



COMMUNITY REDEVELOPMENT AGENCY PROJECT PROGRESS REPORT JANUARY 15, 2025 CRA MEETING

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4642 Vincennes Boulevard Public Parking

Project Number: C193001007

Estimated Completion Date: Summer 2025

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: \$58,292

Completed Tasks:

October	Design of additional work is almost complete. A new site lighting spec has been proposed and new electrical service requirements for the EV Charger.
November	Working to submit change order to reflect service connection to LCEC to power EV chargers. Additionally, CO reflects change in parking lot lights to match the streetlights within the CRA.
December	Submitting change order for the increase of design in the amount of \$9,855. Amendment #3 to be submitted for signature.



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

4642 Vincennes Boulevard Public Parking



4813 Vincennes Street Public Parking

Project Number: C193001007

Estimated Completion Date: Summer 2025

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:

October

Design near completion, 23 Spaces including 2 ADA spaces.

November

Change Order to be submitted to include service connection to LCEC to power EV chargers and parking lot lights.

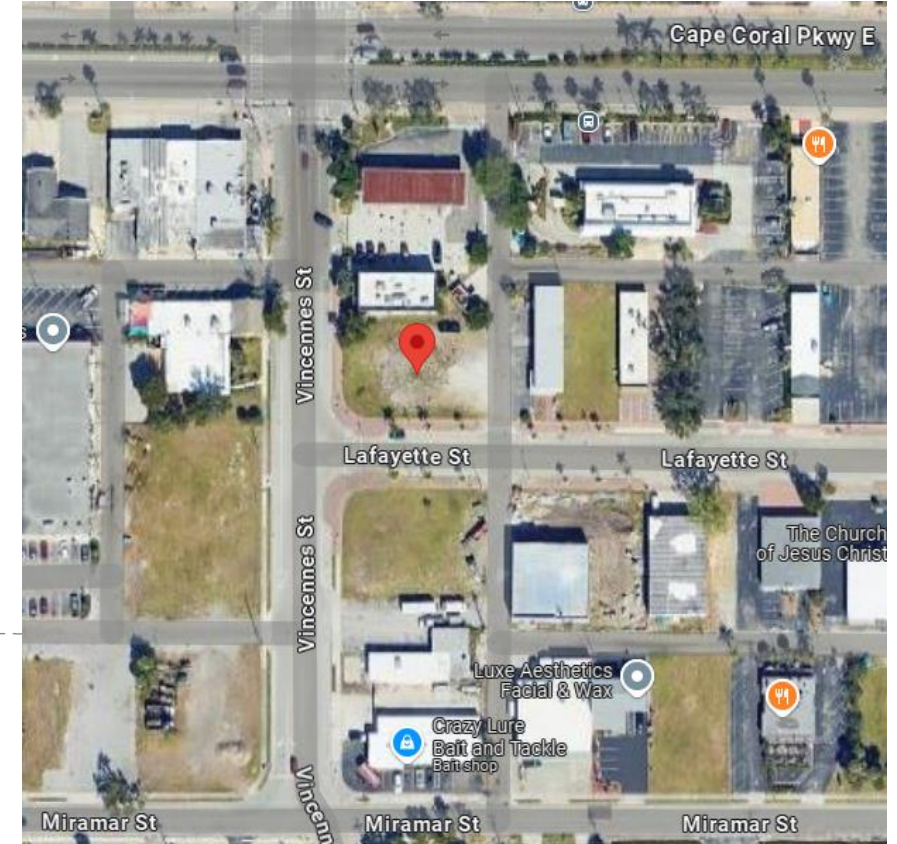
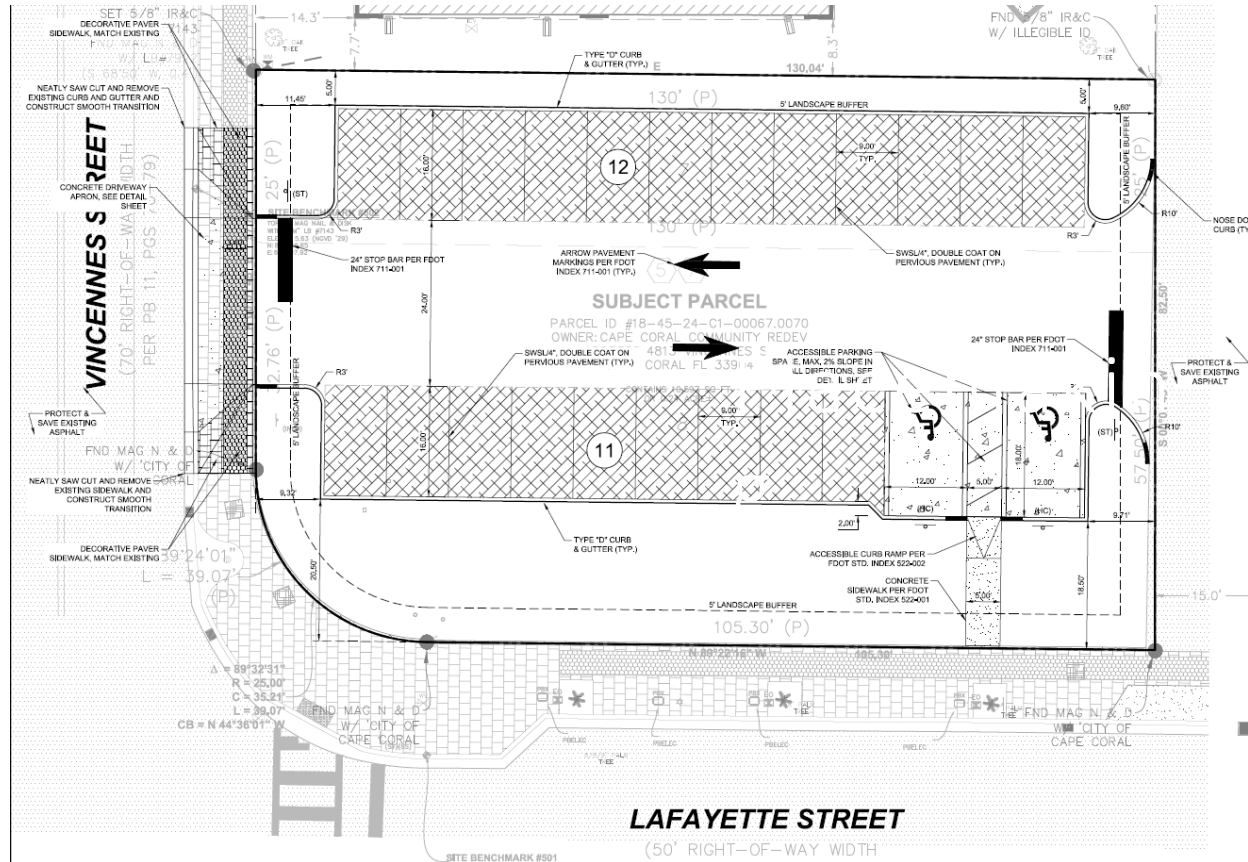
December

