COMMUNITY REDEVELOPMENT AGENCY PROJECT PROGRESS REPORT

SEPTEMBER 11, 2024

SOUTH CAPE
The Heart of Cape Coral

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SOUTH CAPE
The Heart of Cape Coral

4642 Vincennes Boulevard Public Parking

Project Number: C193001007
Scope of Work: 4642 Vincennes Blvd. (North of Cape Coral Parkway)
Design and construct of a 40-space parking lot to include landscaping, curbing, paving, drainage inlets and lighting.

Approved Budget: $659,591 **Expenditures to Date:** $407,919

Completed Tasks:

May	New irrigation and EV Charger scope provided to consultant. Proposal for additional scope received from consultant on 5/29. Reviewing proposal and process for additional funding required.
June	Staffing Cost Proposal amendment draft is complete. Sending amendment for review and then for signatures. Once signed I will submit to procurement. New design work will begin after amendment approval.
July	Awaiting final signatures on SCP amendment
August	SCP Amendment #2 has been in review by legal and procurement. Notification was received on 8/22 that the SCP Amendment and Memo has been completed and is awaiting final signatures.

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

4813 Vincennes Street Public Parking

Project Number: C193001007
Scope of Work: 4813 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: $371,020 **Expenditures to Date:** $0

Completed Tasks:

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.
Mar/Apr	Completed SOW and updating cost estimate. RFS submitted.
May	Working with CPH to develop SCP.
June	Reviewing SCP.
July	SCP approved in the amount of $57,937.
Aug	CPH survey crew started field work on Aug 8th.

Project Lead: Zachary Gogel, Project Manager/CRA

Big Johns Parking Lot Improvements

Project Number: C193001011
Scope of Work: Mil and resurface Big John's parking lot with the addition of Compactors and EV chargers. Restripe and addition of speed bumps.

Approved Budget: $1,560,082 **Expenditures to Date:** $0

Completed Tasks:

May	Creating SOW to include compactor enclosures and speedbumps.
June	Continuing to work on SOW.
July	SOW completed working with procurement for design.
Aug	SOW completed, RFS on design submitted to Procurement.

Project Lead: Zachary Gogel, Project Manager/CRA

Country Club Boulevard Median Landscaping

Project Number: C193001005
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:** $76,145

Completed Tasks:

Mar/Apr	The Country Club Boulevard Project has entered the landscape design phase and CRA PM is currently working on preparing the bid for the median construction along Palm Tree Blvd south of Country Club Blvd.
May	Scheduling public input meeting for July. Anticipated 60% design to be in July.
June	Redesigning plans for Palm Tree medians south of Country Club.
July	Redesign completed working to submit RFW. Public input meeting scheduled for August 14th.
Aug	RFW submitted, finalizing bid documents for curbing on Palm Tree Blvd medians South of Country Club Blvd.

Project Lead: Zachary Gogel, Project Manager/CRA

Palm Tree Blvd. Median Landscaping Project

Project Number: C193001012
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:

Mar/Apr	The Palm Tree Blvd Project is going through the consultant's library for development of a scope. A consultant has been chosen at this time and we are awaiting on Procurement review to proceed with the use of the library.
May	Internal meeting to discuss SCP from Stantec on 6/5/24.
June	Meeting with Stantec scheduled for 6/13/24.
July	Working with procurement to approve SCP.
Aug	SCP for design services to be presented for approval at the September 11th CRA meeting.

Project Lead: Zachary Gogel, Project Manager/CRA

SE 47th St Area CRA Improvement Project

Project Number: C193001008
Scope of Work: Design improvements to the streetscape including trees, concrete, pavers, and other items.

Approved Budget: $216,818 **Expenditures to Date:** $0

Completed Tasks:

Aug	RFS submitted for Design on August 22nd.

Project Lead: Zachary Gogel, Project Manager/CRA

Miramar Street Sidewalks

Project Number: C193001010
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:** $229,325.79

Completed Tasks:

Mar/Apr	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.
May	One section remains, creating utility box before sidewalk is poured.
June	No change from May's response.
July	No changes to report.
August	Project very close to being completed. No change to report.

Project Lead: Brian Flanagan, Streets Operations Supervisor/PW

Cape Coral Pkwy Street Light Retrofit

Project Number: C193001013
Scope of Work: To improve the streetlight reliability by upgrading the electrical infrastructure and replacing the green streetlights along Cape Coral Pkwy.

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

Completed Tasks:

May	Recreating SOW to reflect signal poles and determining specs for material to be used.
June	Received specs for painting traffic signal poles. Applying specs to SOW.
July	Reviewing project needs with changing of street light poles.
Aug	Reappropriated the funds from the Repainting of Signal Poles to the Cape Coral Pkwy Street Light Retrofit. RFS submitted for Photometrics of the green decorative streetlights on Cape Coral Pkwy from Palm Tree Blvd to Del Prado Blvd.

Project Lead: Zachary Gogel, Project Manager/CRA

Decorative Tree Lighting

Project Number: Y193001000
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. Lighting will be hardened by changing to low-voltage as a way reduce sensitivity to moisture.

Approved Budget: $160,000 **Expenditures to Date:** $22,000

Completed Tasks:

Nov/Dec	Decorative lights operational; Christmas lights in progress
Jan/Feb	Decorative lights operational; project complete
Mar/Apr	Testing three new low-voltage options to identify the best one going forward.
May	Continuing testing at City Hall.
June	Continuing testing at City Hall.
July	No changes to report
Aug	New lights will be purchased in September. Install on CCPKWY to be completed by mid to late November.

