



PROSPERITY VILLAGE COTTAGE HOMES

(a Transitional Homeless Development located at 4531 Clemens Street, Lake Worth, FL 33463)

Thursday, May 16, 2024 @ 10am

PBC Vista Office Building

1st Floor, Ken Rogers Memorial Chambers

2300 N. Jog Rd, WPB

PVCH – Background and Timeline

- **March 12, 2020**, the West Palm Beach Housing Authority (WPBHA) submitted its proposal to the PBC Facilities Development and Operations (FD&O) Department, subsequent to the issuance of an RFP 2019-001-EM to local Housing Authorities, to Develop, Own, Operate and Maintain, a small-lot-concept form of housing. The WPBHA's proposal was found to be the most responsive, responsible proposal submitted.
- ***This was a time of uncertainty, as COVID-19 was in its very early stages, and its far-reaching effects could not possibly be known at the time.***
- **July 30, 2020**, the WPBHA submitted its response to Phase 2 of the Proposal. The proposal was accepted and recommended for approval, and included a schedule for completion which was very aggressive, but manageable, based on past performance.
- **January 12, 2021**, the Developer and Operator Agreement between the two Agencies which was approved by the BCC, authorizing a budget of \$3,973,458.06, to construct the project. The D&O Agreement required that the WPBHA receive all required permits to construct the project, prior to receiving site control.

PVCH – Background, continued....

- **August 17, 2021**, Amendment #1 to the D&O Agreement was issued to authorize the extension of the date for permit approvals to be obtained, as the WPBHA continued to work through the County's permit approval process associated with this new form of construction.
- **January 4, 2022**, although the vast majority of permits had been received, Amendment #2 was issued to extend the date for receiving all required permits to March 14, 2022.
- **March 1, 2022**, Independent cost estimates were sought and received, substantiating what we were seeing on unrelated projects: projects costs increased substantially compared to those submitted nearly 2 years ago.
- **May 1, 2022**, Initial subcontractor bid-out commenced.

PVCH – Background, continued....

- **On June 6, 2022** the bids results reflected our suspicions: far fewer interested contractors and much higher pricing. Trades reflected price increases mostly in the 65% to 100% range compared to our existing budget. After discussions with the County, the solicitations were cancelled.
- **July 3, 2022**, the WPBHA re-solicited for competitive bids. As expected, pricing remained substantially higher.
- **November 15, 2022**, Amendment #3, was issued to the WPBHA, along with the Conveyance of the Property by County Deed (site control), Amendment #3 increased the project budget to \$6,073,458.06, mostly to account for the greatly increased construction costs.
- **March 6, 2023, site-work commenced on the Project.**

Prosperity Village Cottage Homes Project

- Construction of 17 small lot, detached, Single Family Homes and 1 Community Building
- Homes range in size from 950 s/f to 1,200 s/f:
 - 5 – 2BR, 1BA single story homes
 - 6 – 2BR, 2BA single story homes
 - 5 – 3BR, 2BA two-story homes
 - 1 – 2BR, 1BA single story ADA home
 - 1 – Clubhouse, approximately 850 s/f



Prosperity Village Cottage Homes Project

Construction Milestones

- Construction commenced March of 2023 with site work including installation of water system, sewer system, road beds and initial lift of asphalt on roads. FPL installed overhead poles and Comcast removed existing equipment. Some delays resulted from both FPL & Comcast work as well as changes necessary to deal with actual field conditions vs locations of existing systems as indicated on as built drawings.
- Vertical construction including slab work, shell work, truss and preliminary roofing installation, window and door installation, framing installation, rough plumbing, electrical, mechanical, rough framing, insulation of all buildings is now complete.
- Drywall installation is ongoing.
- Site work continues with waiting on FPL for installation of pad mount transformers.
- Interior and exterior finishes including but not limited to, waterproofing and painting, final plumbing, electrical, mechanical, interior finishes (cabinets, fixtures, doors, trim etc.) final roofing, final site work including installation of all walkways, driveways, and final lift of asphalt. Final power connections, final water and sewer connections installation of irrigation and landscape and all final interior work ongoing.
- Project estimated completion date - **August 15, 2024.**

Groundbreaking Ceremony



Construction Photos

Delivery of Storm water boxes



Cottage Homes Photos

Clearing of site and compaction for building pads



Cottage Homes Photos

Waiting on Comcast and FPL



Cottage Homes Photos

Installation of Sewer and Road Bed



Cottage Home Photos

Installation of Road bed and drainage system



Cottage Homes Photos

First lift of Asphalt



Cottage Homes Photos

Pouring slabs and form board work



Cottage Homes Photos

Initial block and shell work



Cottage Homes Photos

Block and roofing work



Cottage Homes Photos

Roof Truss and work and addition of porches



Cottage Homes Photos

Interior truss installation



Cottage Homes Photos

Installation of windows and doors



Cottage Homes Photos

Installation of interior framing and stairs



Cottage Homes Photos

Installation of drywall



Cottage Homes Photos

Completed Stucco





PROSPERITY VILLAGE COTTAGE HOMES

Questions?

(561) 655-8530 (Main Office)

www.wpbha.org