



COMMUNITY REDEVELOPMENT AGENCY PROJECT PROGRESS REPORT NOVEMBER 13, 2024 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: \$56,290

Completed Tasks:

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.

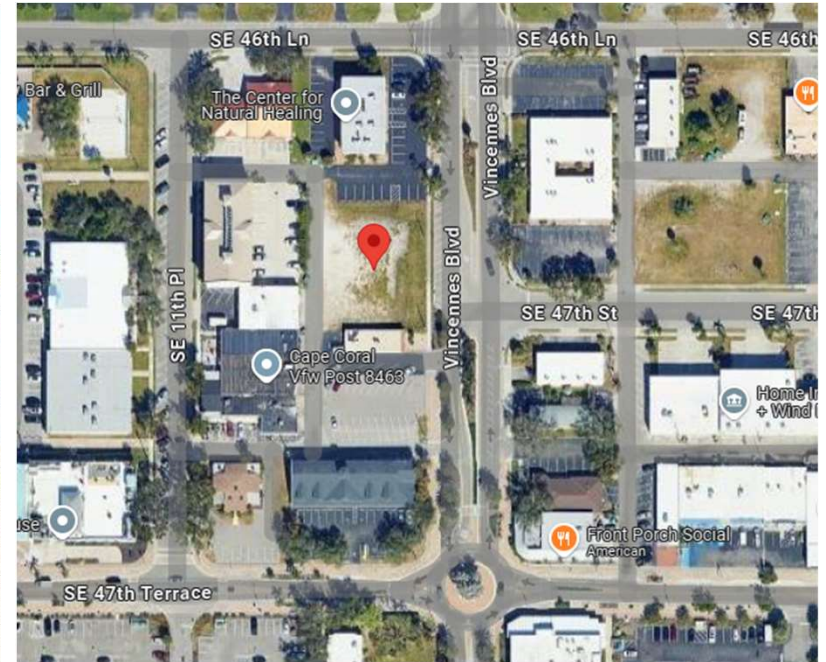
Sept. Ammendment #2 was signed and approved. The consultant has started work on the additional work design.

Oct. Design of additional work is almost complete. A new site lighting spec has been proposed and new electrical service requirements for the EV Charger.



