

**WORK ASSIGNMENT
BETWEEN**

**THE DELRAY BEACH
COMMUNITY REDEVELOPMENT AGENCY**

AND

**THE TAMARA PEACOCK COMPANY ARCHITECTS OF FLORIDA, INC. dba
PEACOCK ARCHITECTS**

This Work Assignment is entered into this ____ day of **March 2026**, by and between the **DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**, hereinafter referred to as "CRA" and **THE TAMARA PEACOCK COMPANY ARCHITECTS OF FLORIDA, INC. dba PEACOCK ARCHITECTS** (hereinafter referred to as "ARCHITECT").

WITNESSETH:

WHEREAS, the CRA and the ARCHITECT previously entered into an Agreement for Professional Architectural Services dated May 30, 2024, (the "Original Agreement"); and

WHEREAS, the CRA and the ARCHITECT are authorized to enter into Work Assignments in order to provide for additional services to be provided by the ARCHITECT for the CRA, pursuant to the Original Agreement; and

WHEREAS, the CRA and the ARCHITECT desire to enter into this Work Assignment in order for the ARCHITECT to provide additional services pursuant to the Original Agreement, except as modified herein.

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

1. The "WHEREAS" clauses recited above are hereby incorporated herein by reference.

2. The CRA authorizes the ARCHITECT to perform additional services as provided in this Work Assignment for the following CRA Projects:

A) Professional Services – Due Diligence for SW 700 & 800 Block:

1. **SW 700 Block Parcel No: 12-43-46-17-02-005-0010, 12-43-46-17-02-005-0120, 12-43-46-17-02-005-0210, 12-43-46-17-02-005-0220, 12-43-46-17-02-005-0230, 12-43-46-17-02-005-0150, 12-43-46-17-02-005-0240**
2. **SW 800 Block Parcel No: 12-43-46-17-42-009-0080, 12-43-46-17-34-000-0040, 12-43-46-17-34-000-0022, 12-43-46-17-34-000-0021, 12-43-46-**

17-34-000-0010, 12-43-46-17-42-009-0070, 12-43-46-17-42-009-0020, 12-43-46-17-35-002-0110, 12-43-46-17-35-002-0010

3. The Scope of Services for the Project, as provided in the Original Agreement, is hereby amended in order to authorize the ARCHITECT to provide the Scope of Services as described on **Composite Exhibit "A"**, to this Work Assignment, which is attached hereto and incorporated herein by reference.

4. The ARCHITECT agrees to perform the Scope of Services, and the CRA agrees to pay the ARCHITECT for the Scope of Services an amount not to exceed, without prior written authorization by the CRA Executive Director, **Twenty-Five Thousand Six Hundred Sixty Dollars and Zero Cents (\$25,660.00)**, as provided in **Composite Exhibit "A"**, attached hereto.

5. In the event that additional services related to the aforementioned **Parcel No: 12-43-46-17-02-005-0010, 12-43-46-17-02-005-0120, 12-43-46-17-02-005-0210, 12-43-46-17-02-005-0220, 12-43-46-17-02-005-0230, 12-43-46-17-02-005-0150, 12-43-46-17-02-005-0240, 12-43-46-17-42-009-0080, 12-43-46-17-34-000-0040, 12-43-46-17-34-000-0022, 12-43-46-17-34-000-0021, 12-43-46-17-34-000-0010, 12-43-46-17-42-009-0070, 12-43-46-17-42-009-0020, 12-43-46-17-35-002-0110, and 12-43-46-17-35-002-0010** are required, the CRA may, with prior written authorization by the CRA Executive Director, engage the ARCHITECT on an hourly basis at the rates stated within the Original Agreement.

6. The Budget for the Project as stated in the Original Agreement is hereby amended to reflect the adjustments indicated on **Composite Exhibit "A"**, to this Work Assignment, which is attached hereto and incorporated herein by reference.

7. ARCHITECT shall complete all services detailed in Composite Exhibit "A" within one (1) year of the date first written above.

8. This Work Assignment is approved contingent upon the CRA's acceptance of and satisfaction with the completion of the services rendered in the previous phase or as encompassed in the Original Agreement, as may have been amended by any prior Work Assignments entered into between the CRA and the ARCHITECT. If the CRA, in its sole discretion, is unsatisfied with the services provided in the previous phase, or prior Work Assignment, the CRA may terminate the Original Agreement without incurring any further liability.