Amendment 1 to be signed in January for scope to include service connection to LCEC. Increase of Design amount of \$9,855 for a new total of \$67,792. Additionally, 120 days will be added for a total of 330 days.



Project Lead: Zachary Gogel, Project Manager/CRA

4813 Vincennes Street Public Parking



Big Johns Parking Lot Improvements

Project Number: C193001011

Estimated Completion Date: Summer 2025

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:

October	Site visit with CPH to complete SCP.
November	Changes made to compactor locations working Property Broker to identify new location.
December	SCP for improvements have been put on hold until new dumpster locations can be identified. New east location has been identified, west side relocation site continues to be researched.



Project Lead: Zachary Gogel, Project Manager/CRA

Big Johns Parking Lot Improvements



Dumpster Enclosure

Project Number: C193001011

Estimated Completion Date: Summer 2025

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

Approved Budget: Budget under Big John's Parking Lot Improvements

Completed Tasks:

November

Changes made to compactor locations working Property Broker to identify new location.

December

Per the South Cape Redevelopment Plan section 12.2.3, Short-Term Capital Projects and Strategic Investment, Entertainment District, C. Small-scale infill (re)development (High Priority). Therefore, it would be strategic of the CRA to relocate the Dumpster Enclosures to the far West and East of the parking lot to not interfere with future infill of Big John's parking lot, located within the Entertainment District.



