



20 N. Swinton Avenue
Delray Beach, FL 33444

Agenda Item: # 10.G.
April 13, 2017

~ CRA BOARD SUMMARY ~
**SECOND AMENDMENT TO CRA/CITY INTERLOCAL AGREEMENT FOR FUNDING
CONSTRUCTION/PROFESSIONAL SERVICES FY 2016-2017**

At its meeting of September 22, 2016, the CRA Board adopted the FY 2016-17 Budget and approved the Interlocal Agreement with the City of Delray Beach for funding of Joint Projects for Fiscal Year 2016-2017. Per the Agreement, funds will be transferred to the City at the time that a contract is awarded or service authorization (consultant agreement) is approved for each project. The City Commission approved the Interlocal Agreement (ILA) on November 1, 2016. On January 26, 2017, Amendment #1 to the ILA was approved consistent with Budget Amendment #1 (Resolution 2017-01) to reflect funding increases based on updated design costs, construction cost estimates, and/or actual construction costs. On March 3, 2017, the City Commission approved Amendment #1 to the ILA for funding of Construction/Professional Services for Fiscal Year 2016-2017.

The CRA funded the costs for the deferred building maintenance for the entire Old School Square complex (OSS) in FY 2015-16 which included major exterior building repairs and roof replacements to the historic structures. The exterior work was completed in March 2017. At that time, the City was also evaluating major interior repairs and replacement of the mechanical, electrical, and plumbing systems, with most of the systems approaching or exceeding their life expectancy. The Fieldhouse Building HVAC system's 25 year old air handler unit (AHU) is in the worst condition and can fail at any time. Attached is a memo from the City regarding the OSS HVAC system. Initial assessment by the City's consultants, TYEC Engineering Consultants, LLC, in September 2016 (available upon request) resulted in two long term options which are currently being evaluated by the City's air conditioning manufacturing vendor, Trane South Florida. Final determination on these options will be provided to the Board when available. With the summer season around the corner, a short term solution to replace the parts in the existing unit has been recommended to the City while a long term replacement of the HVAC system is being investigated. The cost of replacing the two condenser coils in the existing unit is \$24,240 and is a more economical option to reserving or installing a temporary unit (\$22,200 to \$24,000 for the first month).

The Fieldhouse Building is heavily used and already scheduled for a number of events and private functions. The City has requested that the CRA assist with this short term solution while the City is conducting its analysis for a long term plan for the buildings within the complex to ensure the system does not fail. It is anticipated that the CRA funding will be requested to assist with the permanent solution. Attached is Amendment #2 to the ILA reflecting the request by the City to provide \$24,240 for the repair of the Old School Square (OSS) Field House air conditioning unit. The addition of line item #4 listed in Exhibit "A" is required to assist the City. This adjustment will be incorporated into future Budget Amendment #2 for FY 2016-17 and the Work Plan for FY 2016-17 will be changed accordingly.

Recommended Action:

Approve the Second Amendment to the Interlocal Agreement with the City of Delray Beach for funding of Construction/Professional Services for Fiscal Year 2016-17.

Submitted By: Thuy Shutt, Assistant Director

Attachment: Amendment No. 2 to Interlocal Agreement between the City & CRA for Construction/Professional Services FY 2016-17



City of Delray Beach

Environmental Services Department

M E M O R A N D U M

www.mydelraybeach.com

TO: Dale Sugerman, Assistant City Manager

THROUGH: John Morgan, Director Environmental Services Department 

FROM: Missie Barletto, Assistant Director Environmental Services Department 

DATE: March 31, 2017

SUBJECT: Old School Square Fieldhouse HVAC

Per your instructions, Environmental Services Department (ESD) staff has worked with Trane South Florida to recommend solutions for the replacement of the HVAC systems at Old School Square. Both a short term solution and a long term replacement of the HVAC system is being investigated.

The 25-ton DX unit that currently provides HVAC to the Old School Square Fieldhouse is at risk of failure at any time. In order to be confident that service can continue to this facility without interruption, we recommend replacement of the two condenser coils that are in poor condition at a cost of \$24,240, which includes all equipment costs and labor. Please find the Trane South Florida proposal to do this work attached. Trane representatives feel this is the best resolution to ensuring that HVAC service will continue to be available to the Old School Square Fieldhouse until the system replacement for the full campus occurs.

Evaluation of the complete system replacement is ongoing with an initial evaluation of the potential to place a shared chiller and split system for the Fieldhouse and Crest Theater to gain efficiency expected during the first week of April. An alternative analysis will also be performed on replacing/upgrading the current HVAC configuration. Should the chiller option be the chosen alternative, the work is expected to be completed in September or October of 2017.

Trane representatives evaluated the potential for renting a temporary air conditioning unit for the Fieldhouse to provide service through the summer. The recommendation was to repair the existing unit rather than rent a unit as the rental requires alteration of the historic building and is a more costly solution without improving the odds that the system will not fail. The cost for reserving a temporary unit appropriately sized for the Fieldhouse is \$4,200 per month stored at a local Trane facility, plus \$18,000 installation should it be needed. The cost to schedule installation of the rental unit in anticipation of the need is \$20,000 installation and first month's rent and then \$4,000 per month rental following that.

As you will see from Trane's attached proposal, the recommendation is to replace the condenser coils at this time. No work is required on the air handler at this time as this unit has a relatively new blower and coil and is operational. In order to utilize the US Communities cooperative pricing, this item will require Commission approval. We will proceed with placing this item on the City Commission agenda at the earliest possible date.

