



**West Palm Beach
Community Redevelopment Agency**

Special Meeting

**DRAFT
AGENDA**

**July 29, 2019
4:00 P.M.**

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY CLERK'S OFFICE, 401 CLEMATIS STREET, WEST PALM BEACH, FLORIDA 33401, {(561) 822-1210}

**MAYOR
CHAIR
KEITH A. JAMES**

CITY COMMISSION

**PRESIDENT CHRISTINA LAMBERT
COMMISSIONER KELLY SHOAF COMMISSIONER CORY NEERING
COMMISSIONER RICHARD A. RYLES COMMISSIONER JOSEPH A. PEDUZZI**

**CRA EXECUTIVE DIRECTOR, JON WARD
CITY ATTORNEY, KIMBERLY ROTHENBURG
TREASURER, MARK A. PARKS
CITY CLERK, HAZELINE CARSON**

1. ROLL CALL

CIVILITY AND DECORUM: The City of West Palm Beach is committed to civility and decorum by its officials, employees and members of the public who attend this meeting. The City Code, Secs. 2-31(8), 2-31(18) and 2-31(22), provides in pertinent part:

- Officials shall be recognized by the Chair and shall not interrupt a speaker.
- Public comment shall be addressed to the City Commission as a whole and not to any individual on the dais or in the audience.

- Displays of anger, rudeness, ridicule, impatience, lack of respect and personal attacks are strictly prohibited.
- Unauthorized remarks from the audience, stamping of feet, whistles, yells and similar demonstrations shall not be permitted.
- Offenders may be removed from the meeting.

RESOLUTIONS (2-4):

2. **Resolution No. 19-36 accepting the Guaranteed Maximum Price for the Sunset Lounge Project and approving the Third Amendment to the Construction Manager at Risk Contract with Cooper Construction Management.**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY, ACCEPTING THE GUARANTEED MAXIMUM PRICE FOR CONSTRUCTION OF THE SUNSET LOUNGE PROJECT; AUTHORIZING THE EXECUTION OF AMENDMENT THREE TO THE CONSTRUCTION MANAGER AT RISK CONTRACT WITH COOPER CONSTRUCTION MANAGEMENT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

[Agenda Cover Memorandum No.: 22021](#)

Staff Recommended Motion:

Approve Resolution No. 19-36.

Background:

The City's Procurement Department issued CRA Request for Qualifications RFQ 16-17-408 in May, 2017 for Construction Manager at Risk (CMAR) for the historic rehabilitation of the Sunset Lounge. Response to the RFQ was due June 22, 2017 and several firms made presentations before the CRA Board at their meeting in August, 2017. At that meeting, the CRA Board selected Cooper Construction Management of Palm Beach Gardens, FL as the most qualified responder.

On 1/24/18, the CRA entered into a \$45,613 contract with Cooper Construction to develop the project scope, working with the CRA's architect, REG, which had been selected in an earlier process. The CRA then entered into two Amendments (\$735,897 on 6/6/18 and \$213,676 on 1/23/19) to the original development contract with Cooper to mobilize at the site, perform selective demolition on the existing historic building, to repair and replace the main bow roof over the ballroom, to secure the site and for other related purposes. During this period, the architect developed preliminary construction drawings and Cooper prepared a preliminary GMP when the architect's plans were at 60% completion (estimated at \$7,481,772 on 9/21/18).

Architect RMA continued to refine the construction drawings and, on January 29, 2019, Cooper submitted their first complete GMP for \$10,820,414. There were a number of

omissions from the price due to some development circumstances, such as the omission of a kitchen estimate because no food and beverage operator had been selected and the kitchen design was undeveloped, no figures were prepared for interior furnishings and audio/visual equipment for the ballroom, etc. Staff refused to accept the initial GMP, feeling the numbers were coming in from the subcontractors too high and not believing that we had adequate coverage from the subs.

The architect made some minor revisions and Cooper rebid the project with its subcontractors. The revised GMP was submitted on 5/28/19 in the amount of \$10,445,017.

Note 2019 CRA budget has \$6.0 mm budgeted for this purpose. The balance of the funding is contained in the proposed 2020 CRA budget, to be approved by the CRA Board in September, 2019.

Resolution No. 19-36 accepts the Guaranteed Maximum Price of \$10,445,017 for the construction phase of the Sunset Lounge Project by Cooper Construction Management, and authorizes the Chair to execute the Third Amendment to the construction contract.

Fiscal Note:

Note funding for construction is approved in 2019 Northwest Target Area budget, and balance will be approved with the approval of the 2020 Northwest Target Area budget in September 2019.

3. **Resolution No. 19-37, approving an Agreement between James Corner Field Operations and the West Palm Beach CRA to develop a Framework Plan for the design of the Currie Corridor.**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING OF AN AGREEMENT WITH JAMES CORNER FIELD OPERATIONS TO DEVELOP A FRAMEWORK FOR DESIGN FOR THE CURRIE CORRIDOR; AUTHORIZING ITS EXECUTION BY THE BOARD CHAIR; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

[Agenda Cover Memorandum No.: 22022](#)

Staff Recommended Motion:

Approve Resolution No. 19-37.

