providing financial assistance to property owners who are committed to improving their properties through demolition projects and preparing parcels for modern development.

Approved Budget: $1.6 million (All Incentive Programs) **Expenditures to Date:** $0

Completed Tasks:

Dec	Applications made available December 4, 2023
Jan-Feb 2024	Applications made available December 4, 2023, No additional updates.

Project Lead: Sharon Woodberry, Economic Development Manager/CM

Insite Managed Solutions

Scope of Work: The project increment revenues (shall not exceed $200,000) shall be payable for the assessed value of property located at 1326 SE 47th St, as reflected on Lee Count's Tax Roll as of the date of building permit.

Approved Budget: $200,000 **Expenditures to Date:** $9,692.81

Completed Tasks:

Oct – Dec	No activity to report.
Jan-Feb	No activity to report

Project Lead: Sharon Woodberry, Economic Development Manager/CM

Madison Square Senior Housing

Scope of Work: A loan was issued for a seven-story residential apartment for low-income elderly residents. The project is a 94,099 sq ft building with 82 one and two-bedroom unit apartments.

Funds Disbursed: $560,250 **Loan Balance:** $546,569.31

Completed Tasks:

Oct – Dec	Set up automatic loan payment.
Jan – Feb	Set up for automatic loan payment – loan balance reflected above.

Project Lead: Sharon Woodberry, Economic Development Manager/CM

Palm Tree Blvd. Median Landscaping Project

Scope of Work: Palm Tree Blvd from Country Club Blvd to Wildwood Pkwy. Consultant to prepare transportation and median design plans including access management. The work will be followed by landscape and irrigation plans.

Approved Budget: $1,334,961.00 **Expenditures to Date:** $0

Completed Tasks:

Jan – Feb	We are working on creating a Request for Services through existing consultants' library.
Mar – Apr	Working with Procurement and awaiting the adoption of the new library to enter into a design scope that will address the engineering component along with the landscape component.

Project Lead: Omar Leon, Arborist

SE 47th Terrace Fire Department Fire Connections

Scope of Work: Provide FDC assemblies at four select properties along the south side of the Club Square parking lot.

Approved Budget: $126,728.00 **Expenditures to Date:** $0.00

Completed Tasks:

Dec - Jan	The contractor has submitted permit requests for each of the four properties for review and approval.
Feb	Due to ongoing misinterpretations of permit rejection comments, a Teams meeting was held Feb 1 between the permit review and the contractor. This effective meeting cleared up all the existing conflicts. Awaiting results of City plan review of latest resubmittal of select permits. Awaiting the rebuilding of one domestic backflow preventer, and its subsequent recertification, at one of the properties in need of a FEC permit.

Project Lead: Chris Camp, Principal Engineer

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Thank you