



Agenda - Final

Community Redevelopment Agency

The City of Pensacola Community Redevelopment Agency was created by the City Council and is a dependent special district in accordance with the Florida State Statutes Chapter 189 (Resolution No. 55-80 adopted on September 25, 1980; and amended Resolution No. 22-10 adopted on August 19, 2010.)

Monday, June 13, 2022

3:30 PM

Hagler-Mason Conference Room, 2nd Floor

Immediately following City Council Agenda Conference starting at 3:30 P.M.

Members of the public may attend the meeting in person. City Council encourages those not fully vaccinated to wear face coverings that cover their nose and mouth.

Members of the public may also attend and participate via live stream or phone.
Live meeting video: cityofpensacola.com/428/Live-Meeting-Video. Public input form.

CALL MEETING TO ORDER

Members: Teniade Broughton, Chairperson, Casey Jones, Vice Chairperson, Jennifer Brahier, Ann Hill, Jared Moore, Sherri Myers, Delarian Wiggins

BOARD MEMBER DISCLOSURE

Board Members disclose ownership or control of interest directly or indirectly of property in the Community Redevelopment Area

CHAIRMAN'S REPORT

APPROVAL OF MINUTES

1. [22-00677](#) CRA MEETING MINUTES - 05/09/22

Sponsors: Teniade Broughton

Attachments: [Draft CRA Minutes - 05/09/22](#)

PRESENTATIONS

ACTION ITEMS

2. [22-00633](#) AWARD OF FIVE YEAR CONTRACT TO WARREN AVERETT, LLC FOR REQUEST FOR PROFESSIONAL AUDITING SERVICES

Sponsors: Teniade Broughton

3. [22-00651](#) "A" STREET REVITALIZATION PROJECT - STREET TREES

Sponsors: Teniade Broughton

Attachments: [Original Bid Tabulation](#)
[Revised Bid Tabulation](#)
[Landscape Plans - Tree Replacement](#)
[Landscape Plans - Corresponding Photos](#)
[City Arborist Report](#)

DISCUSSION ITEMS**4. [22-00658](#) HAWKSHAW REDEVELOPMENT PROJECT UPDATE**

Sponsors: Teniade Broughton

OPEN FORUM**ADJOURNMENT**

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 436-5640 (or TDD 435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he 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.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00677

Community Redevelopment Agency

6/13/2022

SUBJECT:

CRA MEETING MINUTES - 05/09/22



City of Pensacola

COMMUNITY REDEVELOPMENT AGENCY

Meeting Minutes

May 9, 2022

4:26 P.M.

Hagler Mason Conference Room

The Community Redevelopment Agency (CRA) Board meeting was called to order by Chairperson Broughton at 4:26 P.M. (Immediately following the 3:30 P.M. City Council Agenda Conference).

CALL MEETING TO ORDER

CRA MEMBERS PRESENT: Teniade Broughton, Casey Jones, Ann Hill, Delarian Wiggins, Jared Moore, Jennifer Brahier(via Teams)

CRA MEMBERS ABSENT: Sherri Myers

Public participation was available as follows:

Members of the public may attend the meeting in person. City Council encourages those not fully vaccinated to wear face coverings that cover their nose and mouth.

Members of the public may also attend and participate via live stream or phone.

Live meeting video: cityofpensacola.com/428/Live-Meeting-Video. Public input form here: www.cityofpensacola.com/CRAInput.

BOARD MEMBER DISCLOSURE

BOARD MEMBERS DISCLOSE OWNERSHIP OR CONTROL OF INTEREST DIRECTLY OR INDIRECTLY OF PROPERTY IN THE COMMUNITY REDEVELOPMENT AREA

CRA Members Hill and Wiggins disclosed ownership or control of interest directly or indirectly of property in the Community Redevelopment Area.

CHAIRMAN'S REPORT

None

APPROVAL OF MINUTES

1. [22-00445 CRA MEETING MINUTES - 04/11/2022](#)

A motion was made by CRA Member Jared Moore, seconded by CRA Member Ann Hill.

The motion carried by the following vote:

Yes: 5	Teniade Broughton, Casey Jones, Ann Hill, Delarian Wiggins, Jared Moore
No: 0	None

PRESENTATIONS

None

ACTION ITEMS

Following no objections, Action Item # 10 was moved prior to Action Item #2.

2. [22-00334 AWARD OF BID # 22-031 BRUCE BEACH PARK PHASE 1](#)

Recommendation: That the Community Redevelopment Agency (CRA) award bid #22-031 for construction of the Bruce Beach Park Phase 1 to Biggs Construction Company, Inc., the lowest and most responsive bidder in the amount of \$6,342,411.00 plus a 10% contingency in the amount of \$634,241.10 for a total amount of \$6,976,652.10. Further, that the CRA authorize the Chairperson to take all actions necessary to execute the contract.

A motion was made by CRA Member Jared Moore, seconded by CRA Vice-Chairperson Casey Jones.

Assistant CRA Manager Victoria D'Angelo introduced Allen Vinson of HDR Engineering, Inc and Gena Wirth of SCAPE Landscape Architecture. Mr. Vinson, Mrs. Wirth, and staff responded accordingly to questions. Mayor Robinson made follow-up remarks.

Public Speakers:

- Terry Horne – 350 W Cedar Street, Pensacola FL

No: 0 None

4. [22-00425](#) APPROVAL OF DESIGN PLANS FOR PROJECT CONSTRUCTION - GENERAL DANIEL "CHAPPIE" JAMES JR. MUSEUM & YOUTH FLIGHT ACADEMY PROJECT

Recommendation: That the Community Redevelopment Agency (CRA) approve final design plans for the General Daniel "Chappie" James, Jr. Museum and Flight Academy Phase II Project Scope and authorize staff to proceed to bid solicitation.

A motion was made by CRA Member Ann Hill, seconded by CRA Member Delarian Wiggins.

Assistant CRA Manager Victoria D'Angelo gave an overview of the item and introduced Eddie Todd of Eddie Todd Architect and Mike Reid of Atkins Global. Mr. Todd and Mr. Reid gave an overview of the item and responded accordingly to questions. Cliff Curtis of the Chappie James Flight Academy made follow-up remarks via Teams.

The motion carried by the following vote:

Yes: 5 Teniade Broughton, Casey Jones, Ann Hill, Delarian Wiggins, Jared Moore

No: 0 None

5. [22-00411](#) POLICY REGARDING PARKING ON RIGHT-OF-WAY

Recommendation: That the Community Redevelopment Agency (CRA) request that City Council develop a policy regarding no parking on the right-of-way where there are trees and/or irrigation systems.

A motion was made by CRA Member Jared Moore, seconded by CRA Member Ann Hill.

Assistant CRA Manager Victoria D'Angelo gave an overview of the item and responded accordingly to questions.

The item was withdrawn by Sponsor Ann Hill.

6. [22-00338](#) CRA APPROVAL OF BIDS, PROPOSALS, CONTRACTS, EXPENDITURES OR ALLOCATIONS

Recommendation: That the Community Redevelopment Agency (CRA) establish a policy that all bids, proposals, contracts, expenditures, or allocations over \$50,000 come before the board for approval, similar to the threshold for the mayor.

A motion was made by CRA Member Ann Hill, seconded by CRA Chairperson Teniade Broughton.

Assistant CRA Manager Victoria D'Angelo gave an overview of the item and responded accordingly to questions.

The item was withdrawn by Sponsor Ann Hill.

7. [22-00412 PROJECT DESIGN PUBLIC INPUT](#)

Recommendation: That the Community Redevelopment Agency establish a policy requiring that designs have wide public input opportunity at 30, 60 and 90 percent of completion.

A motion was made by CRA Member Ann Hill, seconded by CRA Member Delarian Wiggins.

Assistant CRA Manager Victoria D'Angelo gave an overview of the item and responded accordingly to questions.

The item was withdrawn by Sponsor Ann Hill.

8. [22-00339 LANDSCAPE PLAN TREE REMOVAL](#)

Recommendation: That the Community Redevelopment Agency (CRA) compare tree maintenance versus tree removal in pending landscape plans.

A motion was made by CRA Member Ann Hill, seconded by CRA Member Jared Moore.