Project Lead: Zachary Gogel, Project Manager/CRA

Dumpster Enclosure



Replacement of Dumpsters to Compactors

Project Number: C193001015

Estimated Completion Date: Summer 2025

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

Approved Budget: \$370,000

Expenditures to Date: \$0

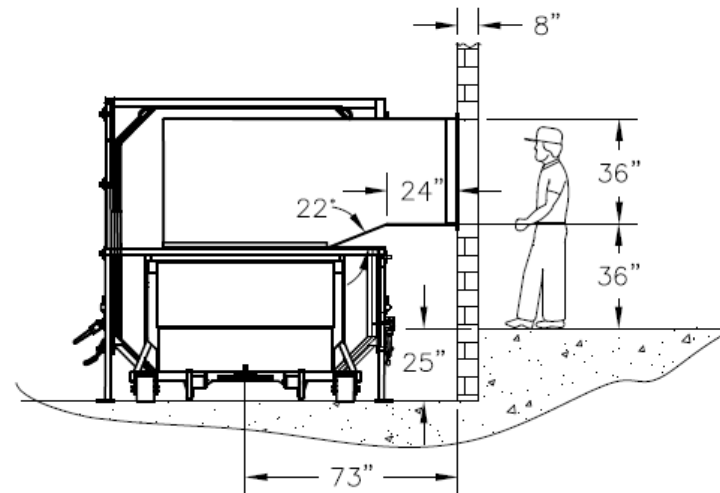
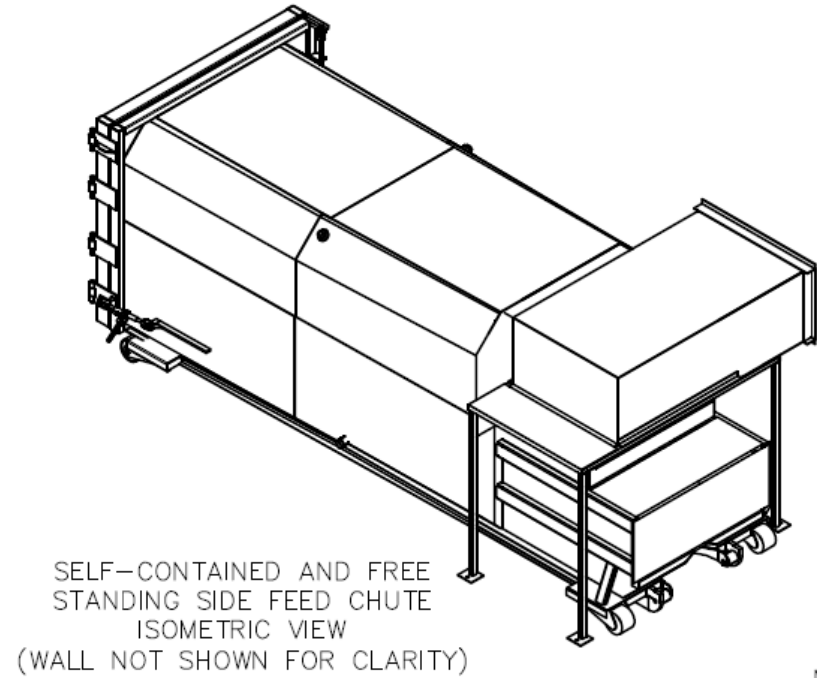
Completed Tasks:

October	Site visit with CPH to confirm compactor locations and service connections for SCP.
November	Changes made to compactor locations working Property Broker to identify new location.
December	SCP for improvements have been put on hold until new dumpster locations can be identified.



Project Lead: Zachary Gogel, Project Manager/CRA

Replacement of Dumpsters to Compactors



Country Club Boulevard Median Landscaping

Project Number: C193001005

Estimated Completion Date: Spring 2025

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: \$98,173

Completed Tasks:

October	Bid for Palm Tree medians south of Country Club to open on November 6 th and close on December 10 th .
November	100% plans received for landscaping design. Median curbing for Palm Tree Blvd out for bid.
December	CRA Resolution 2-25 Award Bid #BCR24184KMR to Bateman Contracting, LLP. for the Construction of Palm Tree Median Curbing will be on the January 15 th CRA Agenda.



Project Lead: Zachary Gogel, Project Manager/CRA

Country Club Boulevard Median Landscaping



Palm Tree Blvd. Median Landscaping Project

Project Number: C193001012

Estimated Completion Date: Fall 2025

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: \$1,509,204

Expenditures to Date: \$68,063

Completed Tasks:

October	Stantec is working on Design Task 1 Corridor Analysis and Report.
November	Held design kickoff meeting on November 19 th . Landscaping focal points and high-level items were discussed in detail.
December	Task 1 'Corridor Analysis and Report - Completed Held meeting to recap Task 1 and included City Arborist for feedback and comments on landscaping portion.



Project Lead: Zachary Gogel, Project Manager/CRA

Palm Tree Blvd. Median Landscaping Project



SE 47th St Area CRA Improvement Project

Project Number: C193001008

Estimated Completion Date: Spring 2025

Scope of Work: Design improvements to the streetscape including trees, concrete, pavers, and other items. Location is East of Del Prado Blvd.

