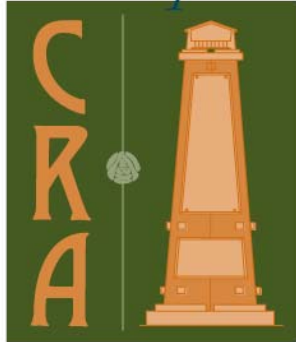


winter park



community  
redevelopment  
agency

# agenda

July 9, 2018 at 2:30 pm

City Hall Commission Chambers  
401 Park Avenue South · Winter Park, Florida

## CRA board

### 1 administrative items

### 2 action items

- a. Lawrence Center Expansion

### 3 informational items

- a. CRA Strategic Priority Sheet

### 4 new business items

### 5 adjournment

## appeals & assistance

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"If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she 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." (F. S. 286.0105).

"Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-599-3277) at least 48 hours in advance of the meeting."



meeting date July 9, 2018	approved by <input type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> N A <input checked="" type="checkbox"/> Advisory Board
item type <input type="checkbox"/> Administrative <input checked="" type="checkbox"/> Action <input type="checkbox"/> Information	final vote 4-0

## CRA board

### Subject

Lawrence Center Parking Garage

### motion | recommendation

Motion to adjust the CRA budget and capital improvement plan to allow for a public private parking partnership between Rollins College and the Winter Park CRA is requested.

### Background

At the June 11<sup>th</sup> City Commission meeting, discussion ensued regarding the public notice for the development application for the Lawrence Center Expansion. Staff was directed to explore the potential of a public private parking garage located at 203 East Lyman Avenue.

A schedule of values is provided by the general contractors currently designed at three levels. As guidance, a five level garage schedule was developed identifying number of spaces and cost. For estimating purposes, these values are assumed to be scalable should a six story garage be considered. The difference in value from the two schedules indicates an estimated cost by the CRA as well as a probable return on investment. Any financial support would require a recalculation of values at the time of construction to determine a more exact obligation. Any potential partnership would be for parking spaces only, and would not include land cost or acquisition.

**Parking:** Currently designed is a 38,945 square foot, two-story, three level parking garage with 184 spaces. The schedule outlines an option for two additional levels providing 121 new spaces totaling 305. Total percentages of private to public spaces is 60% to 40% respectively. Based on discussion with the general contractor, it is assumed a sixth level would yield approximately another 60 spaces.

**Cost:** The schedule states construction of a three level garage at 184 spaces totals \$5.5 million. Adding two levels would provide for an additional cost of \$2.5 million. In a six story scenario, additional cost totals approximately \$3.8 million. Should public parking be desired, this additional cost would be the CRA's share.

**Financing:** The Agency will need to make a recommendation or determination on how a garage would be financed. For the FY17-18 fiscal year, the CRA is projected to end with a funding balance of \$227,878. Given an estimated growth rate of the CRA and the current capital improvement plan, the CRA is anticipated to provide an additional \$986,283 in increment revenue for FY19 totaling \$1.2 million. Due to the additional shortfall, Staff is proposing the additional \$1 million

from the 1111 W. Fairbanks Avenue sale and a reallocation of \$1.1 million from the New York Avenue project be moved to cover the difference in cost.

Unallocated FY18 funds:	\$227,878
Anticipated unallocated revenue FY19:	<u>\$986,283</u>
Sub Total: beginning October 1, 2019.	\$1,214,161

**Possible additional revenue sources:**

Sale of 1111 W. Fairbanks:	\$1,000,000
New York Avenue funding reallocation:	\$1,100,000
Sub Total:	\$2,100,000

Total:	\$3,314,161
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The sale of 1111 W. Fairbanks provides a rebate of \$1 million dollars to the CRA as its contribution for purchase and ultimately resale by the City. Funding for New York Avenue provides design and construction for midblock crossings, mast arms, trees, landscaping, and additional on-street parking from Fairbanks to Canton. This was originally proposed as a larger scope of work to account for street lighting, milling, and paving approved at a previous CRA Agency meeting. With streetlights are now being accounted for in the Residential Decorative Lighting Plan and paving work not yet required, reallocating funding still accomplishes its original intent while leveraging existing resources for additional projects.

While it is undecided how this cost may be paid over multiple fiscal years, the resulting total provides funding for the garage at five levels and continues to support a healthy amount of unallocated funding for future strategic planning. This is also reflected in the attached pro forma. Additional revisions to the pro forma will be required should six levels be desired.

