COMMUNITY REDEVELOPMENT AGENCY PROJECT PROGRESS REPORT

JANUARY 17, 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:

May/June	Electrical design completed by consultant, Water District permit issued, Consultant ready to submit for site permit pending final revisions.
July/August	Site permit application, Procurement review, Site permit fees paid issued
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.

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.

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:

Jan/Feb PW Engineering developed sight distance study to begin in-house design based on adopted templates

March/April	Landscape and irrigation designs
May/June	Bid documents and RFQ sent. Deadline end of May 2023.
July/August	Quote accepted and contractor awaiting Notice to Proceed. Procurement drafting contract and purchase order issuance.
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

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:

Jan/Feb	Requisition prepared and contract amended by Procurement to issue Purchase Order
March/April	NTP issued, data collection began
May/June	Access management data collection and management study underway.
July/August	Engineer Design consultant completed access management plan, internal review, and plan analysis
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.

Project Lead: Omar Leon, Arborist/PW

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:

Jan/Feb	Project scope development using in-house staff. HUD requirements to be met before project begins due to CDBG funding
March-July	Project delays due to burrowing owl nesting season (Feb-July)
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.
Dec/Jan	Crews are working on replacing drives back to the ROW

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	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.

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

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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:

Jan/Feb	Electrical distribution system damaged by Ian. Risk and Hagerty Consulting involved in damage and repairs.
Mar/April	PW staff restored high voltage lighting, low voltage pedestals without power. Scope of work developed, and quotes obtained
May/June/July	Scope adjusted due to FEMA reimbursement requirements, suppliers late on providing repair quotes
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

Wastewater System Improvements

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

Approved Budget: $1.78 million **Expenditures to Date:** $1.83 million

Completed Tasks:

Jan/Feb	16-inch force main installed from the MPS site east to Coronado. 20-inch force main installed from the MPS site west along SE 47th Terrace
Apr/May	Force main construction about 75% complete. The contractor installed temporary asphalt. Delays in receiving the necessary valves expected delivery in November. Council approved MS 100 construction mid-May.
June/July/Aug	Construction of force main is about 85% complete. NTP on MS 100 issued in June.
Sept/Oct	Milling and paving one side of SE 47th Ter road crown to the edge of pavement should be completed by early March 2024

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:

Jan-May	Sitework and infrastructure construction
June-Present	Building construction underway. Phase 1 completion of first 100 residential units anticipated in May 2024. Project completion date set for December 2024.

Project Lead: Sharon Woodberry, Economic Development Manager/CM

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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:

Jan-Mar	PUD to accommodate more than 20 percent office space
Apr-Sept	TIF agreement approved by CRA and Council. Site plans submitted. Plat submitted.
Oct	Groundbreaking event with Fall 2025 completion date expected
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

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.

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.

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:

Jul	NOFA issued and applications made available July 26, 2023
Nov	3 Applications under review
Dec	2 Applications under review; 1 application referred for CRA approval

Project Lead: Sharon Woodberry, Economic Development Manager/CM

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

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:

Jan - Apr	Received request for TIF payment TY 22/FY 23. Payment issued.
May – Dec	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:** $548,553.10

Completed Tasks:

Jan - Dec 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 We are working on creating a Request for Services through existing consultants' library

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.

Project Lead: Chris Camp, Principal Engineer

Thank you