Approved Budget: \$216,818

Expenditures to Date: \$0

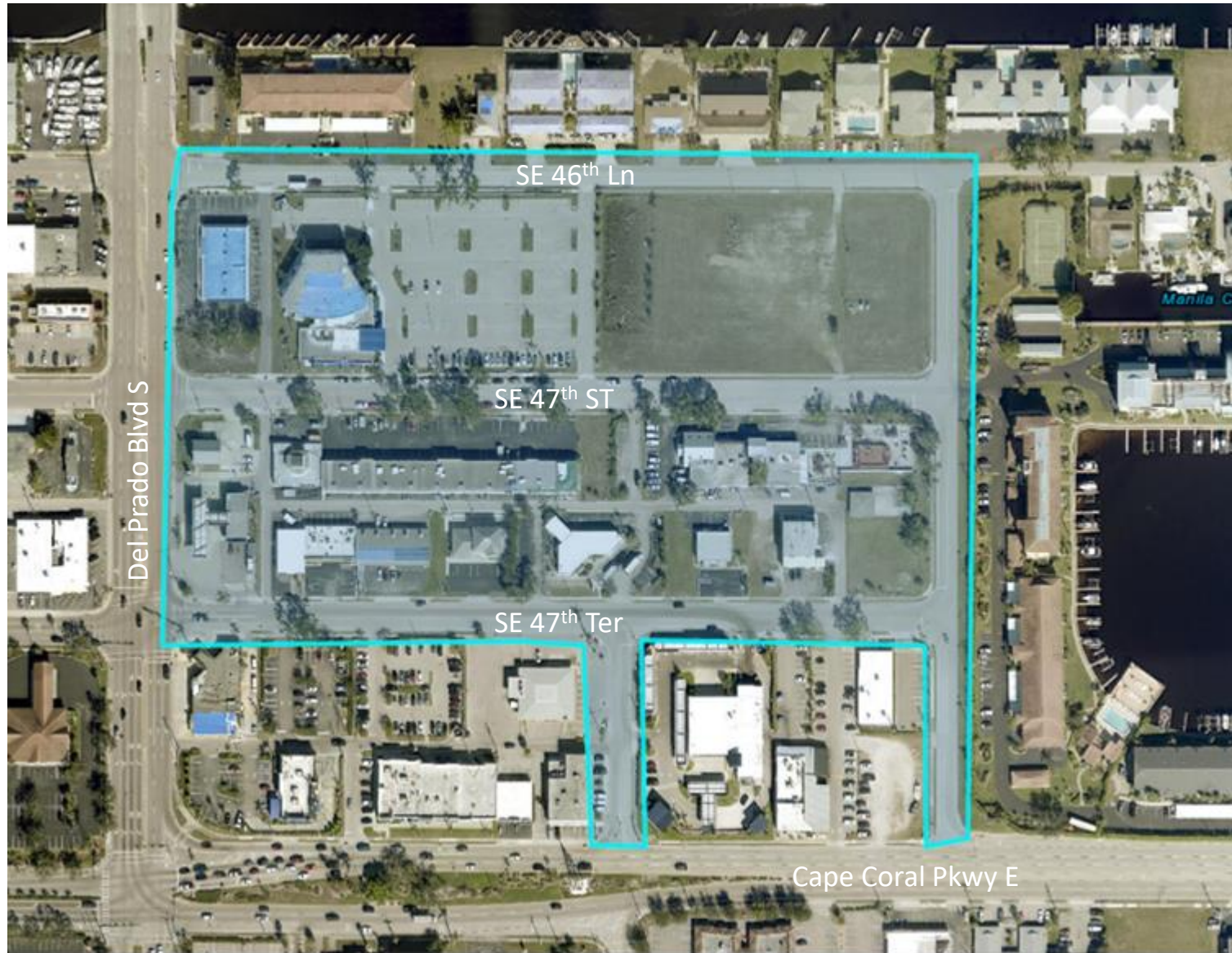
Completed Tasks:

October	Negotiating terms of SCP.
November	Working with Procurement and KCI to complete SCP.
December	Unable to come to agreement on hours and cost for design. Working with PW to locate new firm.



Project Lead: Zachary Gogel, Project Manager/CRA

SE 47th St Area CRA Improvement Project



Miramar Street Sidewalks

Project Number: C193001010

Estimated Completion Date: Completed!

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: \$229,326

Completed Tasks:

October

Issued a PO to Restoration & Protective Solutions. Piping to be replaced in mid November with vault lid shortly after. Project to be completed by second week of December once sidewalk is constructed.

November

New vault lid was installed on 11/25/24 and sidewalk was completed on 11/27/24.

December

Project Completed!



Project Lead: Brian Flanagan, Streets Operations Supervisor/PW

Miramar Street Sidewalks



Cape Coral Pkwy Streetlight Retrofit

Project Number: C193001013

Estimated Completion Date: Spring 2025

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

Approved Budget: \$924,824

Expenditures to Date: \$0

Completed Tasks:

October	SCP submitted to Procurement for review.
November	Working with Matern and Procurement to complete SCP. Design of Photometrics is expected to be completed within 60 days of NTP.
December	SCP approved, Matern is working with procurement to become a City vendor.



Project Lead: Zachary Gogel, Project Manager/CRA

Cape Coral Pkwy Street Light Retrofit



Decorative Tree Lighting

Project Number: Y193001000

Estimated Completion Date: Spring 2025

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: \$81,835

Completed Tasks:

October

Installation of infrastructure has begun.

November

The Cape Coral Pkwy. portion of the project was completed before Thanksgiving 2024. The next phase of the project with included the center of the roundabout and 47th terrace east of Vincennes Blvd. to SE 15th Ave.

December

Adjustments made to CC Pkwy circuits to work with timers and allow for easier color changes.



Project Lead: Eric Olive, Sr. Electrician/PW

Decorative Tree Lighting



Wastewater System Improvements

Project Number: C36401039

Estimated Completion Date: Spring 2025

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)
\$7.08 million (FMTL)
\$13.09 million (Site)

Expenditures to Date: \$1.28 million
\$5.42 million
\$7.43 million

Completed Tasks:

October	Site Construction on MPS-100 is 35% complete.
November	Site Construction on MPS-100 is 45% complete.
December	Site Construction on MPS-100 is 60% complete.