Assistant CRA Manager Victoria D'Angelo gave an overview of the item and responded accordingly to questions.

The item was withdrawn by Sponsor Ann Hill.

9. [22-00234 ATTAINABLE HOUSING INFILL POLICY](#)



Memorandum

File #: 22-00633

Community Redevelopment Agency

6/13/2022

ACTION ITEM

SPONSOR: Teniade Broughton, Chairperson

SUBJECT:

AWARD OF FIVE YEAR CONTRACT TO WARREN AVERETT, LLC FOR REQUEST FOR PROFESSIONAL AUDITING SERVICES

RECOMMENDATION:

That the Community Redevelopment Agency (CRA), enter into a five (5) year contract with Warren Averett, LLC for Professional Auditing Services. Further, that the CRA authorize the Chairperson to take all actions necessary to negotiate and execute the contract, as well as approve and execute the annual letters of engagement.

SUMMARY:

Effective for audits for fiscal year 2020, and thereafter, a community redevelopment agency with revenues or a total of expenditures and expenses in excess of \$100,000 must provide for a separate financial audit. Warren Averett, LLC has performed the annual audit of the Community Redevelopment (CRA) since the new legislation was enacted.

Staff is requesting that the CRA retain Warren Averett, LLC for a five (5) year period, beginning with the fiscal year 2023 audit. Warren Averett, LLC has agreed to keep the audit fee at \$15,000 per year, with no increases over the 5 year period. A separate item will be brought before City Council requesting approval of a (5) year contract with Warren Averett, LLC for City of Pensacola professional auditing services.

Upon approval by the CRA, staff will work with Warren Averett, LLC to draft the auditing services contract for execution by the CRA Chairperson.

PRIOR ACTION:

None

FUNDING:

N/A

FINANCIAL IMPACT:

The cost of the CRA's independent audit is included in the CRA's annual budget.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

5/31/2022

STAFF CONTACT:

David Forte, Deputy City Administrator - Community Development

Sherry Morris, Development Services Director

M. Helen Gibson, AICP, CRA Manager

Victoria D'Angelo, CRA Assistant Manager

Amy Lovoy, Finance Director

ATTACHMENTS:

None

PRESENTATION: No



Memorandum

File #: 22-00651

Community Redevelopment Agency

6/13/2022

ACTION ITEM

SPONSOR: Teniade Broughton, Chairperson

SUBJECT:

“A” STREET REVITALIZATION PROJECT - STREET TREES

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) approve the revised landscape plans for Phase 1 of the “A” Street Revitalization Streetscape project and authorize solicitation of bids to select a contractor.

SUMMARY:

The “A” Streetscape Revitalization project includes streetscape improvements to “A” Street from Cervantes Street to Main Street. Invitation to Bid No. 22-029 for construction of phase 1 of the project, from Cervantes Street to Garden Street, was advertised on January 28, 2022. At its April meeting, the Community Redevelopment Agency (CRA) CRA reviewed the City arborist’s assessment of the street trees scheduled for removal or replacement and took an action to withdraw the bid solicitation.

In response to the CRA’s discussion, the landscape plans have been revised as follows:

Of the 36 trees scheduled for removal or replacement - 14 trees that were listed as in conflict with proposed infrastructure, palms, invasive species, non-street trees or trees found to be dead or missing were not physically inspected will be replaced. The remaining 22 trees will be retained and will not be replaced. Trees that are being replaced and new tree plantings will include 52 East Palatka Holly, three (3) Little Gem Magnolia and one (1) live oak. No trees will be removed without the prior written approval of the City’s arborist.

Copies of the original and revised bid tabulation, landscape plans depicting tree replacement and corresponding photos, and the City arborist’s report are attached.

PRIOR ACTION:

April 10, 2017 - The CRA approved the Fiscal Year 2017-18 CRA Work Plan which included the A Streetscape Revitalization project.

May 7, 2018 - The CRA approved the Fiscal Year 2018-19 CRA Work Plan which included the A

Streetscape Revitalization project.

August 5, 2019 - The CRA approved the Fiscal Year 2020 CRA Work Plan which included the A Streetscape Revitalization project.

August 10, 2020 - The CRA approved the Fiscal Year 2021 CRA Work Plan which included the A Streetscape Revitalization project.

August 9, 2021 - The CRA approved the Fiscal Year 2022 CRA Work Plan which included the A Streetscape Revitalization project.

March 8, 2022 - The CRA postponed the bid opening for phase 1 of the "A" Street Revitalization project until April 18, 2022.

April 11, 2022 - The CRA withdraw the bid solicitation of phase 1 of the "A" Street Revitalization project.

FUNDING:

Budget: \$2,672,807

Actual: \$2,429,825 Phase 1 - Construction (Est.)
\$ 242,982 Phase 1 - 10% Contingency (Est.)
\$2,672,807

FINANCIAL IMPACT:

The engineer's construction cost estimate for phase 1 of the "A" Street Revitalization project is \$2,429,825 with a 10% contingency of \$242,982 for a total of \$2,672,807. Funding for construction is available in the 2017 Urban Core and Westside bond funds, as well as, the CRA fund and Westside TIF Fund.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

6/2/2022

STAFF CONTACT:

David Forte, Deputy City Administrator - Community Development
Sherry Morris, Development Services Director
M. Helen Gibson, AICP, CRA Manager
Victoria D'Angelo, CRA Assistant Manager
Brad Hinote, City Engineer

ATTACHMENTS:

- 1) Original Bid Tabulation

- 2) Revised Bid Tabulation
- 3) Landscape Plans - Tree Replacement
- 4) Landscape Plans - Corresponding Photos
- 5) City Arborist Report

PRESENTATION: No

A STREET REVITALIZATION
MAIN STREET TO CERVANTES STREET
PHASE I - GARDEN STREET TO CERVANTES STREET

Bid Tab - Final Submittal

1/27/2022

ITEM #	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
ROADWAY					
1	0101-1 MOBILIZATION (INCLUDES NPDES PERMITTING)	1	LS		
2	0102-1 MAINTENANCE OF TRAFFIC	1	LS		
3	0104-1 EROSION CONTROL	1	LS		
4	0110-1-1 CLEARING AND GRUBBING (INCLUDES SAW CUTTING/MISCELLANEOUS ASPHALT REMOVAL)	1	LS		
5	NON-FDOT EARTHWORK (MINOR REGRADING/SHAPING/FILL/EXCAVATION)	1	LS		
6	0110-4-10 REMOVAL OF EXISTING CONCRETE PAVEMENT	4599	SY		
7	0327-70-6 MILLING EXISTING ASPHALT PAVEMENT (1-1/2" AVG DEPTH)	2416	SY		
8	0337-7-81 ASPHALT CONCRETE FRICTION COURSE (TRAFFIC B)(FC 12.5)(PG 76-22)	200	TN		
9	NON-FDOT 12" CONCRETE RIBBON CURB (6" THICK) (F&I) (3000 PSI)	694	LF		
10	0520-2-4 CONCRETE CURB, TYPE D	18	LF		
11	0522-1 CONCRETE SIDEWALK, 4" THICK	4792	SY		
12	0522-2 CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK	1426	SY		
13	0527-2 DETECTABLE WARNINGS	910	SF		
14	NON-FDOT 60 MM CONCRETE PAVER SIDEWALK EDGE SOLDIER COURSE (2 SIDES AND DETAILS)	10671	LF		
15	NON-FDOT COMPASS ROSE EMBOSSING TEMPLATE & PERPENDICULAR BRICK (10% SURPLUS TEMPLATES) (F&I)	67	EA		
16	NON-FDOT CAST IRON STREET NAME EMBEDDED IN SIDEWALK (INSTALL ONLY)	32	EA		
17	NON-FDOT ISLANDS - (INCLUDES SAWCUTTING, REMOVAL OF ASPHALT AND BASE, EXCAVATION UP TO 2', FDOT TYPE D CURB	27	EA		

