



CITY OF DELAND
REGULAR MEETING OF THE DOWNTOWN COMMUNITY
REDEVELOPMENT AGENCY
NOVEMBER 7, 2022 AT 6:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE

AGENDA

CALL TO ORDER

ROLL CALL

NEW BUSINESS

1. Discussion re West Voorhis Avenue Streetscape Design Concept.

West Voorhis Avenue Streetscape Design Concept.

ADJOURNMENT

The City of DeLand may take action on any matter during this meeting, including items that are not set forth within this agenda.

Public participation is encouraged on any matter on the agenda. If you desire to be recognized by the Mayor, please fill out a Speaker's Card and present it to the City Clerk.

Minutes of the DeLand Downtown Community Redevelopment Agency meetings are not transcribed verbatim. If any person decides to appeal a decision made by the CRA with respect to any matter considered at a public meeting or hearing, he/she will need a record of the proceedings including all testimony and evidence upon which the appeal is to be based. To that end, such person will want to ensure that a verbatim record of the proceedings is made by a court reporter, at the person's own expense.

In accordance with the American Disabilities Act, persons needing special accommodation in order to participate in the proceedings should notify the City Clerk's Office at least 48 hours in advance of the meeting: 626-7132.

Assisted Listening System receivers are available for the hearing impaired, and can be obtained from the City Clerk.

If you wish to obtain information regarding the CRA's Agenda, please call the City Clerk's Office: 626-7132.

We respectfully request that all pagers and cell phones be turned OFF during CRA meetings.

CITY OF DELAND
Request for Downtown Community Redevelopment Agency Action
November 7, 2022

SUBJECT: Discussion re West Voorhis Avenue Streetscape Design Concept.

DEPARTMENT: Admin Services

PREPARED BY: Michael Grebosz, Asst. City Manager

ATTACHMENTS: Vote Results, Voorhis Ave EOPCC (Phasing)

APPROVED BY: Michael Pleus, City Manager, November 2, 2022

SUMMARY/HIGHLIGHT:

On August 3rd, the most recent community input meeting for the West Voorhis Avenue Streetscape Project was held in the City Commission Chambers. At the meeting, city staff along with the CPH team presented several project design elements that were garnered from the prior community input sessions. After a brief overview of the project was presented to the attendees, a color-coded dot exercise (red, yellow, green) was performed in order to help determine the most preferred design elements for the project. The first dot ranking was to determine if a symmetric design or a large shared use path design was more desirable for the overall design. The second dot ranking exercise determined what amenities were more desirable. After the meeting, CPH tallied the results of the exercises. In the opinion of staff, the results of this exercise provided clear direction on what the community wanted to see in the project. The voting exercise determined that the symmetric design with 11' sidewalks on both sides of the street was the unanimous preferred option. It was also close to unanimous that a traffic circle at Florida Avenue was preferred over having a raised intersection with stop signs. The additional design elements that were highly ranked (in no particular order): decorative intersection at Clara Avenue, mid-block crossings, decorative street lights and having historical information signs incorporated into the project. Benches, trash receptacles and bollards were also favorable but not ranked as highly as the other design elements. With this information in hand, CPH created the project cost estimate using the information and trends they are aware of at this time. The total cost of the project (which includes all the preferred design elements as ranked by the community) totals \$2.8 million. The available project budget after incorporating reserves, loan funding, and capital savings realized from recently completed projects totals approximately \$1.4 million. Given this project is estimated to cost double the available funding, staff discussed some options with CPH. Looking at the various elements, the hardscape would cost \$1,504,000, Street Lighting is \$846,000, Traffic Circle is \$250,000 and the decorative intersection at Clara is \$200,000. Staff notes that it would not make much sense to do the hardscape without the streetlighting. However, the traffic circle and decorative intersection could be done later thereby reducing the project costs by \$450,000. However, given the project budget the CRA would still need to borrow another \$950,000. Additionally, given the construction environment phasing the project could end up costing more for the roundabout and decorative intersection. The only other option would be to put the project on hold and see if construction costs come down.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

High Value Government

SUSTAINABILITY:

N/A

FISCAL IMPACT:

This project is estimated to cost \$2.8 million, for which there is \$1.4 million available for construction. Should the CRA wish to proceed with the construction of the project, additional funds would need to be borrowed.

RECOMMENDATION:

Staff recommends that the Downtown CRA approve the final design concept for the West Voorhis Avenue streetscape project and give direction to staff on its desire to borrow additional funds to complete all elements, eliminate some elements, or defer construction.

