



CITY OF DELRAY BEACH

OFFICE OF THE CITY MANAGER

100 N.W. 1ST AVENUE • DELRAY BEACH • FLORIDA 33444 • (561) 243-7015



City Commission Information Letter

October 27, 2023

Construction Manager at Risk Contract Consideration to Implement Pompey Park Redevelopment Project

As recommendations relative to contractual services to implement the Pompey Park Redevelopment Project have contemplated a couple format considerations during the past several months, please be advised that it has been recently determined that the most effective approach to this effect involves the Construction Manager at Risk (CMAR) process.

As referenced in the attached electronic mail message from Director of Public Works Missie Barletto, the genesis of this decision was the result of a lack of ability on part of traditional contractors in the marketplace to meet previous similar project experience requirements. However, feedback from companies that did express an interest in working with the City of Delray Beach to implement as outlined revealed that the CMAR approach should result in a greater sense of support to collaborate with our organization accordingly.

Direction is currently being offered to develop necessary contracting documents to accompany the respective (and updated) selection process currently underway. Given the nature of the CMAR structure, the proposal review exercise will be based primarily on company qualifications, followed by a Guaranteed Maximum Price negotiation.

Recommendations for City Commission review and consideration are therefore anticipated in the next few months.

Frog Alley Historic District Designation Timeframe

As committed during the October 10th regular City Commission meeting, the Department of Development Services was able to recently outline a timeframe relative to securing a historic designation for the Frog Alley neighborhood.

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As referenced in the attached electronic mail message from Director of Development Services Anthea Gianniotis, guidance to this effect involved previous procurement of consulting services from the Florida offices of land development, preservation, and infrastructure consulting firm KCI Technologies.

The resulting exercise likewise involved a historic resource survey that was applied to boundaries of the Frog Alley vicinity (Atlantic Avenue to the north, SW 3rd Avenue to the east, SW 8th Avenue to the west, and SW 4th Street to the south). With the City of Delray Beach having concluded contractual services with KCI last year, resulting in the delivery of a 90% survey completion, staff will now be able to reconvene the respective subcommittee to receive necessary input to help finalize the necessary historic resource survey.

Applicable engagements involving both the Historic Preservation Board and the City Commission should therefore be experienced this coming Spring. Meanwhile, ancillary dialogue and public participation during this week's Atlantic Avenue Historic District Symposium will also help inform future consideration for a Frog Alley historic district designation.

Policy Considerations to Support Adjustments to Water Bill Balances Due to Plumbing Infrastructure Leakage

Like many municipal utility operations, the City of Delray Beach enjoys some capacity relative to working with customers to resolve billing complaints and/or discrepancies that may occasionally be experienced. However, current ordinances do not clearly outline specific policies to administer billing adjustments arising from water leaks on the customer side (of individual water meters), not caused by any act and/or omission of the customer.

Given that billing adjustments resulting from non-cause water infrastructure leakage is a common practice for public utilities, please be advised that recommendations are currently pending to consider such for the City of Delray Beach.

With considerations to this effect to be introduced publicly during the November 7th regular meeting, staff will concurrently develop administrative policies and protocols to effectively administer practices accordingly.

United States Tennis Association Facility Improvement Program

The City of Delray Beach recently became aware that we will soon become a fortunate recipient of an ancillary funding opportunity from the United States Tennis Association (USTA).

As referenced in the attached electronic mail message from Director of Parks and Recreation Samuel Metott, USTA supports a tennis facility rehabilitation program in the name of the most recent United States Open champion. As the world now realizes and celebrates, this is 'Delray Beach's own' Coco Gauff.

Among various other projects, the Coco Gauff family has likewise selected outdoor tennis courts at Pompey Park for rehabilitation via USTA's financial support as noted, estimated at approximately \$150,000.

Staff likewise appreciate this welcomed gesture from both USTA and the Gauff family, contributing to the City of Delray Beach's commitment to implement overall improvements at the Pompey Park Recreation Center.