A STREET REVITALIZATION
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SIGNING AND PAVEMENT MARKINGS					
1	0700 1 11 SINGLE POST SIGN, F&I GROUND MOUNT, UP TO 12 SF	12	AS		
2	0700 1 50 SINGLE POST SIGN, RELOCATE	24	AS		
3	0706 1 3 RAISED PAVEMENT MARKER, TYPE B	331	EA		
4	* REFLECTIVE PAVEMENT MARKER (RPM) (YELLOW/YELLOW)	311	EA		
5	* REFLECTIVE PAVEMENT MARKER (RPM) (WHITE / RED)	20	EA		
6	0711 11123 THERMOPLASTIC, STANDARD, WHITE, SOLID 12" FOR CROSSWALK	2257	LF		
7	0711 11125 THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE AND CROSSWALK	2764	LF		
8	0711 11170 THERMOPLASTIC, STANDARD, WHITE, ARROW (LEFT)	8	EA		
9	0711 11224 THERMOPLASTIC, STANDARD, YELLOW, SOLID, 18" FOR DIAGONAL OR CHEVRON	180.5	LF		
10	0711 14160 THERMOPLASTIC, PREFORMED, WHITE, MESSAGE OR SYMBOL (BICYCLE WITH CHEVRON) (WHEELCHAIR/UNIVERSAL SYMBOL OF ACCESSIBILITY)	30	EA		
11	0711 16101 THERMOPLASTIC, STANDARD - OTHER SURFACES, WHITE SOLID, 6"	0.61	GM		
12	0711 16201 THERMOPLASTIC, STANDARD - OTHER SURFACES, YELLOW, SOLID, 6"	1.18	GM		
13	NON-FDOT CONFLICTING PAVEMENT MARKING REMOVAL (HYDROBLASTING)	1	LS		

A STREET REVITALIZATION
MAIN STREET TO CERVANTES STREET
PHASE I - GARDEN STREET TO CERVANTES STREET

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1/27/2022

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LANDSCAPE					
1	EAST PALATKA HOLLY	5	45 GAL		
2	NATCHEZ CRAPE MYRTLE	69	100 GAL		
3	LITTLE GEM MAGNOLIA	3	30 GAL		
4	LIVE OAK	1	65 GAL		
5	SUNSHINE LIGUSTRUM	821	3 GAL		
6	ASIAN JASMINE	10993	1 GAL		
7	SOD	1435	SY		
8	SOIL	687	CY		
9	PINESTRAW MULCH	5563	SY		
10	TREE REMOVAL	36	EA		
IRRIGATION COMPLETE					
1	IRRIGATION	1	LS		
LIGHTING					
1	Light Poles and Concrete Base	70	EA		
2	New Panel Board w/ Breakers	1	EA		
3	New Surge Suppressor	1	EA		
4	New Contactor	2	EA		
5	Panel Board Enclosure	1	EA		
6	Directional Bore Mobilization	1	EA		

A STREET REVITALIZATION
MAIN STREET TO CERVANTES STREET
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1/27/2022

ITEM #	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
7	Directional Bore	850	LF		
8	Trench	5400	LF		
9	#6 Wire	450	CLF		
10	2" PVC	6250	LF		
TOTAL					

A STREET REVITALIZATION
MAIN STREET TO CERVANTES STREET
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5	SUNSHINE LIGUSTRUM	821	3 GAL		
6	ASIAN JASMINE	10993	1 GAL		
7	SOD	1435	SY		
8	SOIL	687	CY		
9	PINESTRAW MULCH	5563	SY		
10	TREE REMOVAL <i>NO TREE SHALL BE REMOVED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY'S ARBORIST.</i>	14	EA		
IRRIGATION COMPLETE					
1	IRRIGATION	1	LS		
LIGHTING					
1	Light Poles and Concrete Base	70	EA		
2	New Panel Board w/ Breakers	1	EA		
3	New Surge Suppressor	1	EA		
4	New Contactor	2	EA		
5	Panel Board Enclosure	1	EA		
6	Directional Bore Mobilization	1	EA		
7	Directional Bore	850	LF		

A STREET REVITALIZATION
MAIN STREET TO CERVANTES STREET
PHASE I - GARDEN STREET TO CERVANTES STREET

Bid Tab - Final Submittal

5/27/2022

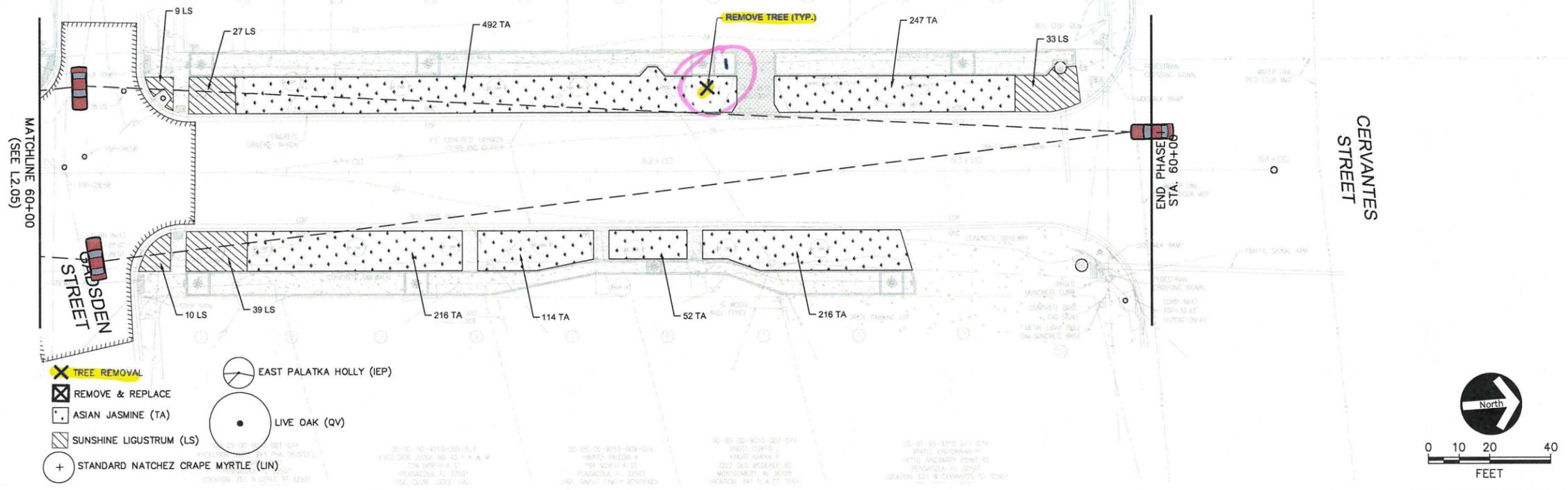
ITEM #	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
8	Trench	5400	LF		
9	#6 Wire	450	CLF		
10	2" PVC	6250	LF		
TOTAL					

User: ROHR8911 \\fuspa1000\pensacola\Highway\City of Pensacola\Projects\A Street Revitalization\100060299\7 - Final Design\Plan Sheets\L2-XX Landscape Plans.dwg 01/20/2022 02:36:06 PM

PRIOR TO INSTALLATION, FINAL LOCATION FOR ALL TREES SHALL BE ADJUSTED IN THE FIELD IN CONJUNCTION WITH THE OWNER'S REPRESENTATIVE TO AVOID CONFLICTS WITH UTILITIES, SIGNAGE, EXISTING TREES THAT REMAIN, AND PAVEMENT.

TREES IN LANDSCAPE AREA THAT ARE NOT LABELED TO BE REMOVED OR LABELED REMOVE & REPLACE SHALL REMAIN AND PROTECTED DURING GROUND COVER INSTALLATION.

WARNING: GAS MAINS IN CONSTRUCTION AREA.