Project Lead: Zachary Gogel, Project Manager/CRA

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 complete.

Approved Budget:	$1.78 million (Design)	**Expenditures to Date:**	$1.28 million
	$7.08 million (FMTL)		$5.42 million
	$13.09 million (Site)		$4.61 million

Completed Tasks:

Sept/Oct	Milling and paving one side of SE 47th Terr road crown to the edge of pavement was completed in March 2024
Nov/Feb	Force Main and paving has been completed.
July	Site Construction on MPS-100 is 25% complete.
August	Site Construction on MPS-100 is 30% complete.

Project Lead: Jeff Pearson, Director/Utilities

Cove at 47th

Scope of Work: Mixed-use multi-family private 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. CRA to work with developer on parking management system to create uniform parking system.

Approved Budget: $10.35 million **Advanced by the City – paying back annually**

Completed Tasks:

June	Retail space is 100% leased. Retail tenant buildout to start this summer. First 100 residential units, amenities+pool, parking garage targeted for 8/1/24
July	Apartments currently leasing. First 100 Units available for move-in August 16th.
August	Phase 1 Residential (100 units) opening postponed to September. Garage opening also set to open in September. Remaining phases anticipated to be substantially complete by January 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. Off-site improvements (stormwater treatment and sewer line upgrade) are estimated to be $3,210,953.

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

Completed Tasks:

Jun	Staff maintaining communications with developer for updates on SFWMD permit and coordinating efforts on installation of right of way improvements
July	Three (3) residential buildings under construction. Commercial Building starting structural steel.
August	(3) residential buildings and commercial/mixed use under construction. Lee Health permit still in review. City contract for ROW improvements being finalized.

Project Lead: Sharon Woodberry, Economic Development Manager/CM

Utility Box 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:

Dec/Jan	Contracts being signed this week by the City Manager's office.
Jan/Feb	On hold - Artwork being moved to other locations.
Mar/Apr	Identify unwrapped utility boxes for artwork to be installed.
May	New utility boxes around The Cove at 47th to be wrapped.
June	Waiting for The Cove to remove fencing to begin project.
July	Fencing at The Cove has been removed, working to measure utility boxes.
Aug	Using GIS to locate all utility boxes in the CRA to create a priority list of those to be wrapped.

Project Lead: Zachary Gogel, Project Manager/CRA

Dumpster Façade

Scope of Work: Improvements to dumpster enclosers including steel powder coated gates and concrete shiplap walls.

Approved Budget: $0

Expenditures to Date: $0

Completed Tasks:

Mar/Apr	Currently assessing trash volume to determine the amount of space needed for dumpster enclosures.
May	Enclosure concepts received. Working with Waste Pro on compactor sizing.
June	Wastepro is finalizing pricing and specs for compactors.
July	Project estimates shared with Finance for budget. Project to begin with compactor enclosures.
Aug	SOW completed for Big Johns, RFS on design submitted to Procurement.

Project Lead: Zachary Gogel, Project Manager/CRA

Replacement of Dumpsters to Compactors

Scope of Work: Replace dumpsters with compactors in serval areas to increase parking spaces.

Approved Budget: $0

Expenditures to Date: $0

Completed Tasks:

Mar/Apr	Currently assessing trash volume to determine compactor locations.
May	Working with Waste Pro on compactor sizing.
June	Wastepro is finalizing pricing and specs for compactors.
July	Project estimates shared with Finance for budget. Project to begin with Big John's parking lot.
Aug	SOW completed for Big Johns, RFS on design submitted to Procurement.

Project Lead: Zachary Gogel, Project Manager/CRA

Bimini Basin Mooring Field – Design and Permitting

Project Number: C703001020
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 **Expenditures to Date:** $68,312.10

Completed Tasks:

Mar	Purchase order received on March 4. Bi-weekly progress meetings scheduled and attended.
Apr	Pre-application permitting meeting held with DEP.
May	30% Design in progress.
June/July	Geotechnical report received. Seawall options discussed. Modular facility concept design confirmed. Conversations with USACE regarding their permitting. Economic Development working on timeline of project.
August	No change to report.

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

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:

Mar	Permits rejections addressed and submitted for review and approval. Domestic backflow certification at Big Blue Brewing issue being addressed.
Apr	Awaiting results of permit review. Project management being transferred to Zachary Gogel, new CRA project manager.
May	Working to find solution to contractor issue.
June	Close to solution for the contractor issue.
July	Had a site visit with a possible contractor to continue the work scoped by Summit Fire. Identified deficiencies to be corrected with a possible change order.
Aug	Total Fire to assume the contract from Summit.

Project Lead: Zachary Gogel, Project Manager/CRA

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:

June	14 Applications in Progress; 3 Application Submitted/In Review; 2 Applications Approved. Ribbon cutting ceremony held June 22nd for East of Chicago
July	16 Applications in Progress; 4 Applications Submitted/In Review: 2 Applications approved
August	Status of Program Application – (5) In Progress; (2) Submitted/In Review; (5) Incomplete; (5) Cancelled; (2) Inactive; (2) Approved

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:

June	No activity to date
July	No activity to date
August	No activity to date

Project Lead: Sharon Woodberry, Economic Development Manager/CM

Thank you