



Christine Tibbs
Assistant Director
Delray Beach Community Redevelopment Agency
20 North Swinton Avenue
Delray Beach, Florida 33444

PROPOSAL	: 1552-2104.0100 – Additional Service #2	PROPOSED DATE	: 05/14/26
PROJECT	: NW 600 Block – Separate Site Plan Submittal Process	STARTING DATE	: 05/14/26
LOCATION	: 34 NW 6 th Ave & 9-31 NW 7 th Ave, Delray Beach, FL 33444	COMPLETION DATE	: 05/21/26

The undersigned proposes to provide professional services necessary to complete the following work:

Separate and proceed with two separate Site Plan Approval processes for two projects under development in the NW 600 Block, i.e. the new NW 600 Office unit at 34 NW 6th Ave and the new 12 townhomes at 9-31 NW 7th Ave. Also includes Arborist report for landscape data collection, not included in original scope. Coordination with consultants regarding the required updates and documents to meet compliance with the City of Delray Beach Zoning and Land Development Code. Our professional services include: Architecture, Civil Engineering, Landscape Architecture and Arborist Report.

Note: Proposal assumes that the two projects will remain combined for bidding and construction phases. If the projects will be separated for bidding or construction, a new additional service proposal will be presented at that time.

For a sum of:

Twenty-Five Thousand and Eight Hundred and Forty dollars

\$25,840.00*

Payments to be made as follows:

Monthly, based on percentage of completion of the above noted work:

Any alteration or deviation from the aforementioned will be executed only upon written orders. Services not included in the above scope will be invoiced hourly as added services and are not included in the above fees.

*Reimbursable expenses such as copies, courier, enhanced system(s)/equipment design services, UPS, interior design services, landscape architecture, mileage, photography, postage, printing, processing fees, surveying, testing, and traffic studies and any additional services provided by sub-consultants shall be invoiced at 1.15 times the cost and are not included in the above fees.

Proposal based on the following fee break down and hourly rates:

Arborist Report	(Direct Cost)	\$1,150.00
- Not included in original services		
Civil Engineering Services	(Direct Cost)	\$3,750.00
- Additional fee break down as noted in consultant proposal		
Landscape Architecture	(Direct Cost)	\$7,000.00
- Additional fee break down as noted in consultant proposal		

Architectural Services (Overall):

Principal Architect	\$250.00 / Hr	x	2 hrs		
Project Manager	\$180.00 / Hr	x	13 hrs		
Project Architect	\$150.00 / Hr	x	35 hrs		
Technical Staff	\$125.00 / Hr	x	42 hrs		
Administrative Assistant	\$100.00 / Hr	x	6 hrs	Total:	\$13,940.00

Architectural Services (Detail):

Coordination with utilities for independent connections:

Project Manager	\$180.00 / Hr	x	1 hrs		
Project Architect	\$150.00 / Hr	x	5 hrs	Total:	\$930.00

Separate site overall, permeable, open space, coverage, and zoning calculations:

Project Manager	\$180.00 / Hr	x	2 hrs		
Project Architect	\$150.00 / Hr	x	5 hrs	Total:	\$1,110.00

Separate frontage elevation details and calculations per Delray Beach LDR:

Project Manager	\$180.00 / Hr	x	2 hrs		
Project Architect	\$150.00 / Hr	x	5 hrs	Total:	\$1,110.00

Additional drawings sheet files created for second Site Plan set:

Project Manager	\$180.00 / Hr	x	2 hrs		
Project Architect	\$150.00 / Hr	x	5 hrs		
Technical Staff	\$125.00 / Hr	x	16 hrs	Total:	\$3,110.00

Plotting and signing separate drawings sheets created for second Site Plan set:

Principal Architect	\$250.00 / Hr	x	1 hrs		
Administrative Assistant	\$100.00 / Hr	x	3 hrs	Total:	\$550.00

Track and respond to comments from two separate Site Plan process numbers:

Project Manager	\$180.00 / Hr	x	2 hrs		
Project Architect	\$150.00 / Hr	x	5 hrs		
Technical Staff	\$125.00 / Hr	x	5 hrs	Total:	\$1,735.00

Additional drawings sheet files created for second Building Permit set:

Project Manager	\$180.00 / Hr	x	2 hrs		
Project Architect	\$150.00 / Hr	x	5 hrs		
Technical Staff	\$125.00 / Hr	x	16 hrs	Total:	\$3,110.00

Plotting and signing separate drawings sheets created for second Building Permit set:

Principal Architect	\$250.00 / Hr	x	1 hrs		
Administrative Assistant	\$100.00 / Hr	x	3 hrs	Total:	\$550.00

Track and respond to comments from two separate Building Permit process numbers:

Project Manager	\$180.00 / Hr	x	2 hrs		
Project Architect	\$150.00 / Hr	x	5 hrs		
Technical Staff	\$125.00 / Hr	x	5 hrs	Total:	\$1,735.00

Proposal based on the following schedule of deliverables:

- Complete Site Plan Dwg's: May 21st
- P&Z board meeting: Oct 19th (subject to the length of TAC review process)
- Construction Documents: End of Jan 2027 (based on Board approval in Nov.)
- Permit / Bidding awarded: May 2027 (subject to the length of building permit review)
- Construction Start: Summer 2027 (based on permit approval in May)

Please feel free to reach out if you have any questions or comments on the above proposal.

Respectfully submitted,

Moshe Laniado, RA
Project Architect

You are hereby authorized to provide services required to complete the work described in the above proposal, for which the undersigned agrees in representation of Delray Beach CRA pay the amount stated in said proposal and according to the terms thereof. Invoices are generated monthly for the previous month's work. Payment is due upon receipt of invoices. Stratus reserves the right to cease work on any project that has a 30 day past due invoice. Further, all collection costs inclusive of attorney's fees shall be the responsibility of the undersigned.

Approved

Date