BACKGROUND/DISCUSSION:

In March of 2021, the West Voorhis Avenue streetscape project was the top ranked project that was to receive reserve funding. In July of 2021, CPH Inc. was contracted to provide design services for the reserve projects. Since that time, staff has been working with CPH Inc. to create initial concept plans that meet the original projected budget for the project of approximately \$500,000 to \$600,000. As time progressed, external factors changed and the labor and material cost estimates increased substantially. With the increase in these costs, staff proposed a phased approach to meet the objective of completing a project within the originally allocated budget. Phase 1 was to perform streetscape work from Clara Avenue to Florida Avenue. Phase 2 was planned to continue the streetscape from Florida Avenue to Woodland Boulevard if/when additional funding was budgeted/secured.

Concept plans for phase 1 were taken to the community for feedback in February of 2022. The initial feedback provided by the community was constructive and insightful. The community clearly voiced concern over the phased approach and was adamant that the project should be completed from Clara Avenue to Woodland Boulevard in one phase. The feedback also asked for additional design work to address vehicular speeding and to allow for incorporation of the unique characteristics of African American history into the project. In April, the CRA approved an additional services contract with CPH to perform the update to the design.

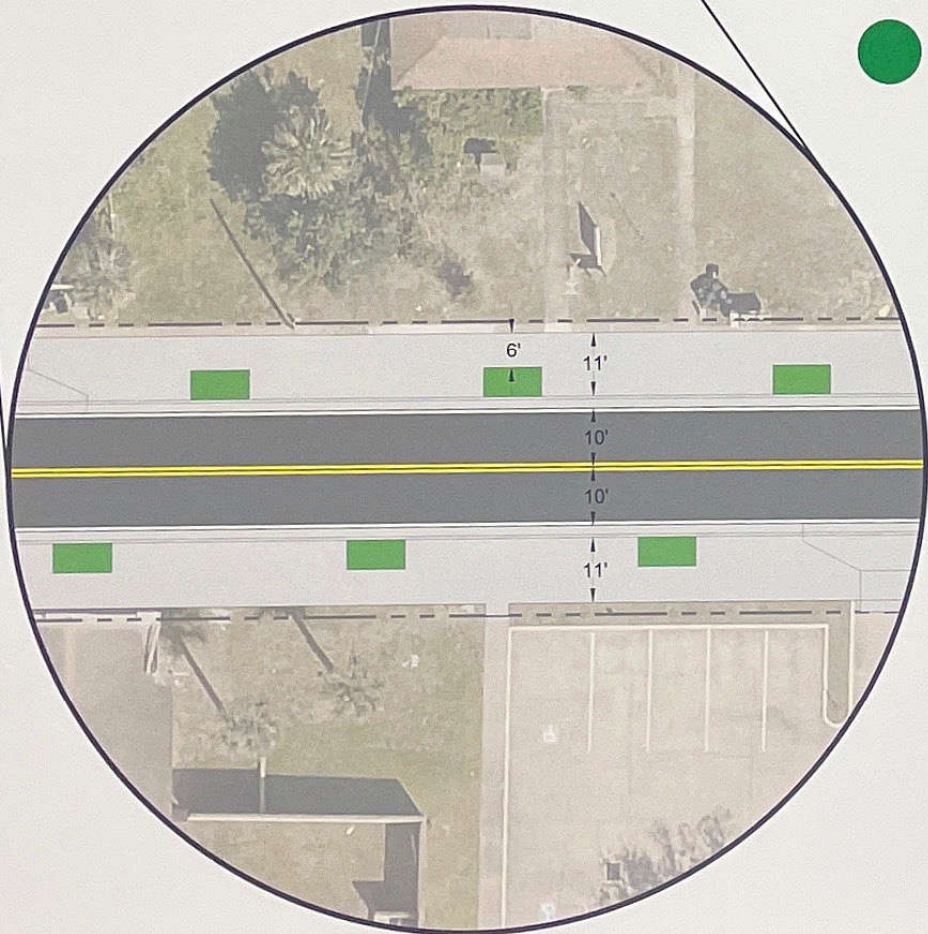
In August of 2022, staff held an additional community input meeting displaying the design elements that could be incorporated into the final design and seeking final input that would ultimately be incorporated into the final design that would be presented to the CRA.