New Total Unallocated Revenue:	\$3,314,161
Parking Garage Funding Reallocation:	\$2,516,652
Remaining Unallocated:	\$797,509

**Operations and Maintenance:** Similar to the Park Place Garage and Bank of America agreements, the CRA would enter into an agreement outlining operations and maintenance costs. This would include utilization of city spaces and payment as necessary. The anticipated timeframe for construction of this facility is 18-24 months. The CRA Agency will have the opportunity to determine final commitment before construction to determine final costs and use.

**fiscal impact**

\$2,516,652 from unallocated revenues, sale of 1111 W. Fairbanks property, and redistribution of funds from the New York Avenue Streetscape project.

# SCHEDULE OF VALUES | 3 LEVEL OPTION



## LAWRENCE CENTER PARKING GARAGE

Winter Park, FL

5/29/2018

CSI	Item of Work	Conceptual Budget	Cost/Space 184 Spaces	Comments
1	Clean-Up & Dumpsters	\$62,779	\$341	
2	General Equipment & Tools	\$40,763	\$222	
3	Offsite Parking	\$28,106	\$153	
4	Site & Building Demolition	\$111,165	\$604	
5	Traffic Control	\$20,194	\$110	
6	Erosion Control	\$9,102	\$49	
7	Document Existing Structures	\$0	\$0	
8	Earthwork, Grading & Utilities	\$152,518	\$829	
9	Temporary Shoring Allowance	\$30,504	\$166	Underground parking is not included
10	Paving Patching	\$15,252	\$83	
11	Hardscape & Pavers	\$56,940	\$309	
12	Vehicle Entry Gate	\$0	\$0	Not Included
13	Site Walls	\$0	\$0	Not Included
14	Site Furnishings Allowance	\$7,626	\$41	
15	Landscape & Irrigation Allowance	\$49,568	\$269	
16	Site Lighting/Electrical	\$28,470	\$155	
17	Cast in Place Concrete	\$465,680	\$2,531	Excludes deep foundations and/or soil improvement
18	Structural Precast Concrete	\$1,919,387	\$10,431	Opening sizes & spacing to be adjusted per structural loading
19	Masonry	\$0	\$0	
20	Cast Stone & Trim	\$85,563	\$465	
21	Structural & Misc. Steel	\$25,341	\$138	
22	Railings	\$134,216	\$729	
23	Decorative Grilles & Screens	\$267,989	\$1,456	
24	Rough Carpentry	\$7,957	\$43	
25	Millwork/Finish Carpentry	\$0	\$0	
26	Waterproofing/Caulking	\$26,866	\$146	
27	Traffic Coatings	\$0	\$0	Not Included
28	Fireproofing	\$0	\$0	
29	Roofing	\$12,710	\$69	
30	Doors/Frames/Hardware	\$28,480	\$155	
31	Glass & Glazing	\$0	\$0	
32	Elevator Lobby Finish Allowance	\$26,691	\$145	
33	Stucco	\$0	\$0	Not Included (exterior skin to be painted precast)
34	Painting	\$103,742	\$564	Exterior precast to be painted only (Interior to be exposed)
35	Specialties & Code Required Signage	\$8,824	\$48	
36	Exterior Canopies & Awnings	\$0	\$0	
37	Elevators	\$198,273	\$1,078	
38	Fire Protection	\$120,510	\$655	
39	Plumbing	\$48,855	\$266	
40	HVAC	\$29,313	\$159	Assumes 50% open air, no mechanical ventilation
41	Electrical	\$214,718	\$1,167	
	<b>Subtotal Parking Garage</b>	<b>\$4,338,102</b>	<b>\$23,577</b>	
42	General Conditions	\$319,182	\$1,735	
43	Preconstruction	\$35,000	\$190	
44	Contractors Insurance & Risk Management	\$79,889	\$434	Includes builders risk insurance
45	Payment & Performance Bond	\$35,701	\$194	
46	Building Permit	\$126,720	\$689	
47	Contractors Fee	\$224,610	\$1,221	
	<b>Subtotal General Requirements</b>	<b>\$821,102</b>	<b>\$4,463</b>	
48	Design & Estimating Contingency	\$246,730	\$1,341	5%
49	Escalation Contingency	\$103,629	\$563	2% - Assumes 1st Quarter 2019 Start
	<b>Subtotal Contingency</b>	<b>\$350,359</b>	<b>\$1,904</b>	
	<b>Totals</b>	<b>\$5,509,563</b>	<b>\$29,943</b>	

\*This conceptual budget pricing is based on the Rollins Innovation Triangle drawings by Baker Barrios dated 5.16.18