Project Lead: Jeff Pearson, Director/Utilities

Wastewater System Improvements



Utility Box Public Art Project

Estimated Completion Date: Spring 2025

Scope of Work: Identifying Utility Boxes to wrap with artwork within the CRA.

Approved Budget: \$9,000

Expenditures to Date: \$0

Completed Tasks:

October	Working to wrap Utility Box at 1517 Cape Coral Parkway E.
November	Identifying additional locations to wrap.
December	PO issued to Fort Myers Digital for three locations, at the intersection of Del Prado and Cape Coral Parkway (2) and the NE corner of Del Prado and 47 th Terrace (1). Working with staff to get artwork for wrap at 1517 Cape Coral Parkway E.



Project Lead: Zachary Gogel, Project Manager/CRA

Utility Box Public Art Project



Bimini Basin Mooring Field – Design and Permitting

Project Number: C703001020

Estimated Completion Date: Winter 2026

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: \$166,138

Completed Tasks:

November	Utility connections confirmed for water and sewer. Final comments to shoreline improvements provided by City staff.
December	Final placement of modular building determined. Final comments to management plan provide by City staff. Final tweaks to permit application in progress.



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

Bimini Basin Mooring Field - Design and Permitting



SE 47th Terrace Fire Department Fire Connections

Project Number: C193001003

Estimated Completion Date: Spring 2025

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

Approved Budget: \$126,728

Expenditures to Date: \$0

Completed Tasks:

October	Summit signed Assumption of Contract for Total Fire.
November	SCHEA agreed to Assumption and project will move forward. Total Fire is creating a change order for the update in Scope.
December	Total Fire working to produce new agreement with SCHEA for the new scope and increase in cost of \$65,579 for a new anticipated total of \$192,307.



Project Lead: Zachary Gogel, Project Manager/CRA

SE 47th Terrace Fire Department Fire Connections



Palm Tree Public Square

Project Number: C193001016

Estimated Completion Date: Summer 2025

Scope of Work: Develop the roughly 1-acre parcel into a new park with landscaping, pedestrian features, and a focal point fountain.

Approved Budget: \$377,737

Expenditures to Date: \$0

Completed Tasks:

October

Creating SOW for design concept of park.

November

Working with Stantec and Procurement to complete SCP.