Typical Section	Green		
North & South Side 11' Wide Sidewalk (Symmetric)	17		
Shared-Use Path	0		

Features/Amenities	Green	Yellow	Red
Decorative Intersection (at Clara Ave)	8	2	3
Raised Intersection (at Florida Ave)	1	3	9
Traffic Circle (at Florida Ave)	17	1	1
Mid-Block Crossings/Chicanes	8	1	0
Decorative Street Lights	13	4	0
Benches, Bollards, Trash Receptacles	9	6	6
Historical Kiosks/ Informational Signs	14	6	0

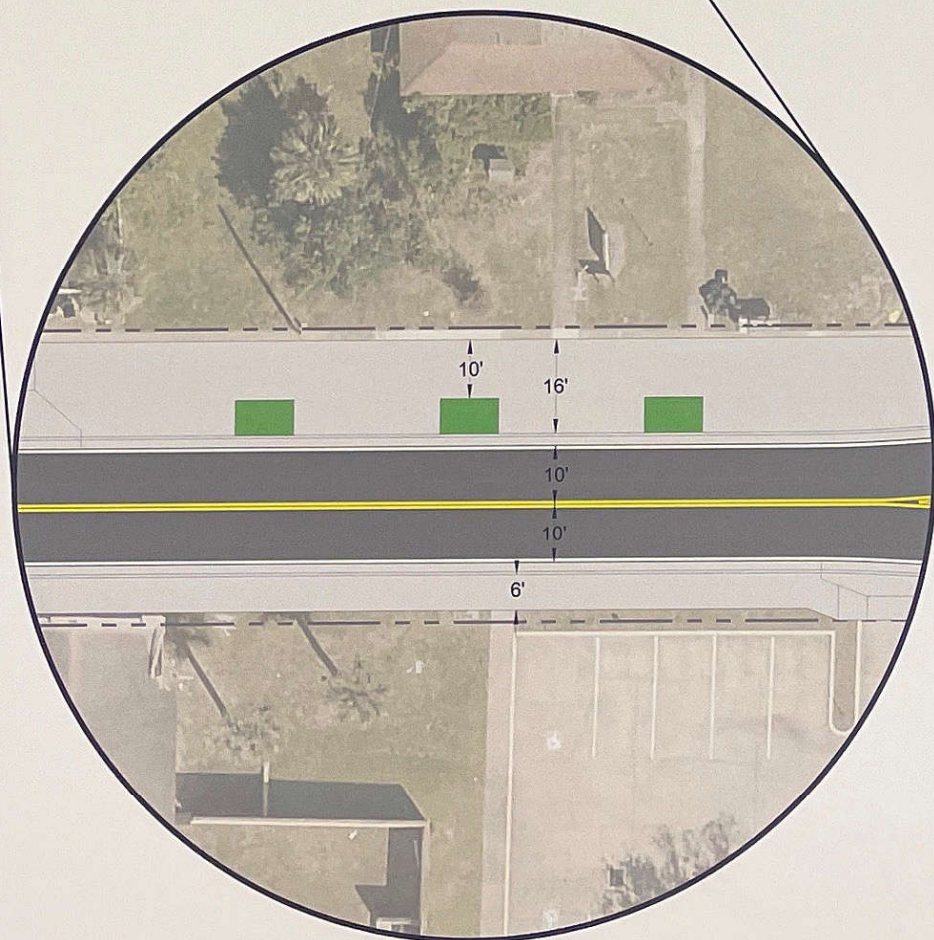


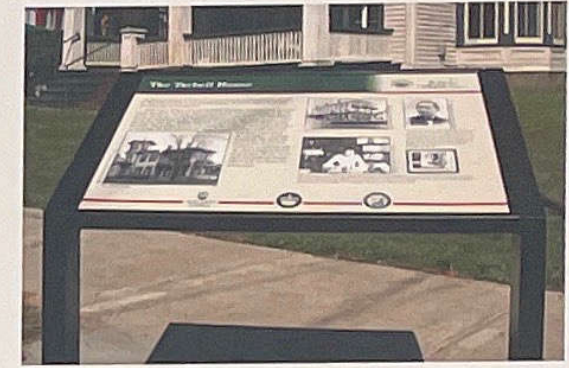
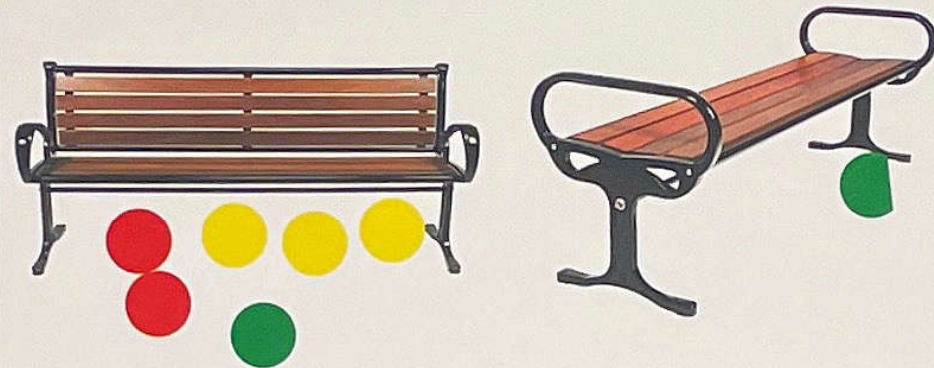
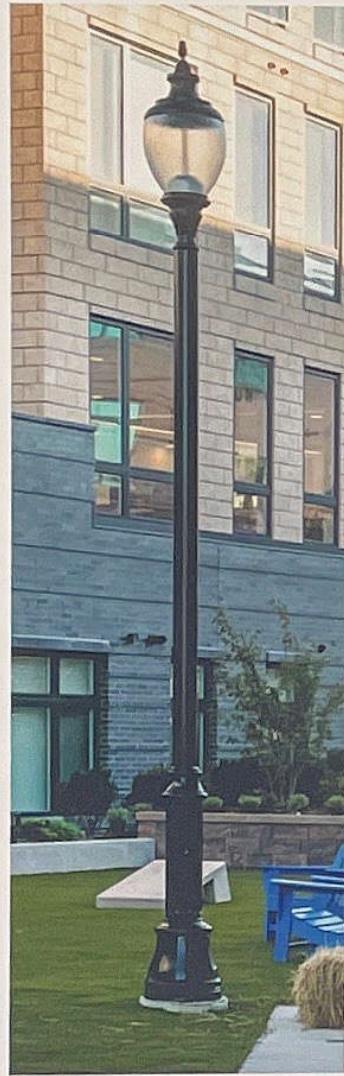
● *North Side & South Side
11' Wide Sidewalks*





*North Side
Shared Use Path*

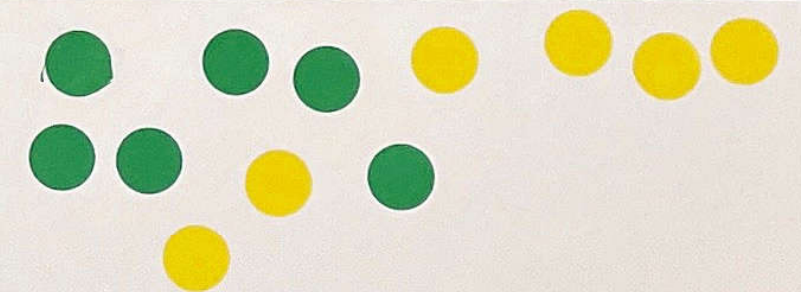
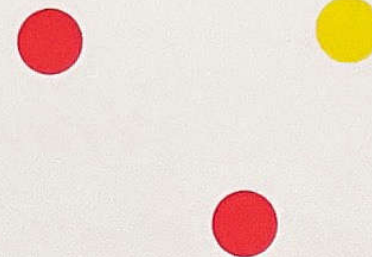
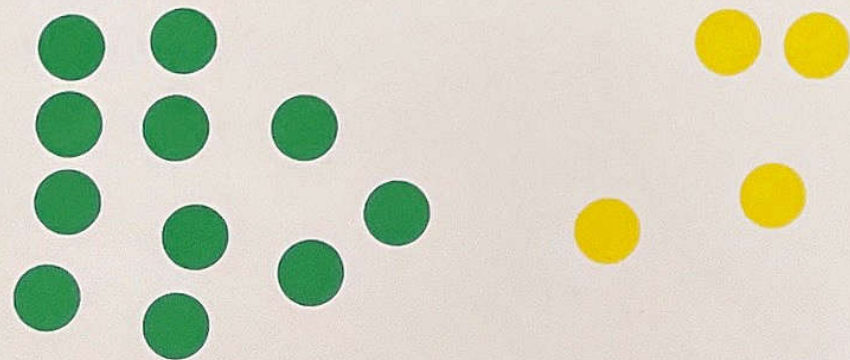