# SCHEDULE OF VALUES | 5 LEVEL OPTION



## LAWRENCE CENTER PARKING GARAGE

Winter Park, FL

5/29/2018

CSI	Item of Work	Conceptual Budget	Cost/Space 305 Spaces	Comments
1	Clean-Up & Dumpsters	\$94,588	\$310	
2	General Equipment & Tools	\$54,656	\$179	
3	Offsite Parking	\$37,641	\$123	
4	Site & Building Demolition	\$111,163	\$364	
5	Traffic Control	\$27,184	\$89	
6	Erosion Control	\$11,390	\$37	
7	Document Existing Structures	\$0	\$0	
8	Earthwork, Grading & Utilities	\$152,516	\$500	
9	Temporary Shoring Allowance	\$30,503	\$100	Underground parking is not included
10	Paving Patching	\$15,252	\$50	
11	Hardscape & Pavers	\$56,939	\$187	
12	Vehicle Entry Gate	\$0	\$0	Not Included
13	Site Walls	\$0	\$0	Not Included
14	Site Furnishings Allowance	\$7,626	\$25	
15	Landscape & Irrigation Allowance	\$49,568	\$163	
16	Site Lighting/Electrical	\$28,470	\$93	
17	Cast in Place Concrete	\$634,158	\$2,079	Excludes deep foundations and/or soil improvement
18	Structural Precast Concrete	\$2,937,356	\$9,631	Opening sizes & spacing to be adjusted per structural loading
19	Masonry	\$0	\$0	
20	Cast Stone & Trim	\$142,602	\$468	
21	Structural & Misc. Steel	\$40,540	\$133	
22	Railings	\$166,751	\$547	
23	Decorative Grilles & Screens	\$446,612	\$1,464	
24	Rough Carpentry	\$13,262	\$43	
25	Millwork/Finish Carpentry	\$0	\$0	
26	Waterproofing/Caulking	\$42,065	\$138	
27	Traffic Coatings	\$0	\$0	Not Included
28	Fireproofing	\$0	\$0	
29	Roofing	\$12,710	\$42	
30	Doors/Frames/Hardware	\$47,465	\$156	
31	Glass & Glazing	\$0	\$0	
32	Elevator Lobby Finish Allowance	\$26,690	\$88	
33	Stucco	\$0	\$0	Not Included (exterior skin to be painted precast)
34	Painting	\$168,880	\$554	Exterior precast to be painted only (Interior to be exposed)
35	Specialties & Code Required Signage	\$11,964	\$39	
36	Exterior Canopies & Awnings	\$0	\$0	
37	Elevators	\$320,283	\$1,050	
38	Fire Protection	\$200,847	\$659	
39	Plumbing	\$81,424	\$267	
40	HVAC	\$48,855	\$160	Assumes 50% open air, no mechanical ventilation
41	Electrical	\$356,854	\$1,170	
	<b>Subtotal Parking Garage</b>	<b>\$6,376,814</b>	<b>\$20,908</b>	
42	General Conditions	\$426,777	\$1,399	
43	Preconstruction	\$35,000	\$115	
44	Contractors Insurance & Risk Management	\$116,380	\$382	Includes builders risk insurance
45	Payment & Performance Bond	\$49,039	\$161	
46	Building Permit	\$184,603	\$605	
47	Contractors Fee	\$327,208	\$1,073	
	<b>Subtotal General Requirements</b>	<b>\$1,139,007</b>	<b>\$3,734</b>	
48	Design & Estimating Contingency	\$359,431	\$1,178	5%
49	Escalation Contingency	\$150,963	\$495	2% - Assumes 1st Quarter 2019 Start
	<b>Subtotal Contingency</b>	<b>\$510,394</b>	<b>\$1,673</b>	
	<b>Totals</b>	<b>\$8,026,215</b>	<b>\$26,315</b>	

\*This conceptual budget pricing is based on the Rollins Innovation Triangle drawings by Baker Barrios dated 5.16.18