NO.	REVISIONS	DATE	APPROVED BY

A STREET REVITALIZATION
LANDSCAPE PLAN

ATKINS
2065 AIRPORT BLVD., SUITE 400
PENSACOLA, FLORIDA 32504
PHONE NO. 850.478.9844
CERTIFICATE OF AUTHORIZATION NO. 24

LANDSCAPE ARCHITECT OF RECORD



DRAWN BY:	HIL
DESIGNED BY:	LAR
CHECKED BY:	JWM
APPROVED BY:	SLP
PROJECT NUMBER	100077589
DRAWING NUMBER	L2.06

\\tuspa01000\pensacola\Highway\City of Pensacola\Projects\A Street Revitalization\100060299\7 - Final Design\Plan Sheets\L2\XX Landscape Plans.dwg 01/20/2022 02:36:47 PM User: ROHRB81

GENERAL NOTES

- 1. All construction shall be in accordance with the plans and written specifications. No substitutions shall be made without prior written approval by the owner's representative.
2. Written dimensions shall take precedence over scaled dimensions. The Contractor shall verify and be responsible for all dimensions and conditions on the job.
3. The Establishment Period for watering and maintenance by the Contractor shall be 365 days.
4. Landscape materials shall be adjusted in the field to avoid conflicts with any (proposed or existing to remain) utility structures, drainage structures, ditches, under drains, ditch blocks, storm water management facilities, paving, drainage discharge paths, signage, overhead and underground utilities, lighting and their appurtenances.
5. The Contractor shall not bring any hazardous materials onto the project site.
6. Landscape improvements shall be installed by the Contractor per the latest edition of FDOT Maintenance Supplemental Specification 580, and any Planting Specifications provided with the construction documents.
7. The Contractor shall insure that, prior to moving on site, all equipment which last operated in areas known to be infested with noxious weeds is free of soil, seeds, vegetative matter, or other debris that could contain or hold seeds.
8. Quantities on Landscape Plan are minimum only. Contractor is responsible for their own quantity take-off, and shall provide all plant material required to fill plant bed area at spacing shown on plant schedule.
9. Any existing concrete and base material in proposed planting area shall be removed completely and disposed of off site.
10. All erosion control methods shall be in accordance with the Civil Plans.
11. Planting for all plant material and staking for all trees shall be in accordance with the latest edition of FDOT Standard Plans 580-001.
12. Due to the large quantities of landscape material on this project, multiple nurseries can be utilized to supply the materials as long as they match in type, form and proposed delivery conditions.

PLANTING BED PREPARATION

- 1. All planting areas shall be stripped of all existing vegetation unless otherwise noted on the plans.
2. All planting areas shall then be treated with a pre-emergent herbicide to assure that weeds will be controlled prior to planting.
3. All soil amendments shall be added to the planting areas and thoroughly incorporated into the soil prior to commencing final grading and installation.

UTILITY NOTES

- 1. The location(s) of the utilities shown on the plans should be considered approximate only.
2. The Contractor shall notify all utilities two (2) business days prior to demolition and/or excavation.
3. A Utility Representative shall be present if landscaping requires any excavation of greater than 36 inches depth within 15' of underground utilities.
4. The Contractor shall coordinate with the utility companies during construction. No Utility is to be relocated. Planting shall be adjusted horizontally, at the direction of the owner's representative, to negate any Utility conflicts.

IRRIGATION NOTES

- 1. Permanent irrigation shall be installed for all landscape shown on the plans. The contractor shall utilize Rain Bird components.
2. The irrigation system shall be designed and installed as a design-build portion of the work performed by the contractor.
3. The contractor shall furnish the owner's representative with shop drawings and schematic design plans indicating full coverage of irrigated areas.
4. Permanent sleeves shall be installed by the contractor as necessary. The contractor is responsible for installation of all borings and casings, as needed.

- 5. The installer shall be expected to make irrigation system field adjustments on the site as needed, in order to maintain complete and accurate irrigation coverage, and to maintain the intent of the design.
6. Over flow onto structures and paved surfaces is not allowed to occur.
7. All work shall be done in accordance with prevailing codes and regulations.
8. All work shall be closely coordinated with that of other trades in order to avoid conflicts.
9. All material and labor necessary to provide a complete, fully operational, and guaranteed system shall be considered part of the work, whether or not they are specifically indicated in the submitted documents.
10. Metallic locator/warning tape shall be buried above all wiring and piping.
11. Valve boxes shall be tamper-resistant type.
12. All irrigation shall be of the proper size and type for the location and plant material.
13. Controller(s) shall be hooked up by a licensed electrician.
14. The controller(s) shall be equipped with a properly located and installed rain/freeze shutoff sensor device that complies with Florida law.
15. The minimum supply requirements for the system shall be determined by the contractor and stated on the design-build plans and shop drawings.
16. The installer shall be expected to be familiar with all requirements for the work, and to conduct the work in a clean, safe, and workmanlike manner.
17. The installer shall coordinate with the owner's representative for provision of electric service requirements.
18. If there are any existing irrigated areas to remain, on or off-site, that are adjacent to the new construction, they must remain undisturbed and fully functional.
19. Contractor shall pay for and fix any disturbances made to existing landscape or construction when performing directional bores.
20. The landscape contractor shall supply the owner's representative with detailed and properly scaled irrigation as-built drawings in ACAD format (2016 version or later) within 30 days of project acceptance.
21. Irrigation system is to be design build. Contractor to submit schematics to the City for review and approval.

PLANTING NOTES

- 1. The landscape contractor shall be responsible for attending a pre-construction meeting during which installation specifications, installation requirements, schedules, and maintenance requirements will be discussed.
2. The landscape installation must be properly sequenced with other construction so that the landscape and irrigation is not damaged by other work/trades (and vice versa).
3. The contractor shall verify the existence of and stake all utilities prior to construction.
4. The contractor shall supply all plant materials in quantities sufficient to complete the plantings shown on all drawings.
5. All plant material shall be Florida No. 1 or better (unless otherwise noted) as set forth in "Grades and Standards for Nursery Plants", State of Florida, latest edition standards and designations.
6. All plant materials indicated with a gallon size shall be container grown and within a container appropriate for the plant size.
7. The owner's representative reserves the right to make planting bed field changes to accommodate site conditions and to achieve the design intent.

- 8. Bed preparation: Loosen soil to a minimum depth of four inches and remove all debris. Regrade the bed to its preplanting subgrade.
9. The landscape contractor shall conduct representative soil analysis prior to the installation of any plant material.
10. The landscape contractor shall coordinate with all other trades (and plans), as necessary, in preparing planting areas, including final grade elevations.
11. All plant material must be planted immediately upon delivery to the site and watered in (by hand if the irrigation system is not functioning properly).
12. The landscape contractor shall notify the owner's representative a minimum of 48 hours prior to completion to schedule a final walk through.
13. The landscape contractor shall be responsible for maintaining all plantings until final acceptance by the owner's representative.
14. The landscape contractor shall supply the owner's representative with as-built drawings in ACAD format (2016 version or later) within 30 days of project acceptance.
15. Refer to current FDOT Standard Specifications and Standard Plans, the Civil Plans, the General Notes, and the Specifications for additional requirements.
16. The contractor shall add to the bid quantities for "sidewalk concrete placement" a six inch (6") strip of sod to be placed at the back side of the sidewalks in cases where grass occurs outside the right-of-way.

365-DAY ESTABLISHMENT PERIOD MAINTENANCE PLAN

The following operations shall be performed by the Contractor during the 365 Day Maintenance Period for all of the landscape and irrigation area installed per the plans. The Contractor shall assume responsibility for the proper maintenance, survival and condition of all landscape and irrigation items for a period of one year after the final acceptance of all installation work under the contract.

- 1. Fertilizer: During the establishment period, based on plant growth monitoring and soil analysis.
2. Weeding/Edging: Weeding - All planting areas shall remain weed free during the establishment period.
3. Herbicides/Pesticides: a. All personnel involved in the chemical program are to receive proper training and follow the operating guidelines provided by FDOT for chemical control.
4. Pruning: Prune all plants as necessary to maintain proper form, health and vigor during the establishment period.
5. Mulch: a. In all planting beds, pine straw mulch shall be maintained continually at a 3" settled depth.
6. Irrigation: Maintain the irrigation system, and provide sufficient water to ensure plant material health during the establishment period.
7. Litter Pick-Up: During the establishment period, ensure litter pickup regularly.
8. Staking: Contractor shall maintain all tree staking for the duration of the establishment period.
9. 1-Year Option: Based upon the Contractor's maintenance performance during the 365 Day Establishment Period, the CRA/City may exercise a 1-Year Option for continued maintenance services by the Contractor.

Table with columns for DATE, APPROVAL, and REVISIONS.