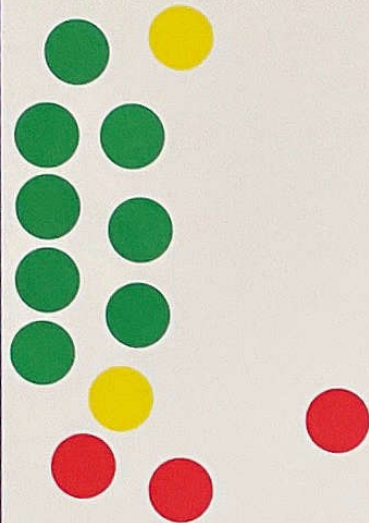
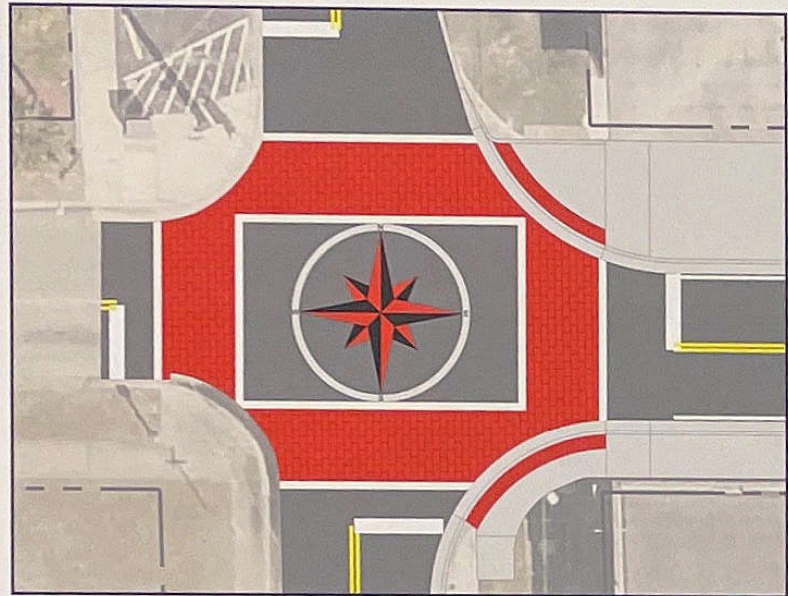
Decorative Street Lights

*Benches, Bollards,
Trash Receptacles*

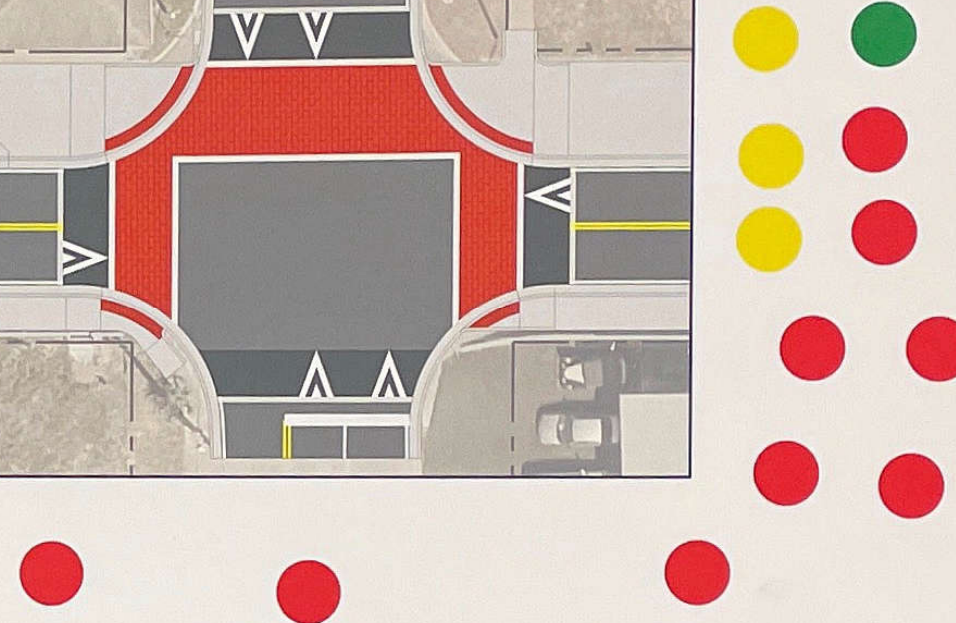
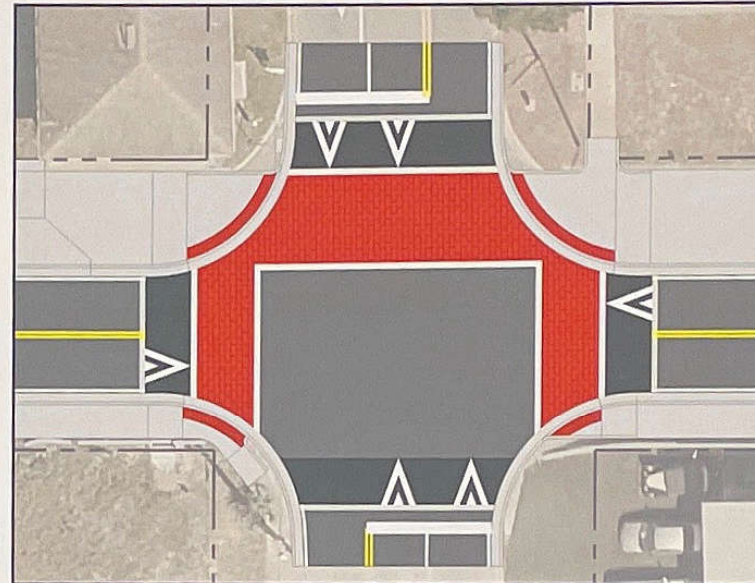
Historical Information