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

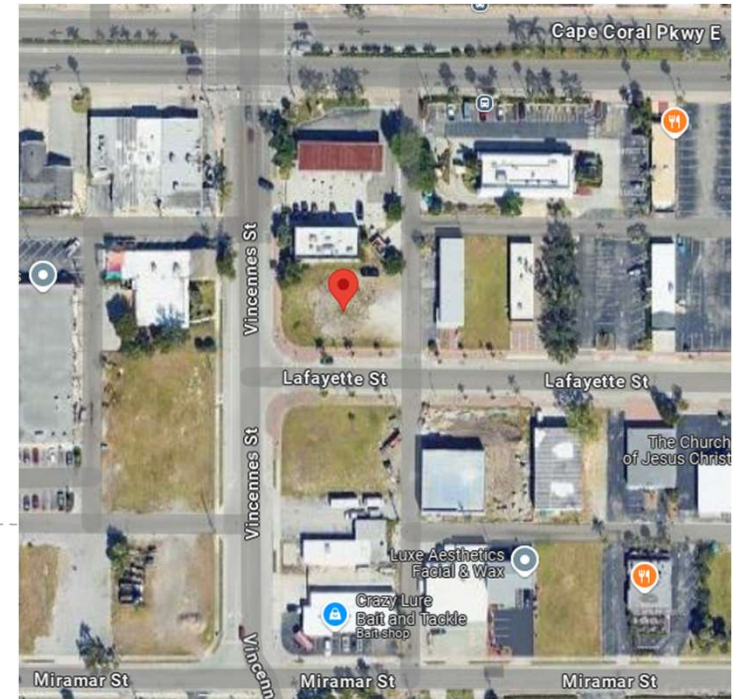
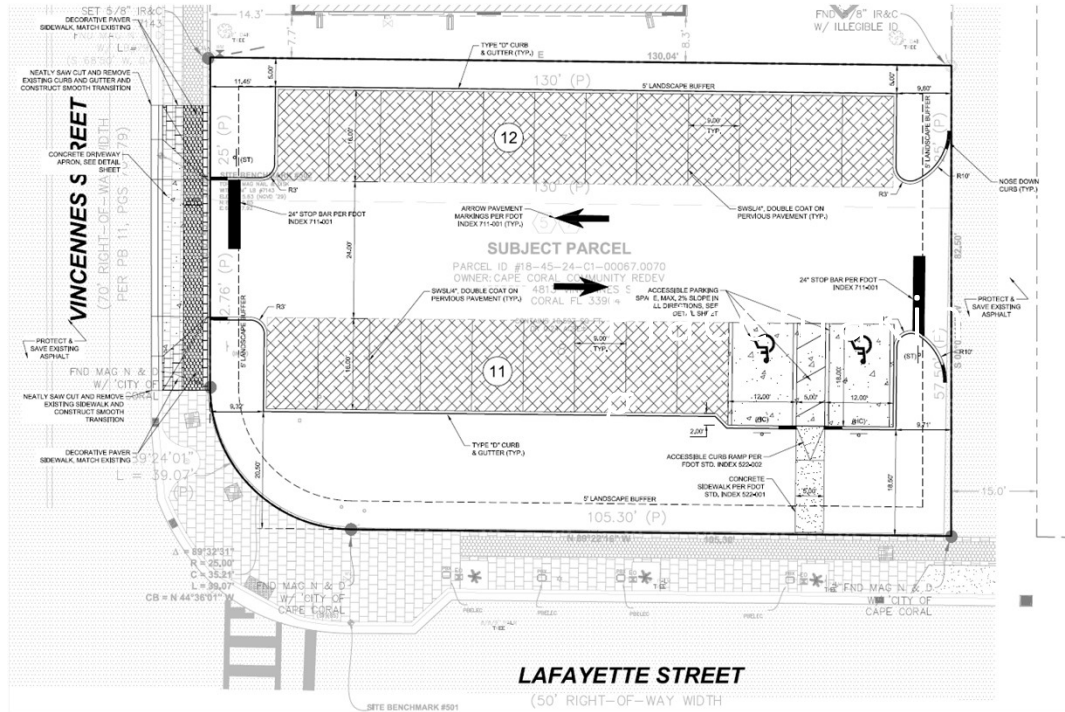
Completed Tasks:

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.
Sept	Survey work completed; Project Design has begun.
Oct	Design near completion, 23 Spaces including 2 ADA spaces.



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:

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.
Sept	RFS approved working with CPH on SCP.
October	Site visit with CPH to complete SCP.