A STREET REVITALIZATION LANDSCAPE PLAN

ATKINS 2065 AIRPORT BLVD., SUITE 400 PENSACOLA, FLORIDA 32504 PHONE NO. 850.478.9844 CERTIFICATE OF AUTHORIZATION NO. 24

LANDSCAPE ARCHITECT OF RECORD SUSAN LYNN PREILL LICENSE NO. 00017971 STATE OF FLORIDA LANDSCAPE ARCHITECT

Table with fields: DRAWN BY: HIL, DESIGNED BY: LAR, CHECKED BY: JWM, APPROVED BY: SLP, PROJECT NUMBER: 100077589, DRAWING NUMBER: L2.07

Tree #1 Cherry Laurel



Tree #2 Holly



Tree #3 Holly



Tree #4 Holly



Tree #5 Holly



Tree #6 Holly



Tree #7 Sego palm



Tree #8 Holly



Tree #9 Holly



Tree #10 Holly



Tree #11 Holly



Tree #12 Holly



Tree #13 Crape Myrtle



Tree #14 Crape Myrtle



Tree #15 Holly



Tree #16 Holly



Tree #17 Holly



Tree #18 Holly



Tree #19 Holly



Tree #20 Red Cedar



Tree #21 Camphor



Tree #22 Holly



Tree #23 Holly



Tree #24 Sabal palm



Tree #25 Holly



Tree #26 Holly



Tree #27 Holly



Tree #28 Magnolia



Tree #29 Magnolia



Tree #30 Magnolia



Tree #31 Magnolia



Tree #32 Magnolia



Tree #33 Magnolia



Tree #34 Magnolia



Tree #35 Holly



Tree #36 Holly



Tree Assessment

A Street Revitalization Plan

Kristopher J Stultz,

City of Pensacola Arborist

American Society of Consulting Arborist: Registered Consulting Arborist #671

International Society of Arboriculture: Board Certified Master Arborist FL-0979B

International Society of Arboriculture: Tree Risk Assessment Qualified

March 29, 2022

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Summary

This report is the result of the examination of 36-trees along the northern section of the A Street Revitalization Plan. The 36-trees are scheduled for removal and/or replacement due to line-of-sight issues, infrastructure improvements, missing or dead trees, and trees performing poorly. The question has been raised, is it necessary to remove all 36-trees, may some, or all, of the trees be saved and nursed back into good health and condition. As a sampling of the tree conditions at this site, 9-trees were selected of the largest and the healthiest to represent the total 36. Most of the trees along A Street, north of Gregory Street, have stunted growth, and are in poor condition (the average DBH of the trees north of Gregory Street was 4.5-inches, the trees south of Gregory Street 7.5-inches). The selected 9-trees had soil removed from individual tree root flares, and the depth of soil over trunk flares measured (in healthy trees the root flare will be exposed at grade level).

This investigation found that the 9-trees selected as a sampling of those to be removed and/or replaced, had physical defects present within their root systems. That these trees are struggling due to poor soil conditions and incorrect planting depth. Once trees have developed rooting problems, attempting to mitigate these problems becomes extremely difficult.

The procedures required to remove root system defects and reset trees at proper planting depth would be cost prohibitive, and not guaranteed to resolve all outstanding defects. The most cost-effective approach to providing the neighborhood with an aesthetically pleasing streetscape and a safe, secure interaction with street trees, is to remove and replace the trees with rooting defects. All but one of the sample trees had physical root defects that would be difficult to mitigate or resolve.

Because mistakes made at planting have lasting influence, it is extremely important that the planting site be carefully prepare. All efforts should be made in selecting the right tree species to match the site, that the trees are vigorous, healthy nursery stock with well-developed root systems. Yet having healthy vigorous trees will not compensate for poor or improper planting.

In planting sites without overhead utility lines, and infrastructure conflicts, native species such as Live oak, Red maple, American and Winged elms could be installed as these trees are medium to large growing with a wide crown spread. In planting sites with overhead utility and infrastructure conflict, Red bud, Weeping Bottlebrush, Red Buckeye, Yellowleaf Hawthorn, or Crape myrtle may be utilized.

Introduction

On March 8, 2022, a request from the members of the Community Redevelopment Agency was made to inspect the 36-trees located along A Street that have been scheduled for removal. These trees are part of the A Street Revitalization Plan and are located from the southeast corner of Gregory Street, north to Cervantes Street. The following report is an independent assessment as to the condition of the 36-trees, which trees should be replaced, retained, or removed, as observed between March 8, and March 16, 2022.

Starting on March 8, 2022, I visually inspected the 36-trees scheduled for removal and/or replacement and then assigned each of the 36-trees an identification number. I then identified those trees that are scheduled to be removed due to improvements, 7-trees conflicted with proposed infrastructure placement (Tree#2, 11, 12, 13, 28, 35 & 36), 2-trees were dead or missing (Tree#19 & 26), 2-trees were a palm or cypas (Tree#7 & 24), 1-tree was an invasive species (Tree#21), 2-trees were volunteers which

grew independently (Tree#1 & 20), and the remaining 22-trees that are struggling. A visual health assessment of the 22-trees, labelled as poorly performing, was conducted for individual tree condition, health, vitality, and safety. I measured and recorded each of the 22-trees for their diameter and height.

9-trees of the 22-trees that are in question as to final disposition, were selected for a physical inspection. The physical inspection exposed the **root collar** within the soil medium, measured the planting depth, identified the presents of any **adventitious root** system development, checked for **circling root** growth, and noted if the root system had any kinked buttress or supporting roots. The presents of these **defects** within tree roots systems would elevate the risk of whole tree failure as the trees continue to grow larger, explain the poor growth rate, and low vitality endemic in the trees located north of Gregory Street to Cervantes Street.

Background

A Street, between Main Street, in the south, and Cervantes Street, in the north, has been selected for revitalization and infrastructure improvement. The revitalization plan that has been accepted requires the removal of 36-trees that will conflict with proposed infrastructure improvements and street revitalization. The question has arisen as to the disposition of 22-trees that the improvement plans have selected for removal and replacement, due to plant species, poor tree vitality and/or condition.

The following report will review the suitability of keeping several trees scheduled for removal and replacement, the long-term outlook for health and public safety, and the recommendations for mitigation of defects if trees were kept in current location.

Assignment

Visually inspect trees scheduled for removal and/or replacement, assess health, condition, and vitality. Recommend which trees should be kept, and provide mitigation options to improve individual tree health, condition, and vitality if some, or all the trees were kept in place.

Limits of the Assignment

All tree in quested were visually inspected, 9-trees as a representative sampling were physically inspected by soil removal at root zone. The sample trees were not fully excavated. Soil compaction was not measured, nor was soil **pH** measured with samples sent to a laboratory, as these procedures were beyond the scope of this assignment

Purpose and Use of the Report

To help the City of Pensacola Community Redevelopment Agency decide the final disposition of the 36-trees scheduled for removal and/or replacement along A Street.

Observations

The 36-trees scheduled for removal and/or replacement in the A Street Revitalization Plan appear to be performing poorly, in comparison with the same species pallet found along the southern half of A-Street. The trees listed as in conflict with proposed infrastructure, palms, invasive species, non-street trees, or trees found to be dead, or missing were not physically inspected. Observations regarding the remaining 1-Crape Myrtle, 6-Magnolia and 15-Holly trees are as follows.

The pattern of individual tree performance of the 22-trees to be replaced, along with the remaining trees located in the northern portion of A Street would indicate a site wide problem. During visual inspection I did not find any exposed **trunk flares**, with supporting buttress roots at grade level, as would be expected from healthy, and correctly planted trees. No destructive living organisms were found causing health problems during the visual inspection. The location of poor performing trees being concentrated in the northern half of A Street, and the condition of these trees being noticeable over an extended period, the symptoms would indicate an **abiotic disorder**.

9-trees were selected as sampling of the total 22-poor performing trees located along the northern section of the A Street Revitalization Plan. Of the 9-trees selected, all but one, had structural issues with their root systems. The 9-trees selected for deeper investigation each had a combination of circling roots, kinked, or twisted supporting roots, an adventitious root system, and all had excessive soil over the original root ball.

Testing and Analysis

The 9-trees used as a sampling had soil removed from a section of the tree base, the trunk flare was identified, and the accumulated soil measured for depth. The roots were inspected to determine whether the roots were buttress/support roots, or if the roots exposed were adventitious and formed from **latent buds**. All analysis were visual, only hand tools to remove soil were used. Tree diameter was measured with a standard diameter tape, and height measured with the aid of a Hastings Nursery Stick.