Calendar of Meetings, Activities, and Functions

Despite the inconveniences experienced during much of this week by residents and stakeholders residing and operating from East Atlantic Avenue to George Bush Boulevard and from the Intracoastal Waterway to North Ocean Boulevard due to Monday's Florida Power & Light (FPL) subcontractor damage to a City of Delray Beach water main located near Andrews Avenue and Harbor Drive, the Office of the City Manager remains extremely pleased with the responsiveness and attentiveness executed by Department of Utilities staff accordingly.

Outcomes to this effect included immediate temporary adjustments to water utility infrastructure necessary to geographically minimize disruption of normal service, as well as for completing repairs to the water main within a few hours after it was first breached.

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With the Department of Health having approved a rescission of the resulting boil water notice yesterday morning (officially enabling resumption of normal operations and service to the impacted area), staff will now continue to work with FPL leadership to secure all related expenses incurred by the City of Delray Beach for this purpose.

Respective reimbursement transactions are therefore anticipated to be processed during the next few days.

Enclosures:

Electronic Mail Message from Missie Barletto – Pompey Park CMAR Solicitation
Electronic Mail Message from Anthea Gianniotis – Frog Alley
Electronic Mail Message from Samuel Metott – Coco/USTA Tennis Court Project
Calendar for Business Week of October 23, 2023

CM/Documents/City Commission Information Letter 87

Terrence R. Moore

From: Barletto, Missie
Sent: Thursday, October 26, 2023 1:44 PM
To: Terrence R. Moore
Subject: Pompey Park CMAR solicitation

Good afternoon Terrence,

We solicited the plans for Pompey Park Redevelopment as a traditional design – bid – build with the project advertised for a total of 60 days rather than the usual 30 days. The solicitation was viewed by 145 vendors, downloaded by 15 vendors and the mandatory pre-bid meeting was attended by 14 companies. However, no bids were received on the solicitation. Feedback provided by companies that did not submit indicated that the construction companies were not able to provide the required types of comparable experience on all aspects of the project, which includes construction of the community center, as well as a competition swimming pool, a recreational swimming pool, ballfields and basketball courts, as well as an indoor playground and all of the parking and site infrastructure associated with this premier facility. Because of the varied types of construction specialties required, staff is moving forward with resoliciting this project as a Construction Manager at Risk (CMAR) project. In this process, a general contractor will be chosen based on qualifications and then will work with staff to establish a Guaranteed Maximum Price (GMP) for the project. The contractor absorbs all risk associated with materials costs and availability, meeting schedules, etc. similar to a General Contractor in private construction.

This will be the first time the City of Delray Beach has utilized the CMAR process, which requires us to create agreements, scopes and other legal documents prior to the new solicitation being released. Staff already is at work creating these documents and I will keep you in the loop as we progress toward readvertising the project. Please let me know if you have any additional questions or concerns.

Thanks,
Missie

Missie Barletto | Public Works Director

☎ 561-243-7000 ext. 4104 | ☎ 239-707-2371 | ✉ barlettom@mydelraybeach.com | 434 South Swinton Avenue, Delray Beach, Florida 33444



CITY OF DELRAY BEACH

PUBLIC RECORDS NOTE: Florida has a very broad public records law. Most written communications to or from local officials, employees, or the general public regarding city business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

Terrence R. Moore

From: Gianniotis, Anthea
Sent: Tuesday, October 24, 2023 1:40 PM
To: Terrence R. Moore
Subject: Frog Alley

KCI Technologies was retained by the City of Delray Beach to survey the Frog Alley neighborhood. Frog Alley is generally located with Atlantic Avenue to the north, SW 3rd Avenue to the east, SW 8th Avenue to the west, and SW 4th Street to the south. The study area is approximately 104 acres and has seen large amounts of demolition over the years that has created a lack of cohesion amongst the remaining older structures.

