
Community Redevelopment Agency Meeting

Project Update
CRA Office Building at 802 NW 5th Ave
February 16, 2009



Outline

- Background
- Accomplishments since November 17, 2008 CRA Meeting
- High-level Project Timeline
- Introduction of DAG Architects



Background – CRA Office Relocation

- At November 17, 2008 CRA, Board approved the following recommendation:
 - “Approve 802 NW Ave as site of new CRA mixed-used office building, contingent on the resolution of parking availability at the adjacent City-owned lot”



Project Accomplishments since November CRA Meeting

- Met with Public Works and Legal to discuss and resolve parking issue
 - Parking lot was acquired through eminent domain in 1976
 - No restrictions exist that would disallow use by the CRA and patrons of building
- Completed RFQ selection process for Architects for Minor Projects (less than \$1M in construction or \$50k for studies)
 - Qualified 3 firms (DAG, Urban Studios, and 4M Design)
 - Signed 3-year contracts
- Selected DAG Architects to provide architectural and engineering services for CRA Office Building Project
- Completed 1st Step Meeting
- Conducted internal project kick-off and visioning session with DAG
- Determined that on-site stormwater management will be required
- Determined that a Minor Traffic Study will not be needed
- Determined that the 15 foot wide “hiatus” immediately north of the project site is zoned MU-1
- Completed preliminary Field Review of the NW 4th Avenue Building Structures for Potential Reuse and Suitability for Satisfying LEED Requirements
- Completed initial project schedule and timeline

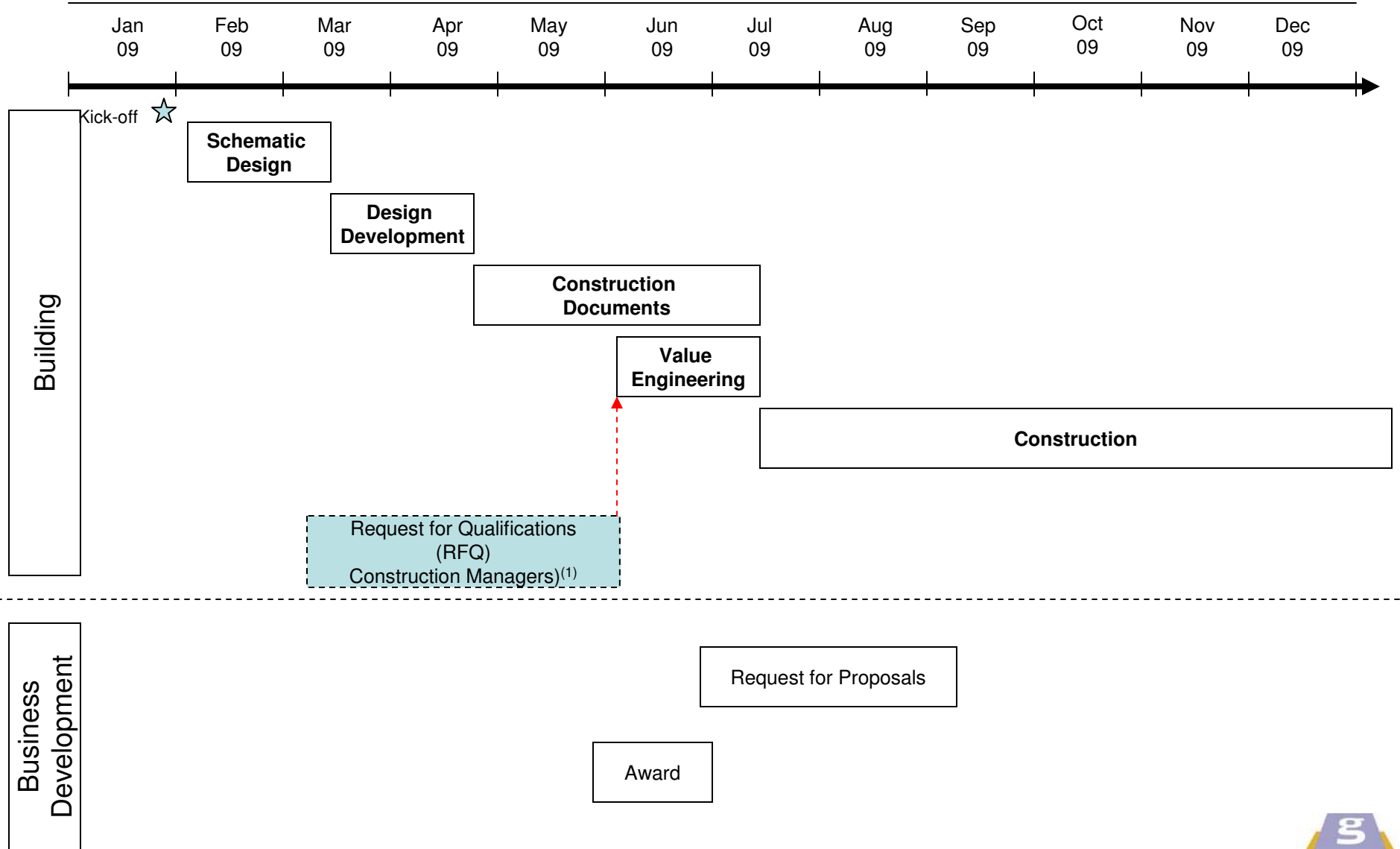


Upcoming Milestones (before next CRA meeting)

- **Week of March 2, 2009** – Issue RFQ for Construction Managers for Minor Projects
 - To qualify 2-3 construction management firms for 3-year contracts for construction projects less than \$1M
 - Will select one of these firms to develop a proposal and build the CRA Office Building
 - Process expected to take about three (3) months
- **March 3, 2009** - Neighborhood Meeting – **6 pm** at Wilhelmina Johnson Center
- **March 11, 2009** - Site Development Plan Package Due
 - Submission will include Site Engineering Plan, Landscape Plan, Boundary and Topographic Survey to meet the City's requirements and only a basic building floor plan with the four (4) building elevations.



High-Level Project Schedule



⁽¹⁾Note – the qualifications process is not specific to this project. This process is to qualify firms for all CRA construction projects under \$1 Million.



Introduction of DAG Architects

- Destin Architectural Group (DAG)



Recommendation

- Hear presentation from staff and DAG Architects