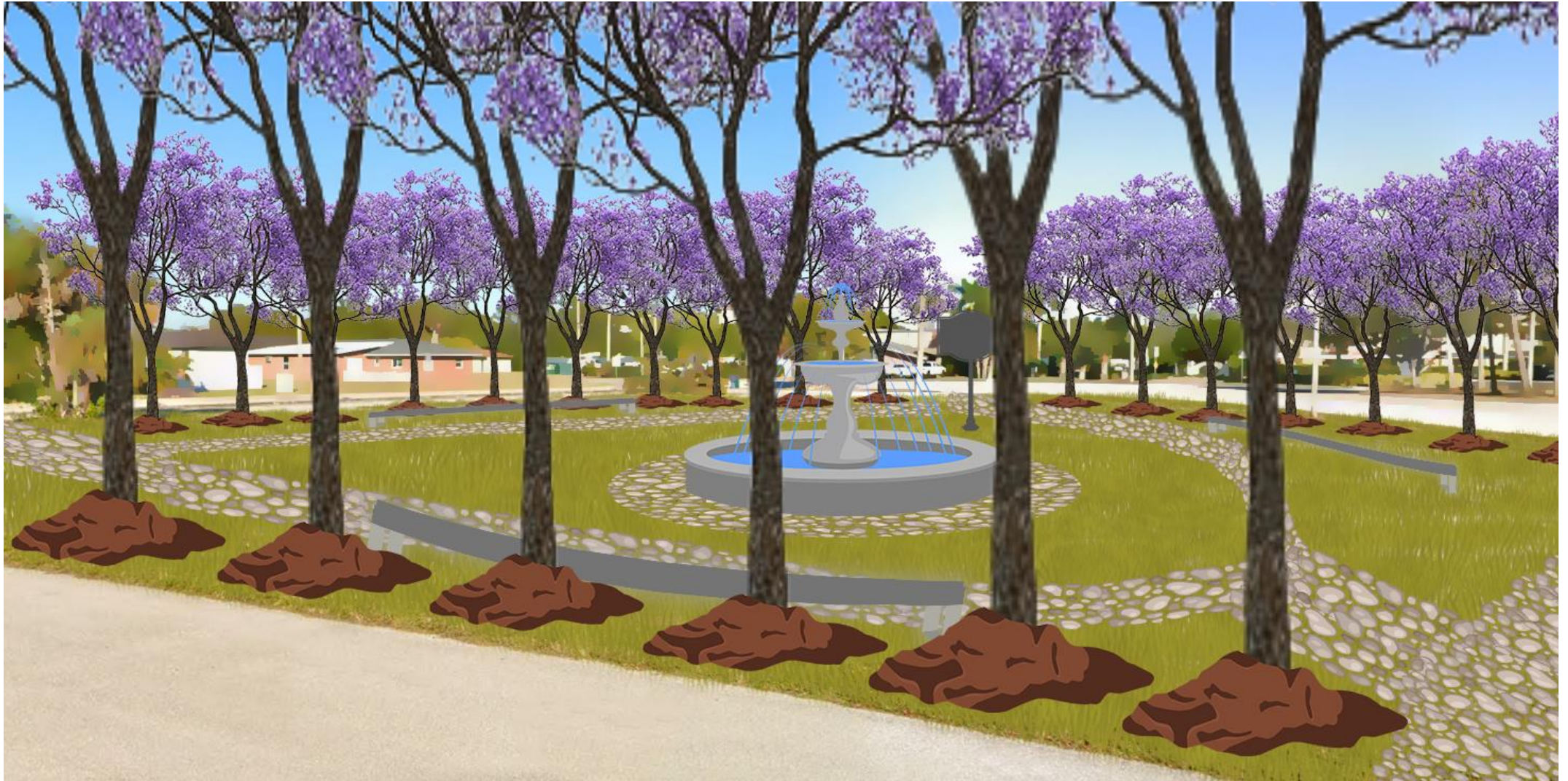
December

Working with Procurement to finalize SCP.



Project Lead: Sarah Newcomb, Special Projects Coordinator/CM

Palm Tree Public Square



Old Golf Course

Project Number: C703001046

Scope of Work: CRA partially funded the purchase of the Old Golf Course located at 4003 Palm Tree Blvd.

Approved Budget for Purchase: \$2,697,821

Expenditures to Date: \$0

Current Tasks:

- Gopher Tortoise, birds, mammals survey fieldwork concluded, and all burrows marked and with rope twine buffers.
- The FL bonneted bat survey cavity search is completed, and cavities are marked.
- The signs in English and Spanish for the bald eagle zone buffer are in the ground.
- RFQ for exotic tree removal was reissued to allow for them to be mulched in place. Responses due by December 27th.