**SECOND AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN
THE CITY OF DELRAY BEACH AND THE
DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY
FOR FUNDING CONSTRUCTION/PROFESSIONAL SERVICES
FY 2016-2017**

THIS SECOND AMENDMENT TO THE INTERLOCAL AGREEMENT FOR FUNDING OF CONSTRUCTION/PROFESSIONAL SERVICES ("SECOND AMENDMENT") is made this _____ day of _____, 2017, by and between the **CITY OF DELRAY BEACH**, a Florida municipal corporation, (hereinafter referred to as "**CITY**"), and the **DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**, a public body corporate and politic, duly created and operated pursuant to Chapter 163, Florida Statutes (hereinafter referred to as the "**CRA**").

WITNESSETH:

WHEREAS, the **CITY** and the **CRA** entered into an Interlocal Agreement for the Funding of Construction/Professional Services for Fiscal Year 2016-2017, on November 1, 2016 (the "Original Agreement"), which provided for funding for construction and professional services for projects within the Community Redevelopment Area; and

WHEREAS, the **CITY** and the **CRA** entered into the First Amendment to the Original Agreement on March 3, 2017, (the "First Amendment") to provide for changes in the amount of funding for projects included in the Original Agreement; and

WHEREAS, the **CRA** and the **CITY** desire to enter into this Second Amendment to the Original Agreement (the "Second Amendment") in order to amend **Exhibit "A"** to the Original Agreement, to provide for change in the amount of funding for the Old School Square Field House Building project listed in **Exhibit "A"** to the Original Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties hereby agree as follows:

1. The recitations set forth above are hereby incorporated herein.
2. The **CRA** and the **CITY** agree to amend **Exhibit "A"** to the Original Agreement, to reflect the change in the amount of funding provided by the **CRA** for Fiscal Year 2016-17 for the Old School Square Field House Building project listed in **Exhibit "A"** to the Original Agreement, as

amended by the First Amendment.

3. Subject to the availability of funds, and annual budgeting and appropriation by the **CRA**, the **CRA** will provide additional funding for the projects listed in **Exhibit "A"** to this Second Amendment in Fiscal Year 2016-17.

4. The **CITY** and the **CRA** agree that **Exhibit "A"** to the Original Agreement, as amended by the First Amendment, is hereby amended as provided in **Exhibit "A"** to this Second Amendment, which is attached hereto and incorporated herein by reference.

5. All other terms and conditions of the Original Agreement, as amended by the First Amendment, not in conflict with this First Amendment shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed on the day and year first above written.

ATTEST:

CITY OF DELRAY BEACH, FLORIDA

City Clerk

By: _____
Cary D. Glickstein, Mayor

Approved as to Form:

City Attorney

ATTEST:

DELRAY BEACH COMMUNITY
REDEVELOPMENT AGENCY

Jeff Costello, Executive Director

By: _____
Reginald A. Cox, Chair

(SEAL)

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by _____, as _____ (name of officer or agent, title of officer or agent), of _____ (name of corporation acknowledging), a _____ (state or place of incorporation) corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ (type of identification) as identification.

Notary Public – State of Florida

EXHIBIT "A"

Fiscal Year 2016-2017 Projects			
	City Project #	Project Name	Amount of CRA Funding
1.	2014-002	Block 8 Alley (South of W Atlantic Ave - SW 10 th /11 th Aves)	\$ 230,000.00
2.	2016-654	SW 6 th , 7 th , 8 th & 9 th Ave Improvements (Atlantic-SW 1 st St)	\$ 100,000.00
3.	2016-596	Old School Square Park Upgrades	\$ 500,000.00
4.	2016-004	Old School Square Field House Building Maintenance	\$ 25,000.00
5.	2013-022	S Swinton Ave & SW/SE 1st Street (Mast Arm Traffic Signal)	\$ 250,000.00
6.	2014-008	Parking Study Implementation (E. Atlantic Avenue Crosswalk Upgrades - Venetian/Gleason)	\$ 366,000.00
7.	2014-069	Parking Study Implementation - Wayfinder Signage	\$ 150,000.00
8.	2012-051	Swinton & Atlantic Intersection	\$ 300,000.00
9.	2016-676	SW 2 nd Street Beautification (Phase II)	\$ 210,000.00
10.	2015-610	Block 63 Alley	\$ 265,000.00
11.	2015-620	SW Neighborhood Alleys (5 Alleys)	\$ 910,000.00
12.	2013-020	SE 2 nd St/Ave/Alleys/Parking Lot (Osceola Business Area)	\$ 1,900,000.00
13.	2014-006	Sidewalks – NW/SW Neighborhoods	\$ 630,000.00
14.	2011-024	NE 3 rd St/Ave Streetscape & Alley Improvements	\$1,600,000.00*
15.	2015-040	NW 5 th Ave Alleys (3 Alleys)	\$ 400,000.00
16.	2009-006	Block 20 Alley Improvements	\$ 75,000.00
17.	2016-101	Hilltopper Stadium Elevator	\$ 115,000.00
18.	2016-500	SW 4 th St/SW 6 th St/SW 7 th Ave Reconstruction	\$ 580,700.00*
19.	2016-095	Osceola Neighborhood Improvements (Design)	\$ 837,870.00*
20.	2016-102	Pompey Park Master Plan	\$ 800,000.00*

*City Financed – CRA to pay debt service annually