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: \$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.
Sept	RFS approved working with CPH on SCP.
October	Site visit with CPH to confirm compactor locations and service connections for SCP.

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 several areas to increase parking spaces.

Approved Budget: \$370,000

Expenditures to Date: \$0

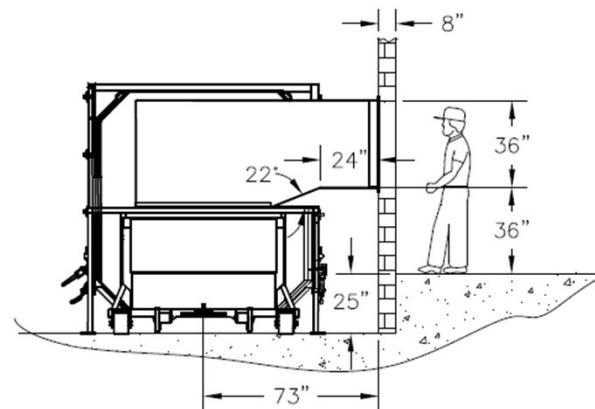
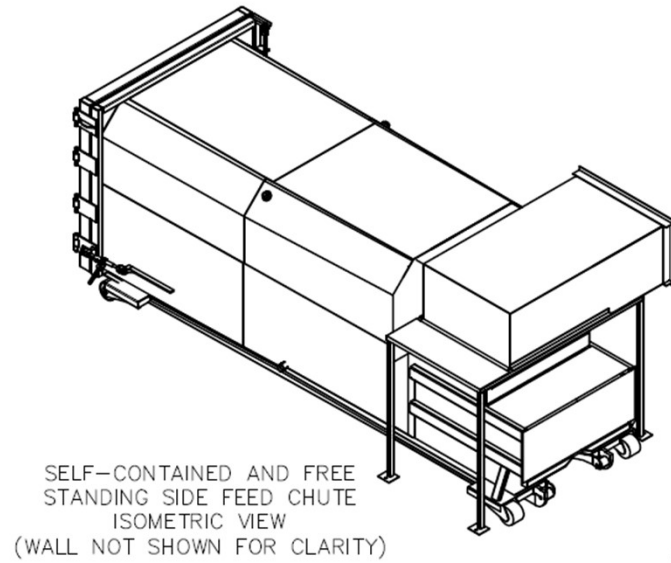
Completed Tasks:

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.
Sept	RFS approved working with CPH on SCP.
October	Site visit with CPH to confirm compactor locations and service connections for SCP.



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: \$76,145

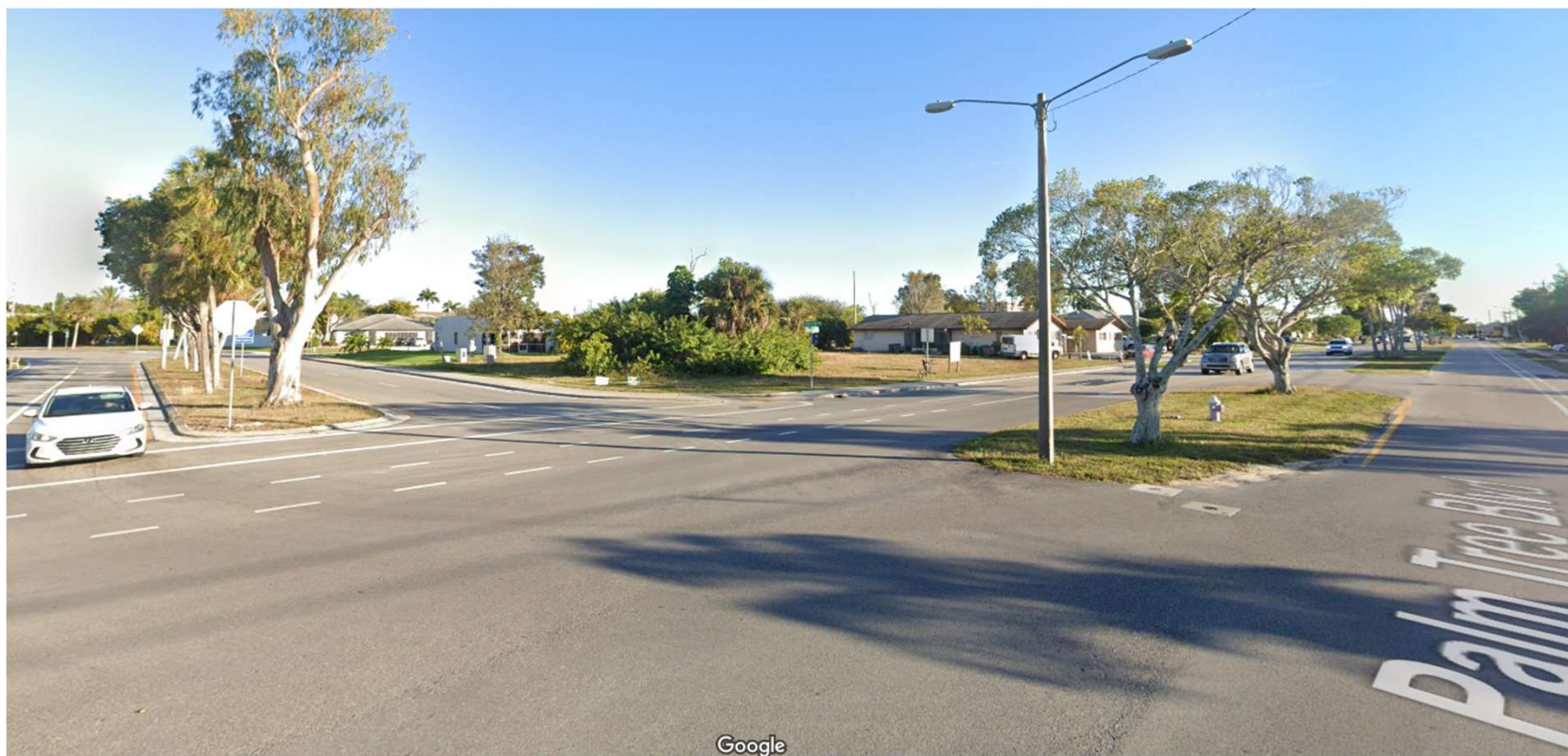
Completed Tasks:

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 14 th .
Aug	RFW submitted, finalizing bid documents for curbing on Palm Tree Blvd medians South of Country Club Blvd.
Sept	90% plans received for landscaping design.
October	Bid for Palm Tree medians south of Country Club to open on November 6 th and close on December 10 th .

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: \$1,334,961

Expenditures to Date: \$0

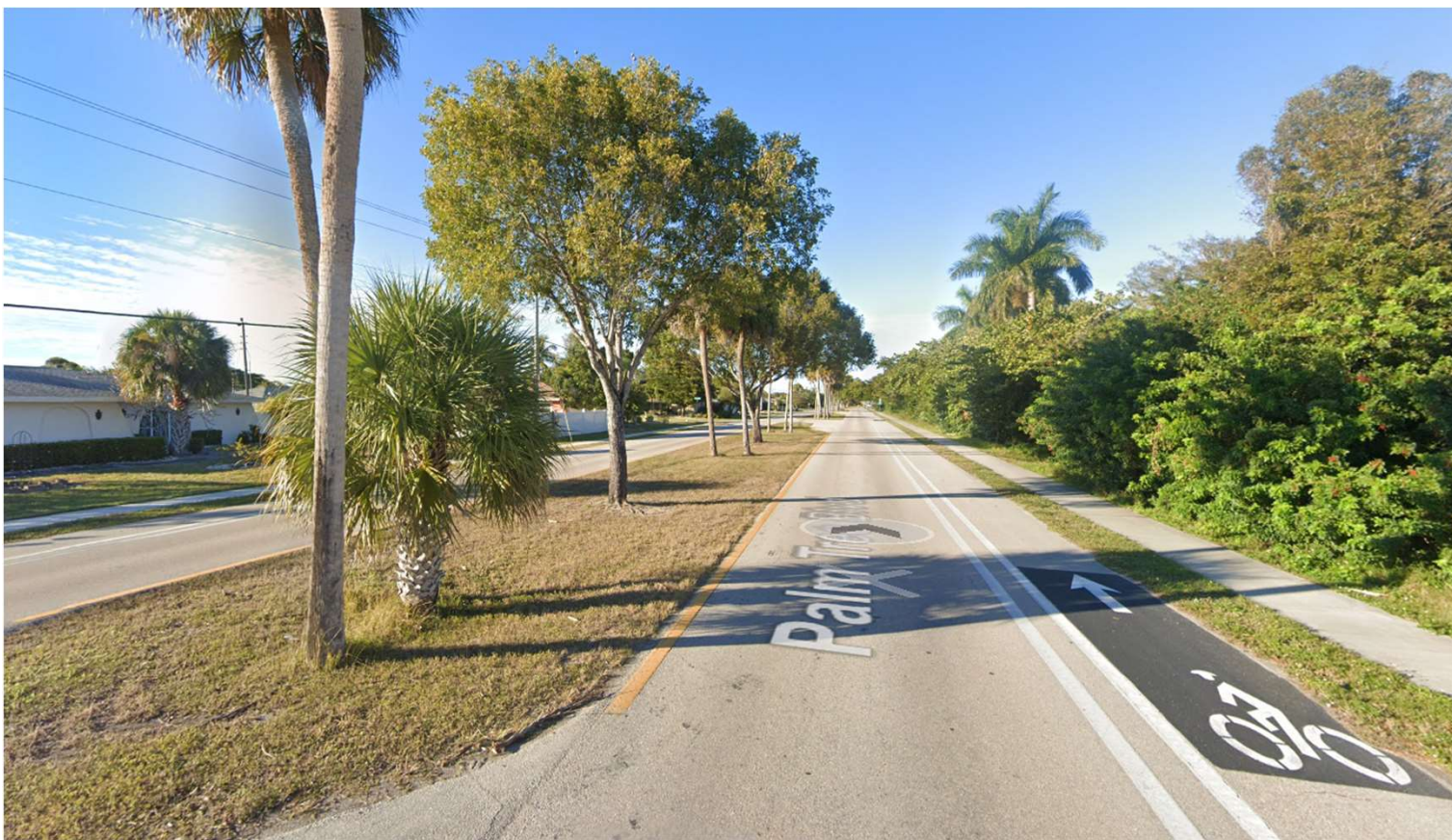
Completed Tasks:

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 11 th CRA meeting.
Sept	PO issued design services has begun.
October	Stantec is working on Design Task 1 Corridor Analysis and Report.



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

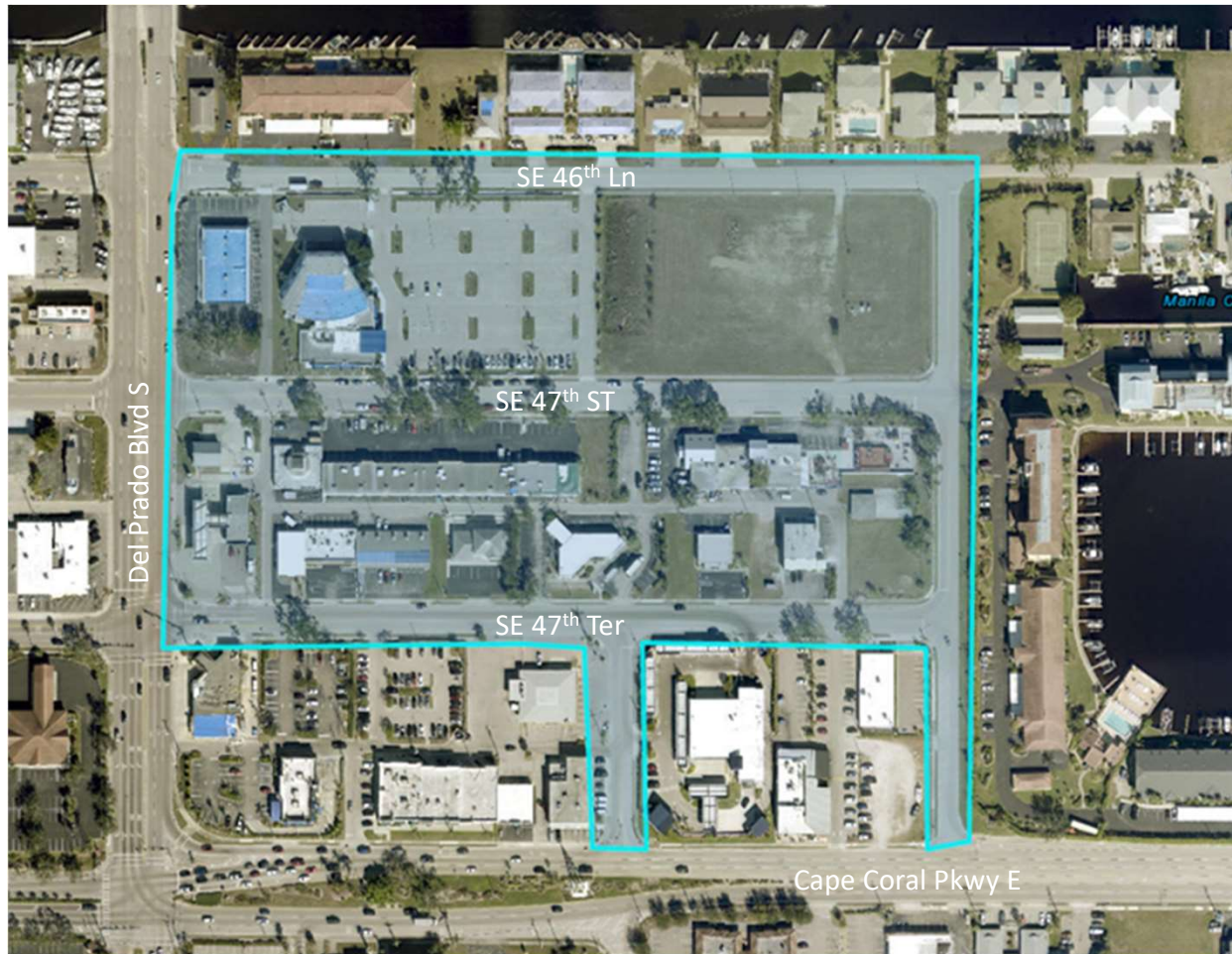
Completed Tasks:

Aug	RFS submitted for Design on August 22 nd .
Sept	RFS approved creating SCP with KCI Technologies, INC.
October	Negotiating terms of SCP.



Project Lead: Zachary Gogel, Project Manager/CRA

SE 47th St Area CRA Improvement Project



Miramar Street Sidewalks

Project Number: C193001010

Estimated Completion Date: December 2024

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:

August	Project very close to being completed. No change to report.
September	Vault lid to be replaced before final section is poured, waiting for PO to be issued from Procurement.
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.



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:

June	Received specs for painting traffic signal poles. Applying specs to SOW.
July	Reviewing project needs with changing of streetlight 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.
Sept	RFS approved, creating SCP with Matern.
October	SCP submitted to Procurement for review.



Project Lead: Zachary Gogel, Project Manager/CRA

Cape Coral Pkwy Street Light Retrofit



Decorative Tree Lighting

Project Number: Y193001000

Estimated Completion Date: Thanksgiving 2024

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:

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.
Sept	Obtaining quotes for light purchase.
October	Installation of infrastructure has begun.

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
\$4.61 million

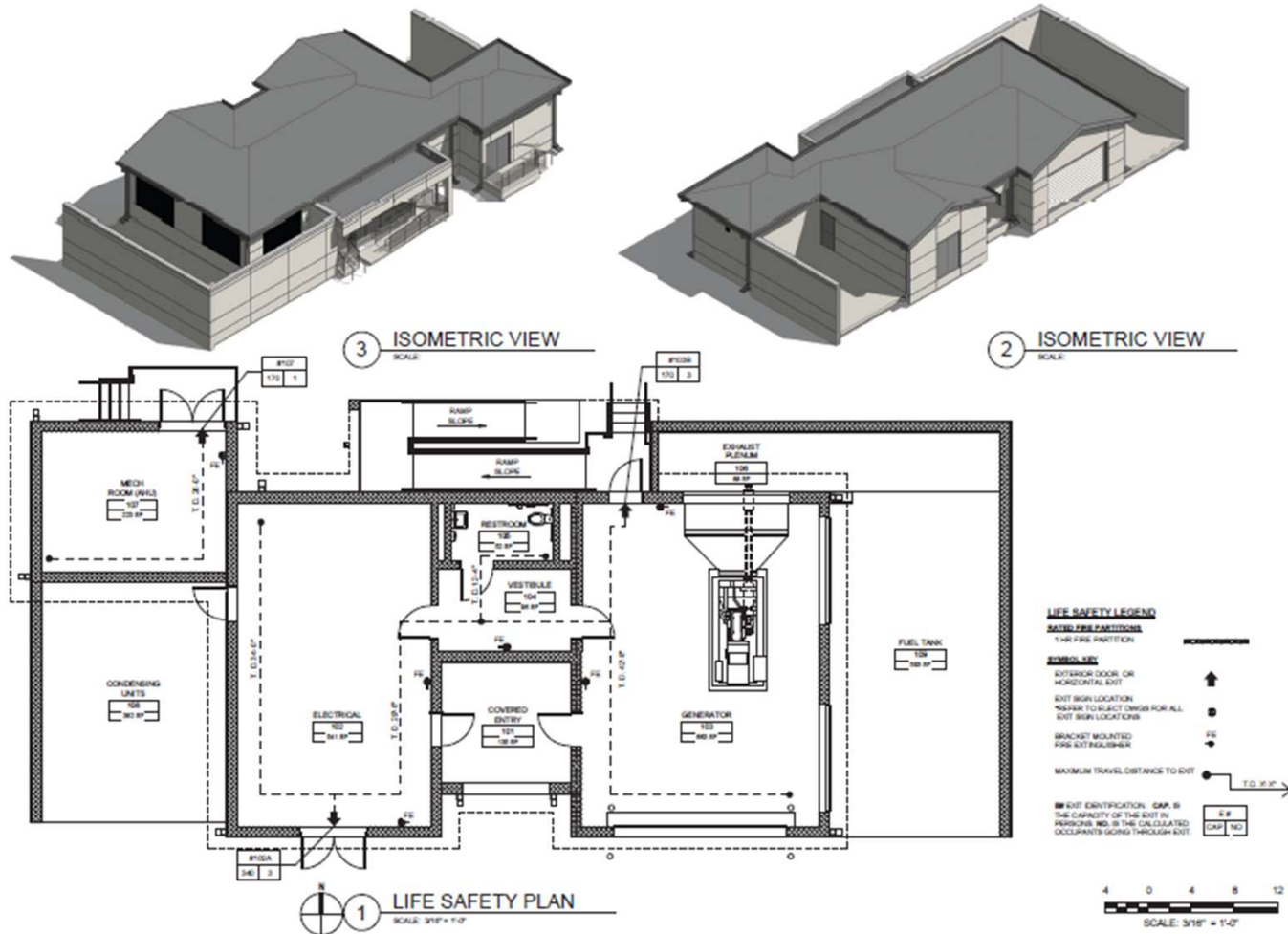
Completed Tasks:

Sept/Oct	Milling and paving one side of SE 47 th 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.
September	Site Construction on MPS-100 is 30% complete.
October	Site Construction on MPS-100 is 35% 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:

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 47 th 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.
Sept	Continuing to compile list.
October	Working to wrap Utility Box 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: \$108,573

Completed Tasks:

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.
September	Seawall related plans received and under review. Meeting delayed due to Hurricane Helene.
October	Draft mooring field management plan, layout of pump out dock, and dinghy dock plans received and under review. Meetings delayed due to Hurricane Milton.



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:

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.
Sept	Total Fire to assume the contract from Summit.
Oct	Summit signed Assumption of Contract for Total Fire.



Project Lead: Zachary Gogel, Project Manager/CRA

SE 47th Terrace Fire Department Fire Connections



Palm Tree Public Square

Project Number: C193001016

Estimated Design 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.



Project Lead: Sarah Newcomb, Special Projects Coordinator/CM

Palm Tree Public Square



Old Golf Course

Project Number: C193001006 (CRA Property Acquisition)

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:

- Species survey/wildlife assessment is out on the streets for consultants.
- Invasive tree contractor is already on board, just waiting for start date. Staff is currently working on a phased approach strategy.
- Staff is working on parking lot cleaning scope of work.
- Staff is working on a cart path assessment.
- Perimeter tree planting is being planned by staff.
- Old sign - looking at options for refurbishment.
- Low mowing program to continue (13 mows per year). More during rainy season.