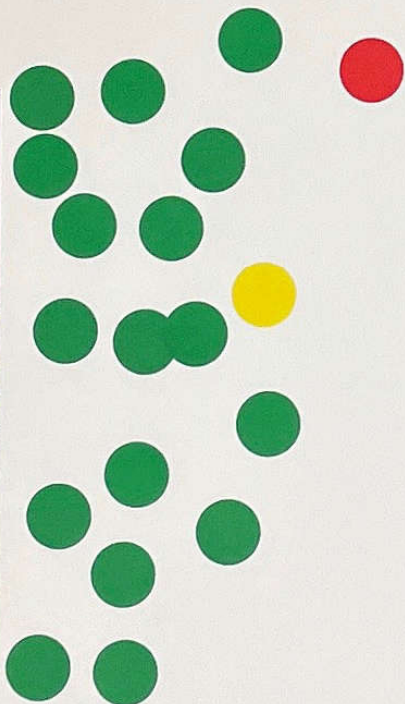
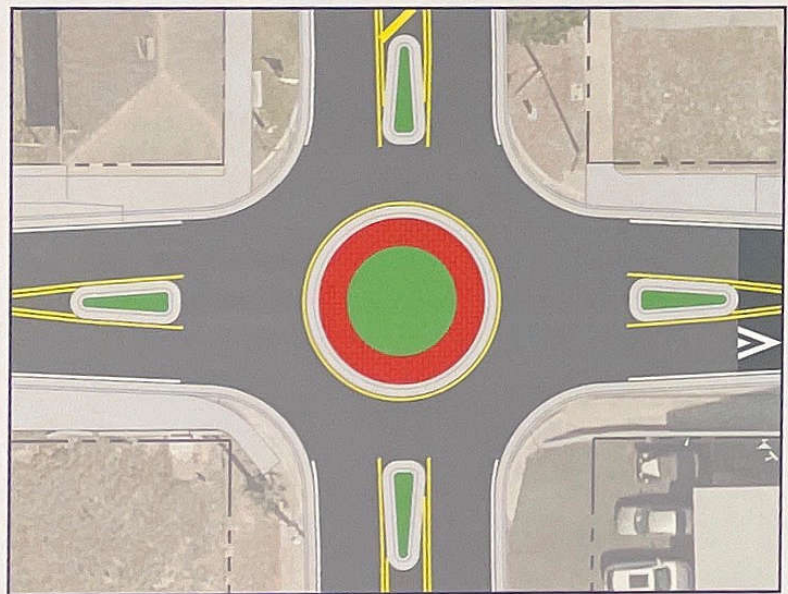
Decorative Intersection