The purpose of the project was to identify structures within the neighborhood that reflect the historic settlement of Bahamians in Delray Beach, and to determine opportunities for future historic, conservation, or heritage districts.

The project was delayed by a combination of COVID-19 closures, City Commission direction to prioritize Atlantic Avenue's Historic Resource survey, and changes to the consultant's business. Upon KCI Technologies' sale, the planning division was closed, halting progress on the Frog Alley Historic Resource Survey. The report is 90% complete. In May of 2022, the city negotiated with the consultant to close the contract while retaining authorship authority of the report/study, enabling City Staff and the Sub-committee to complete the document.

The next step in the process of analyzing the potential for creation of a Frog Alley historic district is to reconvene the Frog Alley Sub-committee to review the report to date and provide input, for staff to make final edits, then introduce the survey to the community, City Commission, and Historic Preservation Board for consideration. The effort would follow a similar path to the Atlantic Avenue Historic District. The anticipated schedule would be to bring the report forward in the Spring of 2024.

Anthea Gianniotis, AICP

Development Services Director



City of Delray Beach

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Terrence R. Moore

From: Metott, Samuel
Sent: Friday, October 27, 2023 6:00 AM
To: Terrence R. Moore
Cc: Hanson, Amy
Subject: Coco/USTA Tennis Court Project

Terrence,

As we discussed following an initial meeting with the USTA, they are initiating a tennis court rehabilitation program for a number of communities in honor of Coco Gauff's recent US Open championship.

We are fortunate in that one of the facilities selected by the family is Pompey Park. A follow-up meeting is scheduled for next week to get more into specifics, but a general project outline would include;

- *Court resurfacing
- *Artistic mural finish
- *New court amenities (benches, receptacles, shade etc.)
- *Fence repair & replacement
- *New hitting wall

I will provide an updated to the project time line after next weeks meeting.

Sincerely,

Samuel Metott

Samuel R. Metott, C.P.R.E.
Director of Parks & Recreation
City of Delray Beach
Parks & Recreation Department
50 NW 1st Avenue
Delray Beach, FL 33444
P: 561-243-7251
MetottS@MyDelrayBeach.com

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October 23, 2023 - October 29, 2023

October 2023						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

November 2023						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Monday, October 23

- 12:00am K. Johnson - Out →
- D. DAndrea - Out
- 7:30am - 8:30am Begin CIL (CM Office) ↻
- 9:00am - 9:30am Follow-Up Concerns (CM Office) - Terrence R.
- 10:00am - 11:00am Mayor mtg w/CM Moore Re: Agenda &
- 10:00am - 11:00am Review and Analysis Considerations for Match
- 11:00am - 12:00pm MCO: In-person / City of Delray Beach -
- 11:00am - 11:30am (USE OF CONFERENCE ROOM - JANAI/ROB) -
- 2:00pm - 3:00pm FCCMA Awards and Scholarships Committee
- 3:00pm - 4:00pm Commissioner Burns mtg w/CM Moore Re:
- 3:00pm - 4:00pm Review and Analysis Considerations for Match
- 4:00pm - 5:00pm Compile Information Letter Report - USTA
- 4:30pm - 5:30pm ICMA Online Conference Participation (CM
- 6:00pm - 7:00pm Board Meeting at South Central Regional

Tuesday, October 24

- ← K. Johnson - Out
- H. Hadjimiry - Out in Afternoon
- 8:00am - 8:30am Compile October 25th Executive Leadership Team Meeting Agenda (CM Office) - Terrence R. Moore
- 8:30am - 9:00am Follow-Up Concerns Regarding Water Utility (CM Office) - Terrence R. Moore
- 9:00am - 10:00am Permit Fee Structure Considerations for Seawall
- 10:00am - 10:30am Biweekly Meeting Gina Carter (CM Office) -
- 11:00am - 12:00pm Guidance, Direction and Implementation of
- 11:30am - 12:30pm Selection Process for Potential Management
- 2:00pm - 3:00pm Police Quarterly Awards Ceremony (Delray Beach
- 3:00pm - 5:00pm ICMA Online Conference Participation (CM
- 3:00pm - 4:00pm Compile Information Letter Report - Frog Alley
- 4:00pm - 6:00pm Various (Various) 🗄