Discussion

When trees of similar size and condition are planted correctly, tree health and vigor are relatively equal in outcomes. When a visual assessment is performed on a group of trees planted during the same project, of the same species, of relatively the same size, and when a section of those trees shows signs of deficiencies in health, vigor, and condition, there is usually a reason. The first step in diagnosing tree health problems is to determine whether the cause of poor plant performance is **abiotic** (nonliving) or **biotic** (living).

Biotic disorders include pathogens, nematodes, insects, mites, vertebrates, and parasitic plants. Abiotic disorders include physical or environmental problems, mechanical problems, and chemical problems. The symptoms of both sometimes mirror each other, so close examination of individual plants is required.

On the dates of March 8, 2022, through March 16, 2022, 9 of the 22-trees in question for disposition, had sections of soil removed from individual tree bases (Trees #2, 3, 4, 5, 6, 8, 9, 17, & #23), soil was removed with the aid of a small shovel and a hand trowel. The depth of the soil ran between 3-to 10-

inches over the trunk flares. Excessive soil over tree roots of newly planted trees is a common reason urban trees perform poorly.

Expanding, healthy tree roots require water, oxygen, nutrients, low soil penetration resistance, and appropriate microflora from the soil environment. The soil has great influence on root growth and distribution, and with expanded root growth, the health and over-all condition of trees. Urban soils often restrict depth of root penetration, due to compaction and composition.

Planting depth is an important factor in the life expectancy and health of trees. Planting too deeply is the most common mistake made during planting, and it is nearly impossible to correct when discovered months, or years later. Higher mortality, slower growth, low vigor, circling root systems, and tree stability issues often result from trees being planted too deeply. A tree with deep roots may appear to be growing normally without comparison to a tree with roots at the correct depth. Research has found that many tree species whose roots have been planted just 3-inches too deeply had reduced growth, increased likelihood of trunk collar rot, likelihood of basal canker disease, and an increased presents of circling/girdling roots.

The trees planted along A Street, and scheduled for removal and/or replacement, from the southeast corner of Gregory Street to Cervantes Street, visually appear to be struggling, when compared to the same species of trees planted along A Street, south of Gregory Street. The excavation of these trees reveled that the majority had been installed too deeply. The trees examined had circling roots, kinked roots, adventitious roots, and girdling roots (**See Appendix A - Photos Tree #2, 3, 4, 5, 6, 8, 9, 17, & #23**). The average trunk diameter of the trees located south of Gregory Street was measured at 7.5-inch DBH. The trees located north of Gregory Street had an average trunk diameter of 4.5-inch DBH.

In cases where a tree has a significate historic or aesthetic value, tree roots maybe excavated, pruned to remove defects, and the tree re-planted. The process involves the use of either high-pressure air or water, which removes soil from around the tree roots, without causing damage to the root system. Any structural defects in the root system are exposed, the defects are then identified and corrected by pruning, when pruning has been completed, the soil is then replaced over the roots at the correct level. The process is time consuming and requires specialized equipment, therefore the procedure is normally performed only on trees of notable size or value.

Conclusions

The urban soil is typically heavily compacted, with high pH levels, and poorly drained. When planning new trees within the urban environment, it is important to prepare the planting holes carefully. The planting hole should be no deeper than the root ball, and the root ball must be supported by firm soil underneath to prevent settling. Research has shown that trees benefit from larger planting holes, a larger hole means a greater volume of loose cultivated soil for rapid initial root growth. Widening the planting hole is the only way to provide for a larger hole, as digging a deeper hole is not helpful. A planting hole that is two to three times the width of the root ball is optimum, as the loose soil provides less resistance to root growth plus more air spaces for oxygen.

Most of the trees included within this report had been planted incorrectly, with the resulting defects that would exclude these trees from being a long-term benefit to the community. The structural defects

that have been identified are not easily mitigated or corrected, and over time the trees will decline and fail to reach potential.

Recommendations

It is my professional recommendation that the trees currently selected for removal and/or replacement be removed and replaced. That the new tree installations be carefully planned to provide each new tree with large planting holes, 3 to 4-times the root balls in diameter. If feasible, the area between tree plantings should be tilled to provide the largest root space possible, as trees of the same species may graft roots and become mutually supporting, both in severe weather and in sharing resources. New trees should be examined to ensure that the root balls do not contain circling roots, and that each tree has an exposed trunk and root flare. That the exposed interphase between roots and trunk tissue remain exposed after planting and mulching.

There is a total of 180-trees, including the above 36-trees, located along A Street, from Main Street north to Cervantes Street. Any trees that have not already been inspected, with excessive mulch, buried root flares, or are leaning should be examined and have trunk flares excavated and exposed. Any trees that are found to have structural problems with kinked and twisted support roots should be regularly monitored for failure risk, and if failure risk becomes unacceptable, removed, and replaced.

In planting sites without overhead utility lines, and infrastructure conflicts, native species such as Live oak, Red maple, American and Winged elms could be installed as these trees are medium to large growing with a wide crown spread. In planting sites with overhead utility and infrastructure conflict, Red bud, Weeping Bottlebrush, Red Buckeye, Yellowleaf Hawthorn, or Crape myrtle may be utilized.

Glossary

Abiotic disorder: plant ailment caused by nonliving environmental, or man-made agents.

Adventitious roots: root like growth arising from roots or stems and having no connection to apical meristems.

Biotic disorder: disorder caused by a living organism.

Buttress roots: roots at the trunk base that help support the tree.

Circling roots: roots that grow in a circular pattern when a plant is confined in the same container longer than necessary. If not corrected, will prevent a tree from establishing well when planted and will create future problems, such as blow-over, girdling roots, and strangulation.

DBH : acronym for tree diameter at breast height. Measured at 4.5-feet above ground level, in the US.

Defect: injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Latent bud: bud held in dormancy for more than one year by hormones originating from the terminal bud. Term sometimes used to refer to dormant buds or adventitious buds.

pH: unit of measure that describes the alkalinity or acidity of a solution. Negative log of the hydrogen ion concentration. Measured on a scale from 0 to 14. Greater than 7 is alkaline, less than 7 is acid, and 7 is neutral (pure water).

Root collar: flared area at the tree trunk base where the roots and trunk come together.

Trunk flare: transition zone from trunk to roots where the trunk expands into buttress or structural roots. Root flare.

Bibliography

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Craul, Phillip J. *Urban Soils: Applications and Practices*. New York: John Wiley & Sons, INC. 1999.

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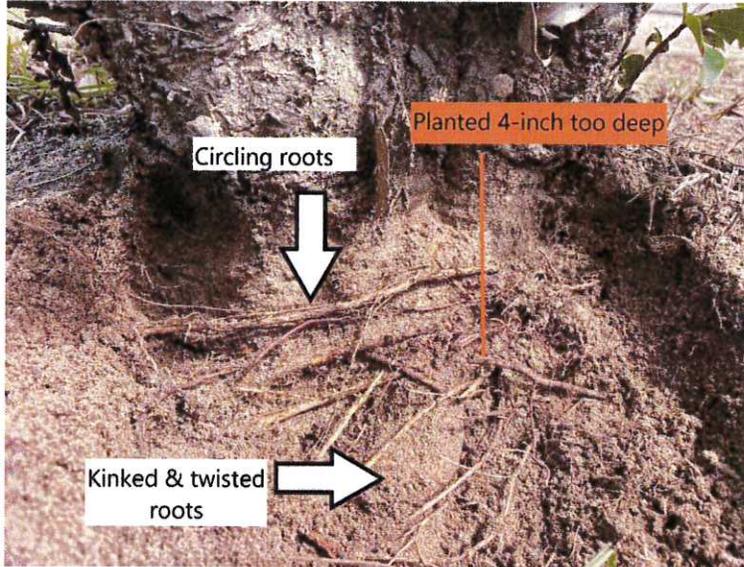
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Watson, Gary W. and Neely, Dan. *Trees & Building Sites: Proceedings of an International Conference Held in the Interest of Developing a Scientific Basis for Managing Trees in Proximity to Buildings*. International Society of Arboriculture, Champaign, IL. 1995.