Raised Intersection

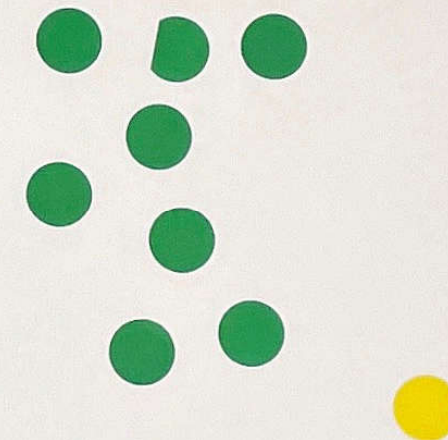
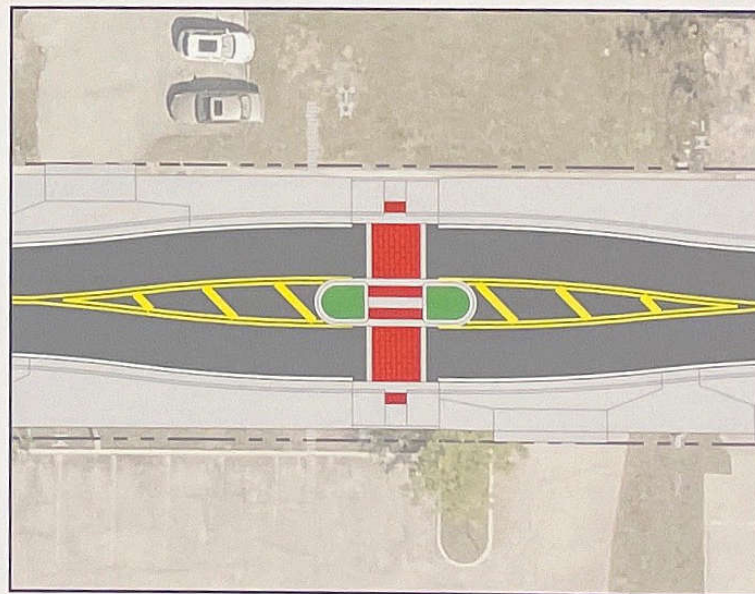