Wednesday, October 25

- ← 12:00am K. Johnson - Out
- 12:00am H. Hadjimiry - Out →
- 7:30am - 8:30am Kiwanis Club of Delray Beach (Delray Beach Golf Club (2200 Highland Ave, Delray Beach, FL 33445)) ↻
- 8:30am - 9:00am Sam Metott Bi-Weekly Meeting (Office of the City Manager) - Terrence R. Moore ↻
- 9:00am - 11:00am Executive Leadership Team Meeting Agenda
- 9:00am - 10:00am Agenda Review Meeting (November 7th CC
- 11:00am - 12:00pm Compile Information Letter Report - Policy
- 11:30am - 1:00pm HOLD - PBC League of Cities General
- 2:00pm - 2:30pm Jay Stacy Bi-Weekly Meeting (City Manager
- 2:30pm - 4:00pm ICMA Online Conference Participation (CM
- 4:00pm - 5:00pm Harbour Edge Presentation (401 E Linton Blvd -
- 4:00pm - 4:30pm Chief Tomey Bi-Weekly Meeting (City Manager's

Thursday, October 26

- ← H. Hadjimiry - Out →
- 12:00am S. Walthour - Out →
- 8:15am - 9:00am Delray Reads Day (S. D. Spady Elementary School (901 NW 3rd St, Delray Beach, FL 33444, United States))
- 10:00am - 10:30am Sammie Walthour - Bi-weekly Meeting with ACM Jeff Oris (City Manager's Office) - Walthour, Sammie ↻
- 10:30am - 11:30am Compile Information Letter Report - Construction Manager at Risk Contract Considerations for Pompey
- 11:30am - 12:00pm JANAI BOWENS - BI-WEEKLY MEETING (CM OFFICE) - Oris, Jeff ↻
- 2:00pm - 3:00pm Introduction to The Pink Queen Foundation (CM
- 2:00pm - 2:30pm Katerri Johnson Bi-Weekly Meeting (Office of the
- 3:00pm - 4:30pm Various (Various) ↻
- 3:30pm - 5:00pm Atlantic Avenue Historic District Symposium
- 5:00pm - 6:00pm Compile and Deliver (CM Office)

Friday, October 27

- ← 12:00am H. Hadjimiry - Out
- ← 12:00am S. Walthour - Out
- 7:30am - 9:00am Finalize CIL (CM Office) ↻
- 9:00am - 10:00am Comm. Boylston mtg w/CM Moore Re: Bi-Weekly Updates (City Manager's Office) - Rangel, Delores ↻
- 9:00am - 10:00am Review and Analysis Considerations for Match Point Tennis Agreement (CM Conference) - Terrence R. Moore
- 9:15am - 9:45am Ancillary Communication Outreach Regarding
- 10:00am - 10:30am Direction Regarding Seawall Issues and
- 10:30am - 12:00pm Various (Various)
- 11:00am - 1:30pm PBCCMA (Monthly) Meeting (TBD) - Vega,
- 1:30pm - 3:30pm Delores Rangel Retirement Ceremony
- 2:30pm - 3:00pm 2:30 pm - DEPARTMENT STAFF MONTHLY
- 4:30pm - 5:00pm Travel Zelle (CM Office)

Saturday, October 28

- 8:30am - 10:30am Various (Various)
- 10:00am - 11:00am Delray Beach Tennis Center (Hard Court #1) ↻
- 12:00pm - 2:00pm Various, CIL Notes, etc. (CM Office) ↻

Sunday, October 29