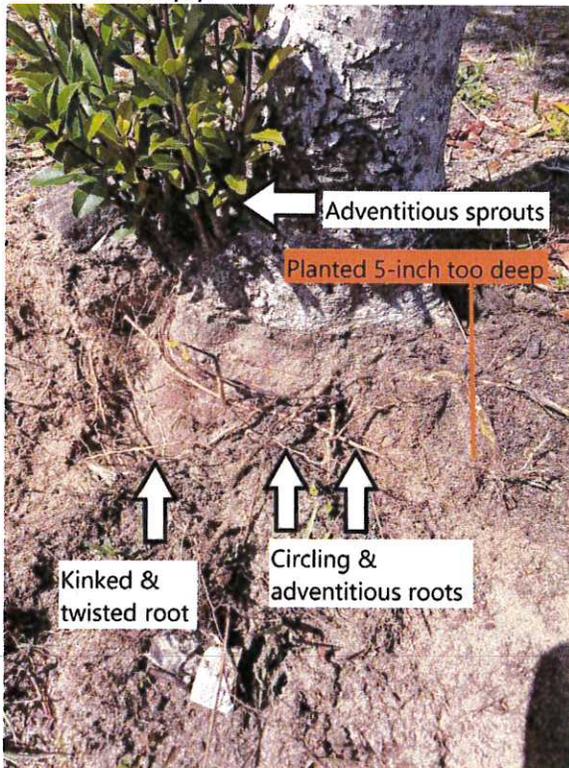
Urban, James. *Up By Roots, Healthy Soils and Trees in the Built Environment*. International Society of Arboriculture, Champaign, IL. 2008.

Appendix A Inspected Tree Rooting

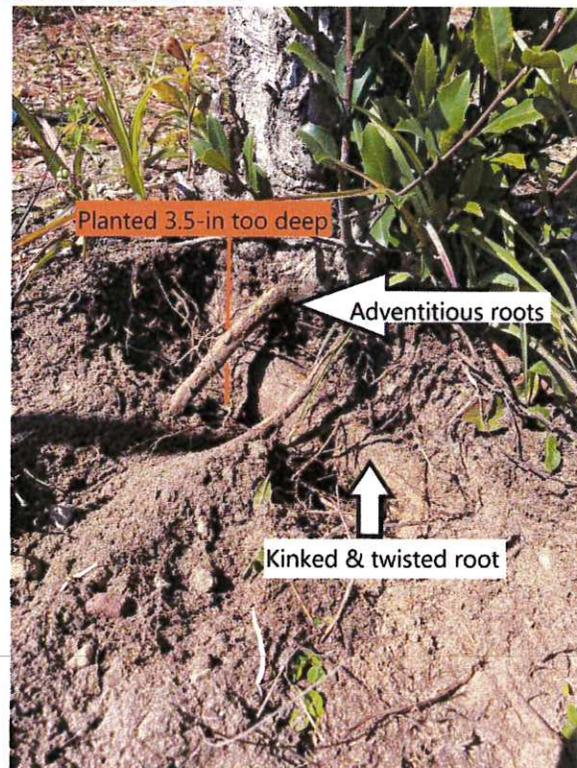
Tree #2: 5-in DBH, 20-ft height. Circling roots, kinked & twisted buttress Roots, tree planted 4 ½ inches too deeply.



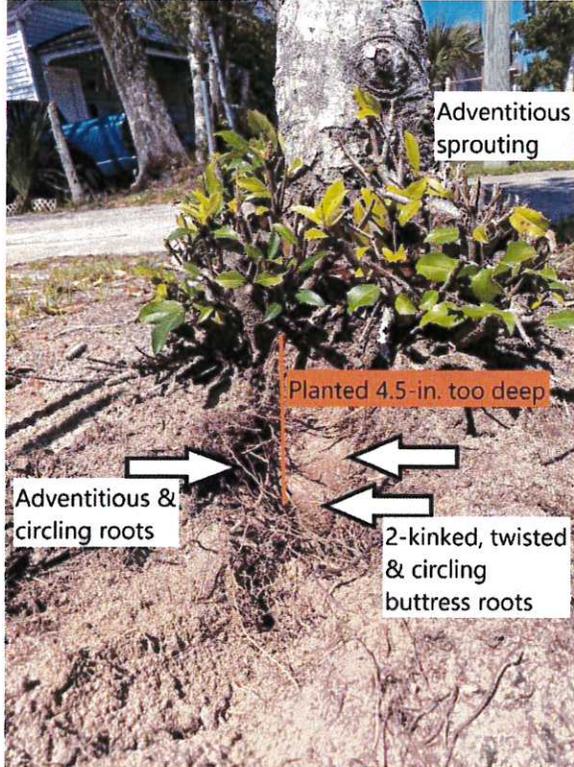
Tree #3: 4.5-in. DBH, 21-ft height. Circling roots, kinked & twisted buttress Roots, tree planted 6-inches too deeply.



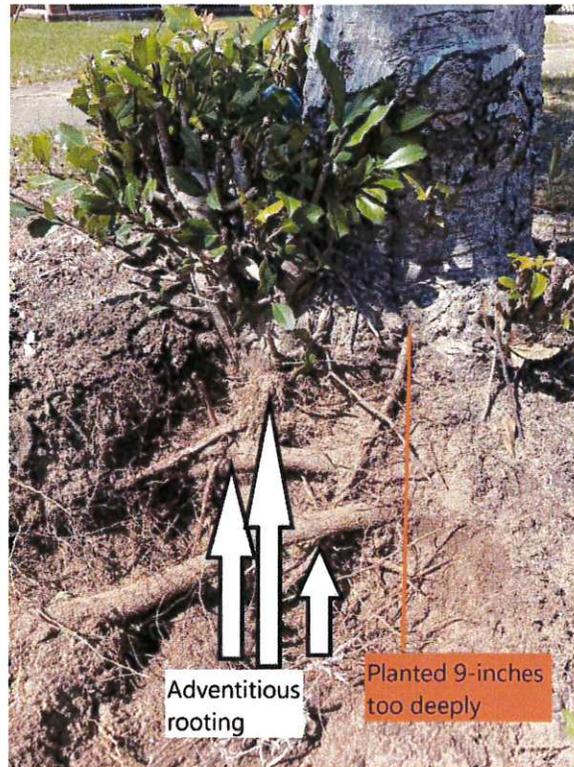
Tree #4: 5.5-in. DBH, 17-ft height, Planted 3.5-inches too deep, adventitious rooting, kinked & twisted buttress root.



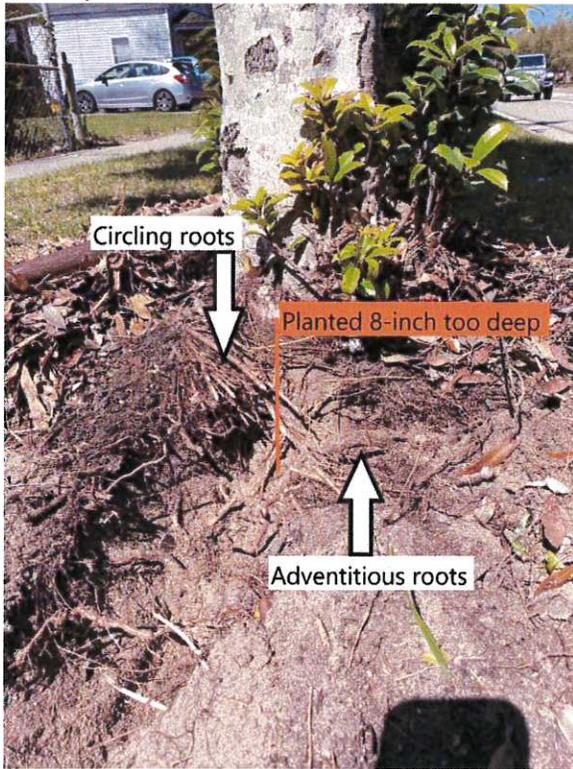
Tree #5: 3.5-in. DBH, 16 ½ ft height, planted 4 ½ inches too deeply, Kinked & twisted Buttress roots, adventitious & circling roots, excessive sprouting.