Traffic Circle



Option not available with shared use path

Mid-Block Crossings





ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

PROJECT: D0932

Traffic Circle Concept Design
City of DeLand

ESTIMATED BY: AM
DATE: 9/12/2022
CHECKED BY: KRL

ITEM NUMBER	PAY ITEM NUMBER		ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST	
PHASE 1								
1	101	1	MOBILIZATION	LS	1	\$148,263.76	\$148,263.76	
2	102	1	MAINTENANCE OF TRAFFIC	LS	1	\$57,024.52	\$57,024.52	
3	104	1	EROSION CONTROL / STORMWATER POLLUTION PREVENTION PLAN	LS	1	\$14,042.21	\$14,042.21	
4			CONSTRUCTION LAYOUT SURVEY	LS	1	\$27,677.86	\$27,677.86	
5			AS-BUILT PLANS	LS	1	\$26,991.04	\$26,991.04	
6	104	10	3	SEDIMENT BARRIER	LF	2109	\$9.43	\$19,887.87
7	104	18		INLET PROTECTION SYSTEM	EA	2	\$278.05	\$556.10
8	110	1	1	CLEARING & GRUBBING	AC	1,668	\$32,503.21	\$54,207.81
9	110	4	10	REMOVAL OF EXISTING CONCRETE	SY	1975	\$47.45	\$93,713.75
10	120	1		REGULAR EXCAVATION	CY	1000	\$40.98	\$40,980.00
11	120	6		EMBANKMENT	CY	500	\$40.72	\$20,360.00
12	160	4		TYPE B STABILIZATION (LBR40)(12")	SY	4757	\$10.74	\$51,090.18
13	285	706		OPTIONAL BASE GROUP 06 CRUSHED CONC. (8")	SY	3343	\$50.00	\$167,150.00
14	327	70	1	MILLING EXISTING ASPHALT PAVEMENT, 1" AVG DEPTH	SY	465	\$2.26	\$1,050.90
15	334	1	13	SUPERPAVE ASPHALT CONC. TRAFFIC C, 1.0"	TN	26	\$236.74	\$6,155.24
16	334	1	13	SUPERPAVE ASPHALT CONC. TRAFFIC C, 2.0"	TN	368	\$236.74	\$87,120.32
17	350	3	13	CONCRETE PAVEMENT FOR ROUNDABOUT APRON, 12" DEPTH (FULL DEPTH RED COLORING)	SY	45	\$95.93	\$4,316.85
18	425	1	321	INLETS, CURB, TYPE P-2, <10'	EA	2	\$6,490.00	\$12,980.00
19	425	5		MANHOLE, ADJUST	EA	4	\$1,853.33	\$7,413.32
20	430	175	118	PIPE CULVERT, OPTIONAL MAT'L, ROUND, 18" S/CD	LF	24	\$75.99	\$1,823.76
21	520	1	10	CONCRETE CURB & GUTTER, TYPE F	LF	2927	\$30.68	\$89,800.36
22	520	2	1	CONCRETE CURB, TYPE A	LF	120	\$35.58	\$4,269.60
23	520	2	4	CONCRETE CURB, TYPE D	LF	76	\$44.21	\$3,359.96
24	520	2	5	CONCRETE CURB, RIBBON	LF	470	\$20.00	\$9,400.00
25	520	2	8	CONCRETE CURB, TYPE RA	LF	258	\$36.11	\$9,316.38
26	522	1		CONCRETE, SIDEWALK, 4" THICK	SY	1929	\$53.10	\$102,429.90
27	522	2		CONCRETE, DRIVEWAYS, 6" THICK	SY	916	\$66.08	\$60,529.28
28	522	0		CONCRETE, REINFORCED, 8"-12" THICK	SY	325	\$1,060.00	\$344,500.00
29	526	1	1	PAVERS, ARCHITECTURAL, ROADWAY	SY	256	\$127.39	\$32,612.04
30	527	2		DETECTABLE WARNINGS	SF	348	\$27.14	\$9,444.72
31	580	1	1	LANDSCAPE, SMALL PLANTS	LS	1	\$11,250.00	\$11,250.00
32	580	1	2	LANDSCAPE, LARGE PLANTS	LS	1	\$35,000.00	\$35,000.00
33	590	70		IRRIGATION SYSTEM, COMPLETE, F&I	LS	1	\$15,000.00	\$15,000.00
34	635	2	11	PULL & SPLICE BOX, F&I	EA	26	\$1,600.00	\$41,600.00
35	711	11	123	THERMOPLASTIC, STD, SOLID, WHITE, 12"	LF	526	\$3.89	\$2,046.14
36	711	11	125	THERMOPLASTIC, STD, SOLID, WHITE, 24"	LF	52	\$5.55	\$288.60
37	711	11	170	THERMOPLASTIC, STD, WHITE, ARROW	EA	6	\$124.61	\$747.66
38	711	11	224	THERMOPLASTIC, STD, YELLOW, SOLID, 18"	LF	174	\$5.43	\$944.82
39	711	15	101	THERMOPLASTIC, STD - OP, WHITE, SOLID, 6"	GM	0.4912	\$7,080.00	\$3,477.67
40	711	16	201	THERMOPLASTIC, STD - OP, YELLOW, SOLID, 6"	GM	0.6679	\$7,080.00	\$4,728.73
41	715	1	12	LIGHTING CONDUCTORS, CONDUIT ONLY	LF	4500	\$1.50	\$6,750.00
42	715	1	14	LIGHTING CONDUCTORS, CONDUIT ONLY	LF	150	\$4.00	\$600.00
ROADWAY IMPROVEMENTS (PAHSE 1) - SUBTOTAL							\$1,630,901.37	
20% CONTINGENCY							\$326,180.27	
ROADWAY IMPROVEMENTS (PHASE 1) - TOTAL							\$1,957,081.64	
PHASE 2								
1	101	1	MOBILIZATION	LS	1	\$33,601.48	\$33,601.48	
2	102	1	MAINTENANCE OF TRAFFIC	LS	1	\$25,847.29	\$25,847.29	
3	104	1	EROSION CONTROL / STORMWATER POLLUTION PREVENTION PLAN	LS	1	\$6,397.85	\$6,397.85	
4			CONSTRUCTION LAYOUT SURVEY	LS	1	\$6,334.50	\$6,334.50	
5	580	1	2	HARDSCAPE COMPLETE, (AMENITIES)	LS	1	\$25,000.00	\$25,000.00
6	715	1	12	LIGHTING CONDUCTORS, F&I, INSULATED, NO. 6	LF	4500	\$2.50	\$11,250.00
7	715	1	14	LIGHTING CONDUCTORS, F&I, INSULATED, NO. 1	LF	150	\$8.00	\$1,200.00
8	715	511	325	LIGHT POLE COMPLETE - F&I	EA	24	\$24,000.00	\$576,000.00
9	715	7	12	LOAD CENTER, F&I, PRIMARY VOLTAGE (LIGTHING CONTROL CABINET)	EA	1	\$20,000.00	\$20,000.00
ROADWAY IMPROVEMENTS (PHASE 2) - SUBTOTAL							\$705,631.12	
20% CONTINGENCY							\$141,126.22	
ROADWAY IMPROVEMENTS (PHASE 2) - TOTAL							\$846,757.34	