Old Golf Course



Bimini East

Project Number: C190901001

Estimated Completion Date: Spring 2026

Scope of Work: The City plans to demolish 43 parcels located at the southwest quadrant of the intersection of Cape Coral Parkway and Coronado Parkway in the CRA's Bimini Basin District. These parcels, consisting of both improved and unimproved properties, cover approximately 18.73 acres. The purpose of the demolition is to prepare the site for future City development and use. The demolition will be performed and completed in accordance with all state, federal, and local regulations, as well as the specifications described in the attached scope and documents.

Approved Budget: \$40,279,504

Expenditures to Date: \$41,414,989

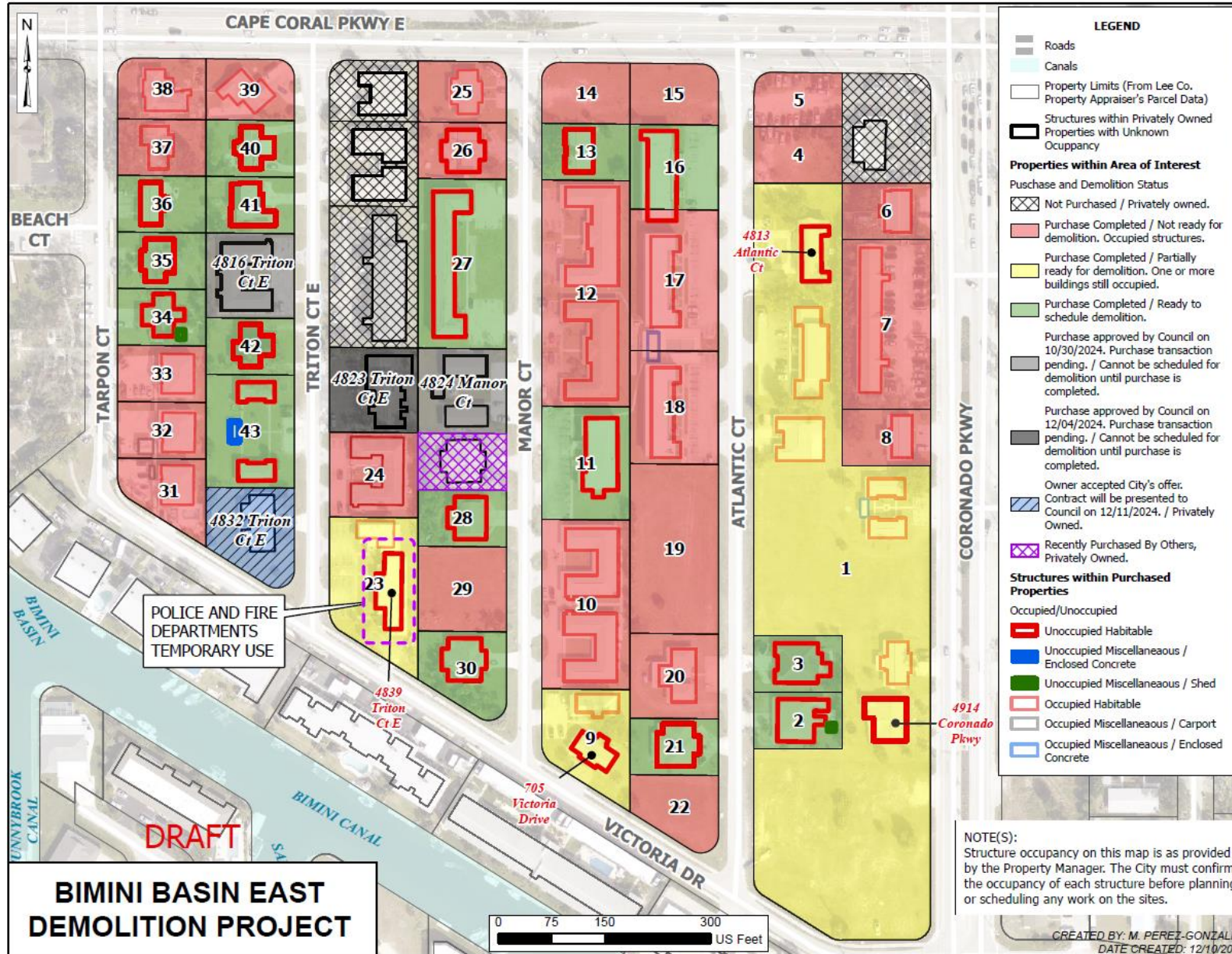
Completed Tasks:

October	Bid was opened on 10/8/24 and closed on 10/25/24.
November	City of Cape Coral Council approved Resolution 373-24 Award Bid #BCP24210KMR to Honc Destruction, Inc. for Bimini Basin East Demolition on 12/4/24.
December	Pre-Con meeting scheduled on site for 1/9/25.



Project Lead: Zachary Gogel, Project Manager/CRA

Bimini East



Cove at 47th

Estimated Completion Date: Spring 2025

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:

October	Retail tenants to start build out of space in November. Tenants expected to begin opening doors Q1 2025. Parking equipment installed and programming will be complete in November. Garage expected to go live early December. Full building opening expected January 2025.
November	Work is underway on the commercial units to prepare them for tenant turnover and buildout. Programming and installation of parking equipment is underway.
December	Parking garage open to tenants, installation of parking equipment incomplete. (2) commercial units scheduled for turned over this week to general contractor for tenant buildout. Projected occupancy in Spring.

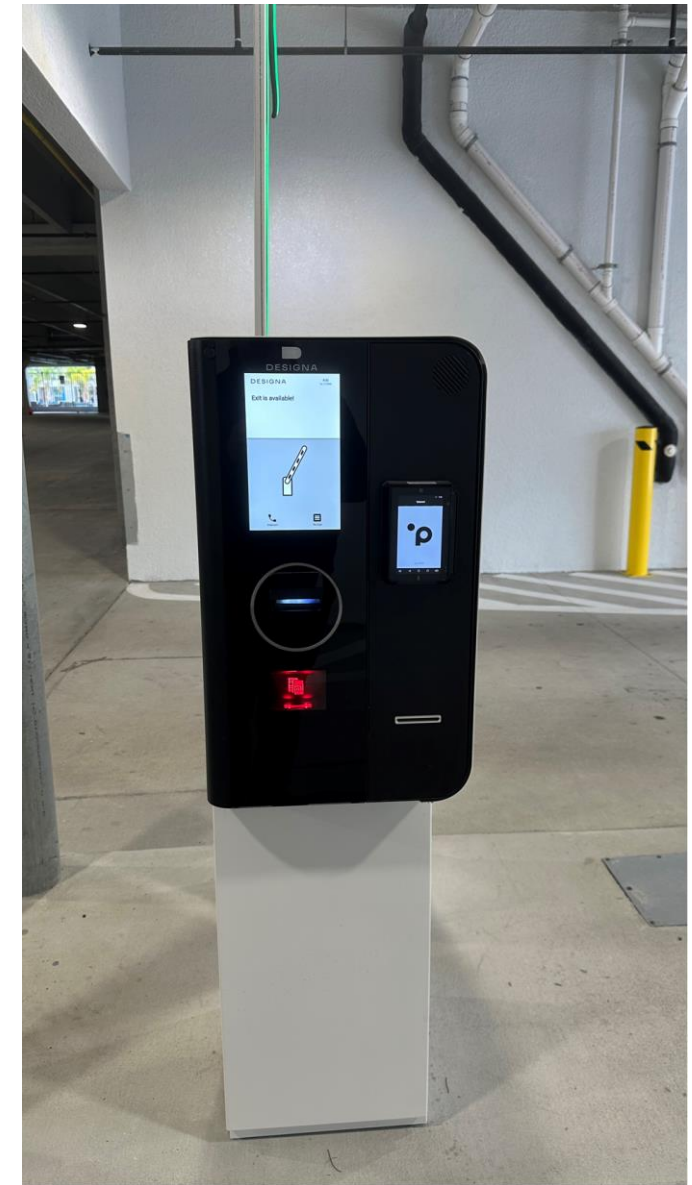
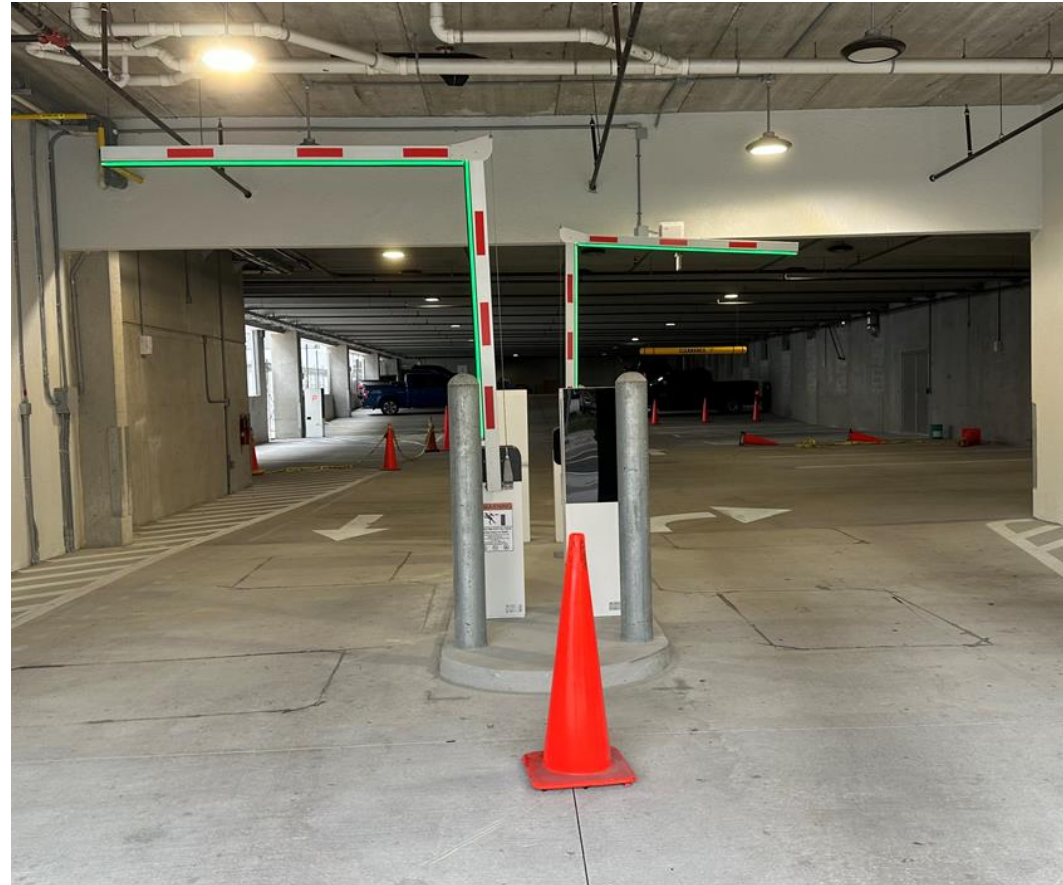


Project Lead: Sharon Woodberry, Economic Development Manager/CM

Cove at 47th



Cove at 47th



Bimini Square

Estimated Completion Date: Fall 2025

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:

- | | |
|----------|---|
| October | Framing and dry in being completed. Rough-in plumbing and electrical beginning. Pouring for garage foundation partially poured. City Contract for ROW improvements approved. |
| November | Mixed-use and residential construction on schedule. Seawall construction commencing. Restaurant construction ready to commence. Target opening date is by Thanksgiving. Docks moving forward as scheduled. Expect approval of Army Corp of Engineer permit, no resident opposition during public comment period. SFWMD waiver was denied and working on appeal. |
| December | Potable water lines installed. Testing underway for tie-in of new lines to existing. Materials for stormwater ordered and expected for delivery in February. |

Project Lead: Sharon Woodberry, Economic Development Manager/CM

Bimini Square



Breaking Barriers To Business (B2B) Economic Development Incentive Program

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:

October	Status of Program Application - (6) In Progress; (1) Submitted/In Review; (2) Approved; (4) Incomplete; (6) Cancelled; (3) Inactive
November	Status of Program Application - (6) In Progress; (2) Approved; (4) Incomplete; (7) Cancelled; (3) Inactive
December	Status of Program Application - (2) In Progress; (4) Incomplete; (13) Cancelled/Inactive; (3) Approved



Project Lead: Sharon Woodberry, Economic Development Manager/CM

Demolition Program

Economic Development Incentive 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:

October	No activity to date
November	(1) Submitted/In review
December	(1) Pre-Application submitted (1) Incomplete



Project Lead: Sharon Woodberry, Economic Development Manager/CM

Thank you
Any Questions?