**Community Redevelopment Agency 10-Year Proforma - EXISTING**

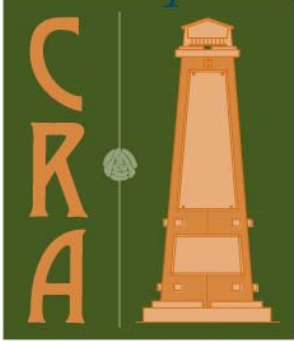
		<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>
<b>ESTIMATED REVENUES</b>											
<b>Total Revenues</b>		7,584,490	4,727,588	4,975,978	5,197,379	5,412,233	5,625,566	5,849,546	6,084,706	6,331,603	6,590,824
<b>ESTIMATED EXPENDITURES</b>											
<b>Total Expenditures</b>		3,235,390	2,720,305	2,247,978	2,097,526	2,860,502	2,891,215	2,521,003	2,559,870	2,248,956	1,584,672
<b>Annual Surplus/Deficit</b> (Funding Available for Additional Projects and Programs)	<b>Total Contribution</b>	4,349,100	2,007,283	2,728,000	3,099,854	2,551,730	2,734,351	3,328,544	3,524,836	4,082,647	5,006,153
<i>17-92 PD&amp;E</i>	<i>3,615,366</i>	412,575	750,000	1,735,678	717,113						
<i>New York Avenue</i>	<i>1,600,504</i>	1,600,504									
<i>Residential Decorative Lighting Plan</i>	<i>532,000</i>	261,000	271,000								
<i>Denning Drive</i>	<i>1,847,143</i>	1,847,143									
	<i>7,595,013</i>										
Cash Balance (does not include \$1M from 1111 W. Fairbanks)		227,878	1,214,161	2,206,484	4,589,224	7,140,955	9,875,306	13,203,850	16,728,686	20,811,333	25,817,486

**Community Redevelopment Agency 10-Year Proforma - PROPOSED**

		<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>
<b>ESTIMATED REVENUES</b>											
<b>Total Revenues</b>		7,584,490	5,727,588	5,003,018	5,225,501	5,441,479	5,655,982	5,881,179	6,117,604	6,365,817	6,626,407
<b>ESTIMATED EXPENDITURES</b>											
<b>Total Expenditures</b>		3,235,390	2,720,305	2,239,326	2,088,614	2,851,323	2,881,760	2,511,265	2,549,840	2,238,625	1,574,031
<b>Annual Surplus/Deficit</b> (Funding Available for Additional Projects and Programs)	<b>Total Contribution</b>	4,349,100	3,007,283	2,763,692	3,136,887	2,590,156	2,774,222	3,369,914	3,567,764	4,127,192	5,052,376
<i>17-92 PD&amp;E</i>	<i>3,615,366</i>	412,575	750,000	1,735,678	717,113						
<i>New York Avenue</i>	<i>500,504</i>	500,504									
<i>Residential Decorative Lighting Plan</i>	<i>532,000</i>	261,000	271,000								
<i>Denning Drive</i>	<i>1,847,143</i>	1,847,143									
<i>Lawrence Center</i>	<i>2,516,652</i>		2,516,652								
	<i>9,011,665</i>										
Cash Balance (\$1M from 1111 W. Fairbanks sale accounted for in FY2019 revenues)		1,327,878	797,509	1,825,523	4,245,297	6,835,453	9,609,675	12,979,589	16,547,353	20,674,545	25,726,921

winter park

# agenda item



community  
redevelopment  
agency

meeting date July 9, 2018

item type  Administrative  
 Action  
 Information

approved by  City Manager  
 City Attorney  
 N/A  
 Advisory Board

final vote

## CRA board

### Subject

CRA Strategic Priority Sheet

**motion | recommendation**

N/A

### Background

Staff is requesting guidance from the CRA Agency on prioritization of strategic planning initiatives outside the currently schedule capital improvement plan.

**fiscal impact**

## CRA Strategic Prioritization List

The following is a list of projects discussed by staff, the advisory board, the Agency, or a combination of the three.

Based on the information provided, please rank the six projects (with 1 being highest and five being lowest). Costs are very preliminary and only for the purpose of understanding investment. Scopes and costs will be refined as collective priority levels are determined.

<i>Project</i>	<i>Cost</i>	<i>Notes</i>	<i>Priority</i>
<i>Pursue Public/Private Parking Capacity Additions</i>	\$2,500,000– \$4,000,000	Where possible, seek out opportunities to negotiate public parking spaces during private development applications.	
<i>The Canopy at Martin Luther King Jr Park</i>	\$2,000,000– \$11,000,000	Two phased improvements plan focused on northern aesthetic area enhancements and southern recreational facilities. Improvements may also include landscaping, stormwater, or physical infrastructure.	
<i>Downtown Bollard Program</i>	\$500,000– \$600,000	Staff will provide a pilot program for this item at a future meeting for consideration at the Farmer’s Market. Staff has uncovered an additional 17 crosswalks to provide assistance for special events from a safety, but aesthetics perspective.	





<i>Post Office Purchase</i>	\$10,000,000	Purchase of this property at this time demands a relocation of the Post Office and payment of moving costs.	
<i>17-92 PD&amp;E add ons</i>	\$1,000,000	Staff has an opportunity to explore landscaping enhancements over and above what is provided in the currently proposed PD&E. Currently scheduled for implementation are the intersections of Orlando Ave and Webster, Morse, and Fairbanks as well as sidewalks wider than six feet.	

*\*Each item is currently not included in the CRA Capital Improvements Plan.*