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: \$40,303,007

Completed Tasks:

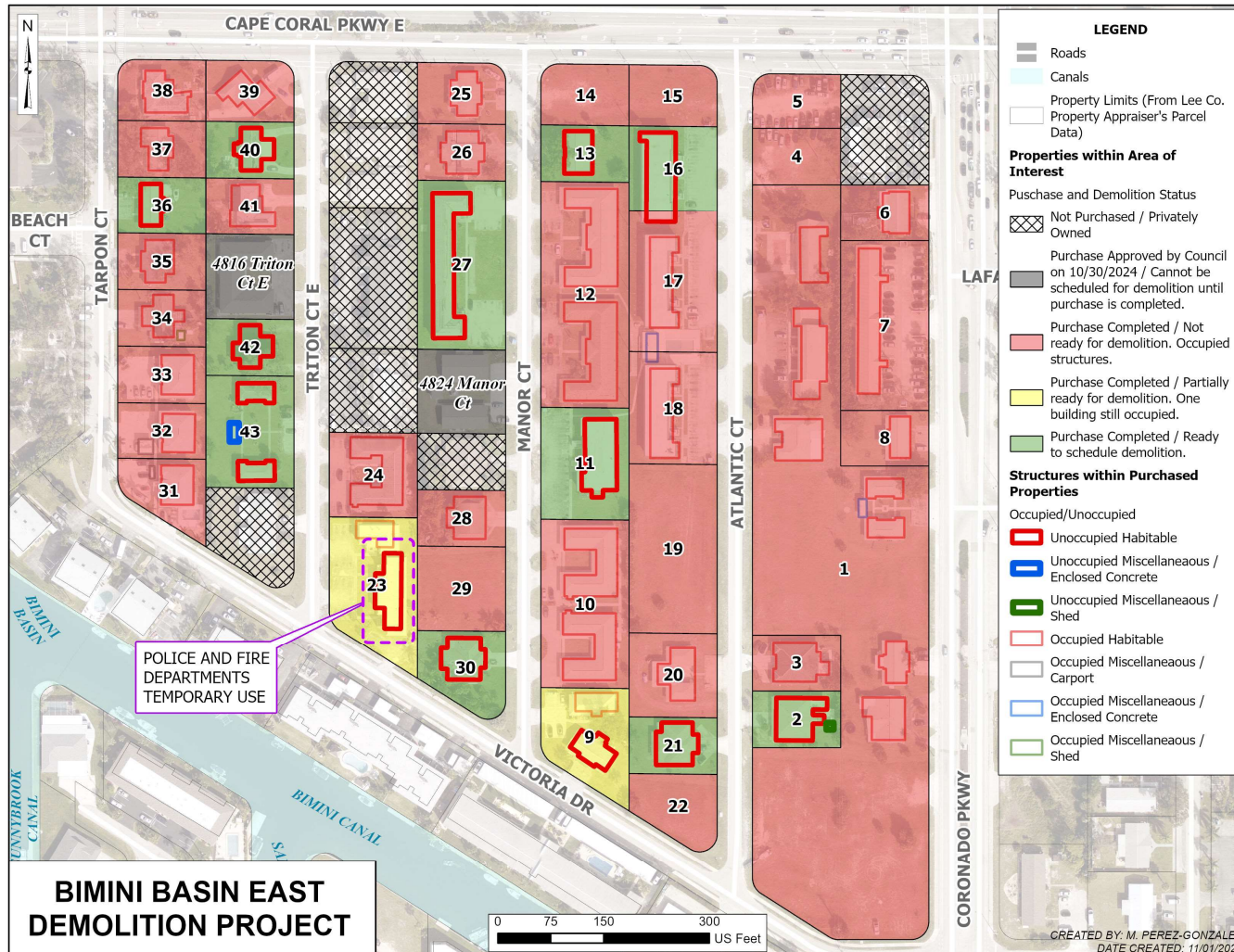
October

Bid was opened on 10/08/2024 and closed on 10/25/2024.



Project Lead: Melissa Perez-Gonzalez, Senior Project Manager/Capital Improvements

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:

July	Apartments currently leasing. First 100 Units available for move-in August 16 th .
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.
September	Phase 1 Residential complete. 109 units open.
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.



Project Lead: Sharon Woodberry, Economic Development Manager/CM

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:

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.
September	Framing for residential buildings and outpatient almost complete. Dry in/rooftop complete for one out of three residential buildings.
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.

Project Lead: Sharon Woodberry, Economic Development Manager/CM



Bimini Square



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



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
September	No activity to date
October	No activity to date



Project Lead: Sharon Woodberry, Economic Development Manager/CM

Thank you
Any Questions?