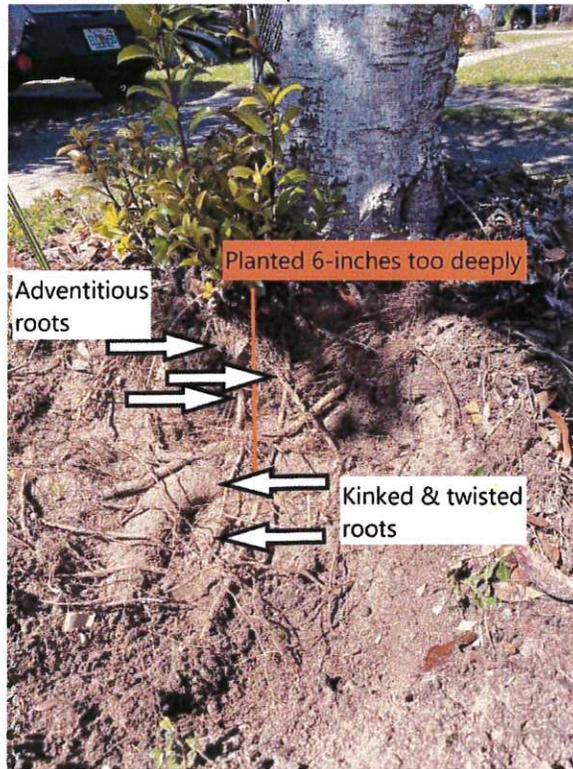
Tree #6: 6-in. DBH, 20 ft height, planted 9-inches too deeply, Multiple adventitious roots developing, epicormic sprout development along trunk at soil level.



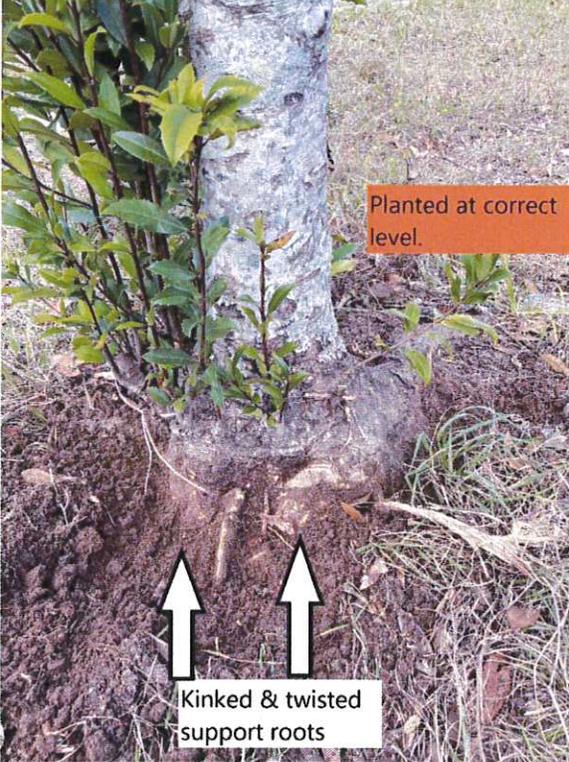
Tree#8: 5.5-in. DBH, 22-ft height, planted 8-inches too deeply, Circling roots, adventitious root development.



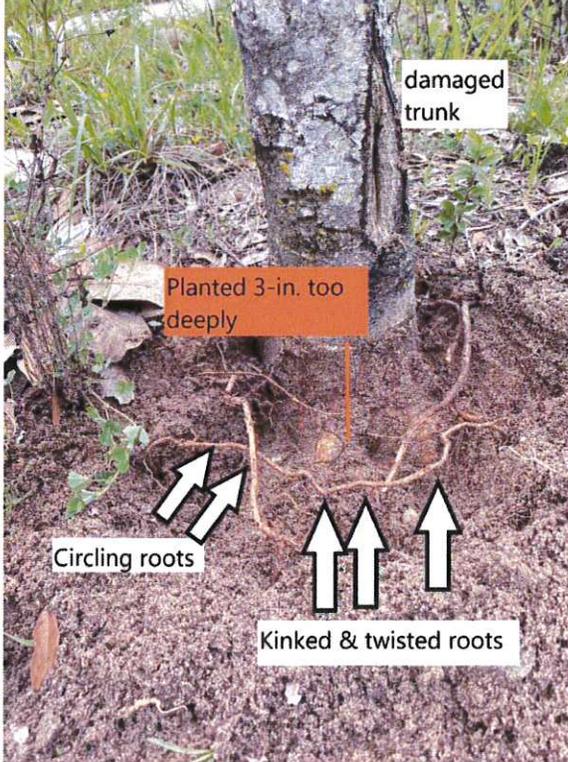
Tree #9: 6.5-in. DBH, 20-ft height, planted 6-inches too deeply, Kinked & Twisted support roots, adventitious root development



Tree #17: 3.5-in. DBH, 19-ft height, planted at correct level, Kinked & twisted root development.



Tree #23: 5.5-in. DBH, 18.5-ft height, planted 3-in. too deeply. Kinked & twisted roots, circling roots.



Appendix B: Certificate of Performance

I, Kristopher J Stultz certify that:

1. I have personally inspected the trees and the property referred to in this report and have stated my findings accurately. The extent of the evaluation is stated in the attached report and the Limits of the Assignment.
2. I have no current or prospective interest in the trees or the property that are the subject of this report and have no personal interest or bias with respect to the parties involved.
3. The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts.
4. My analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
5. No one provided significant professional assistance to me, except as indicated within the report.

I further certify that I am a member in good standing of the American Society of Consulting Arborist, and the International Society of Arboriculture. I have been involved in the field of Arboriculture in a full-time capacity for a period of more than 35-years.



Memorandum

File #: 22-00658

Community Redevelopment Agency

6/13/2022

DISCUSSION ITEM

FROM: Teniade Broughton, Chairperson

SUBJECT:

HAWKSHAW REDEVELOPMENT PROJECT UPDATE

SUMMARY:

On March 7, 2022, the Community Redevelopment Agency (CRA) approved the 5th Amendment to the Declaration of Conditions, Covenants and Restrictions (CCR) for the Hawkshaw Redevelopment Project, in accordance with the revised project components and conceptual design plans presented on June 14, 2021. The 5th Amendment includes a requirement that the developer provide monthly updates on the project's status. A presentation will be made by the project development team.

PRIOR ACTION:

November 6, 2017 - CRA approved the development agreement/contract for sale of the Hawkshaw property to Robert Montgomery, LLC.

February 26, 2018 - The deed for sale of Hawkshaw property to Hawkshaw Developers, LLC was filed in Escambia County Official Records.

June 10, 2019 - The CRA approved extension of the commencement deadline for the Hawkshaw redevelopment project at 9th Avenue and Romana Street to September 30, 2019, and granted extension of the construction commencement deadline.

August 5, 2019 - The CRA approved the revised design plans, revised construction timeline and changes to the Hawkshaw Redevelopment, LLC. Development Team.

May 10, 2021 - The CRA directed staff to send a letter to the developer requesting a presentation during its June meeting, as well as written documentation of the developer's diligent and continuous prosecution of construction on the project and previously requested items from the CRA Chairman's letter dated December 17, 2019.

June 14, 2021 - The development team made a presentation to the CRA.

July 12, 2021 - The CRA authorized negotiation of a 4th Amendment to Declaration of Conditions, Covenants and Restrictions for the Hawkshaw Redevelopment Project.

October 11, 2021 - The CRA approved the 4th Amendment to the Declaration of Conditions, Covenants and Restrictions for the Hawkshaw Redevelopment Project including a requirement for monthly project updates.

March 7, 2022 - The CRA approved the 5th Amendment to the Declaration of Conditions, Covenants and Restrictions for the Hawkshaw Redevelopment Project including a requirement for monthly project updates.

STAFF CONTACT:

David Forte, Deputy City Administrator - Community Development
Sherry Morris, Development Services Director
M. Helen Gibson, AICP, CRA Manager
Victoria D'Angelo, CRA Assistant Manager
[Click or tap here to enter text.](#)

ATTACHMENTS:

None.

PRESENTATION: Yes