Background:

City Procurement issued CRA Request for Qualifications (RFQ) #17-18-409 soliciting professional architectural and engineering design services for Currie Park. Of the eight respondents to the RFQ, the CRA Board selected James Corner Field Operations ("Field Operations") as the most qualified candidate and directed staff to negotiate a contract for their design services. In March, 2019, Field Operations sent an initial scope of service proposal that staff rejected as too broad and too expensive for the anticipated improvements

to the park. Based on staff's comments, Field Operations has resubmitted a more responsive proposal which is still in consideration and will be presented to the Board at a later date.

As an interim measure to get Field Operations engaged and able to communicate and coordinate with the local community without violating their "cone of silence" restrictions, they have submitted a scope of services to develop a Framework plan for design of the Currie Corridor. Design criteria will be established for the following areas: parking, the park's physical connectivity to the surrounding proposed development and guidelines for the park edges. The framework will be developed over a period of 6 weeks, culminating with a trip to West Palm Beach to make public presentations of the framework plan. The fee for these services will be \$80,000.00 plus reimbursable expenses, not to exceed \$11,500.

Funds are available for this design work.

Fiscal Note:

\$51,200 is budgeted in Currie Corridor Target Area. The additional \$40,300 will be reallocated from Currie Commons Streetscape/Infrastructure line item in Currie Corridor Target Area.

4. Resolution 19-34(F) recognizing the delivery of proceeds from the sale of West Palm Beach Community Redevelopment Agency Tax Increment Revenue Bonds, Series 2019, and authorizing the appropriation thereof.

A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY, AUTHORIZING THE APPROPRIATION OR TRANSFER OF CRA FUNDS IN FISCAL YEAR 2019 FOR THE PURPOSE OF ESTABLISHING THE DOWNTOWN/CITY CENTER COMMUNITY REDEVELOPMENT AREA (CCCRA) SERIES 2019 CONSTRUCTION FUND, CCCRA SENIOR DEBT SERVICE FUND, CCCRA DEBT SERVICE RESERVE FUND, AND AMENDING THE CCCRA OPERATING FUND BUDGET TO RECOGNIZE SERIES 2019 TAX INCREMENT REVENUE BOND PROCEEDS, APPROPRIATE SAID PROCEEDS TOWARDS VARIOUS PROJECTS INCLUDING REFUNDING A PORTION OF CURRENT SERIES 2006A BONDS, AND TO PROVIDE THE NECESSARY DEBT SERVICE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution 19-34(F)

Background:

On February 25, 2019, the Board of the West Palm Beach Community Redevelopment Agency ("CRA") approved Resolution No.19-1 authorizing issuance of not-to-exceed \$110 million in principal amount of CRA Tax Increment Revenue Bonds, Series 2019 (hereafter referred to as the "Series 2019 Bonds"), for the purpose of financing certain

redevelopment projects as set forth in Resolution 19-1 and revised on May 6, 2019 with resolution 19-22 and defined for the Downtown/City Center CRA District (“CCCRA”).

Closing for the Series 2019 Bonds was held on July 23, 2019. Gross proceeds from the sale of the Series 2019 Bonds total \$110,220,875 and are allocated as follows:

Project Funding: \$77,982,000
Refunding of Refunded Bonds: \$24,690,918
Debt Service Reserve Fund: \$6,841,875
Issuance Costs: \$396,046
Underwriter’s Discount: \$310,036
Total \$110,220,875

As set forth in the Bond Resolution along with the CRA's Strategic Finance Plan, the \$77,982,000 in Project Funding can be summarized as follows:

Passageway Phase 1 Project: \$3,360,000
Passageway Phase 2 Project: \$2,912,000
Clematis Street Phase 2 Project: \$8,624,000
Clematis Street Phase 3 Project: \$7,840,000
Datura/Evernia Streetscape: \$11,750,000
Styx Alley Project: \$2,268,000
Heart and Soul Park Project: \$3,136,000
Banyan Complete Streets Project: \$15,400,000
Tamarind Ave. Phase 3a Project: \$4,704,000
Rosemary Ave Streetscape Phase 3: \$5,488,000
NCAT Building Project: \$5,000,000
Clematis Building Project: \$7,500,000

Total \$77,982,000

The Series 2019 Bonds are secured solely by pledged revenues within the CCCRA and do not include a credit backing by the City.

ADJOURNMENT:

NOTICE: IF ANY PERSON DECIDES TO APPEAL ANY DECISION OF THE CITY COMMISSION AT THIS MEETING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THAT PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY OF WEST PALM BEACH DOES NOT PREPARE OR PROVIDE SUCH A RECORD.