9. The Original Agreement, except as may have been modified by this Work Assignment, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Work Assignment

as of the day and year indicated above.

ATTEST:

**DELRAY BEACH COMMUNITY
REDEVELOPMENT AGENCY**

By: _____
Name: _____

BY: _____
Renée A. Jadusingh, Esq.
CRA Executive Director

I HEREBY CERTIFY THAT I HAVE
APPROVED THIS AGREEMENT
AS TO FORM:

CRA General Counsel

**ARCHITECT:
THE TAMARA PEACOCK COMPANY
ARCHITECTS OF FLORIDA, INC. dba
PEACOCK ARCHITECTS, A FLORIDA
CORPORATION**

By: _____
(Signature)

(Print Name and Title)

Attest:

Secretary

STATE OF FLORIDA)
)ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ___ physical presence
or ___ online notarization, this ___ day of _____, 2026, by
_____, as _____ (name of officer or agent, title of officer
or agent), of **THE TAMARA PEACOCK COMPANY ARCHITECTS OF FLORIDA, INC. dba
PEACOCK ARCHITECTS**, a Florida corporation, on behalf of the corporation. He/She is personally
known to me or has produced _____ (type of identification) as
identification.

Signature

Name and Title

Commission Number

**COMPOSITE EXHIBIT A
SCOPE OF SERVICES**



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Tuesday, March 17, 2026

Ivan Cabrera

Delray Beach Community Redevelopment Agency
20 North Swinton Avenue
Delray Beach, FL 33444
Email: cabrerai@mydelraybeach.com
Phone: (561) 276-8640

RE: SW 700 Block Parcel No: 12-43-46-17-02-005-0010, 12-43-46-17-02-005-0120, 12-43-46-17-02-005-0210, 12-43-46-17-02-005-0220, 12-43-46-17-02-005-0230, 12-43-46-17-02-005-0150, 12-43-46-17-02-005-0240
SW 800 Block Parcel No: 12-43-46-17-42-009-0080, 12-43-46-17-34-000-0040, 12-43-46-17-34-000-0022, 12-43-46-17-34-000-0021, 12-43-46-17-34-000-0010, 12-43-46-17-42-009-0070, 12-43-46-17-42-009-0020, 12-43-46-17-35-002-0110, 12-43-46-17-35-002-0010
Professional Services – Due Diligence for SW 700 & 800 Block
CRA No. 2023-05

Dear Mr. Ivan Cabrera:

Peacock Architects is pleased to submit this Letter of Agreement for professional architectural services on the above referenced project as described under Basic Services below.

BASIC SERVICES:

Disciplines include Professional services in this proposal are for architectural only to provide the supporting code research and feasibility study on the above referenced properties to understand the best and highest use of the land for future development.

Summary Work

Peacock Architects will provide a due diligence package which includes a summary of code research and a high-level evaluation of the feasibility of developing the subject sites. This preliminary review will evaluate the potential for mixed-use development, as required by the zoning for this area, including residential uses in conjunction with permitted complementary uses, and will consider the potential housing yield, including bonus units allowed under the Live Local Act.

This effort is intended to provide a high-level planning assessment and is not intended to represent a final design or full site planning analysis. The information will be provided to the City of Delray Beach Community Redevelopment Agency to assist in evaluating overall development feasibility.

Task 1 – SW 700 Block Evaluation

Peacock Architects will prepare a due diligence evaluation for the SW 700 Block. This effort will include a high-level feasibility assessment of the site, including applicable zoning and code considerations, development potential, preliminary housing yield, and potential friction points in development.

A conceptual site diagram will be prepared illustrating property boundaries, required setbacks, and a preliminary building footprint to understand the general relationship between the site and the potential



development. In addition, a conceptual 3D massing study will be developed to evaluate the overall scale, form, and height of the proposed building and its relationship to adjacent properties. The planning approach will consider the surrounding neighborhood context, including sensitivity to adjacent single-family homes and potential massing transition strategies.

Task 2 – SW 800 Block Evaluation

Peacock Architects will prepare a due diligence evaluation for the SW 800 Block. This effort will include a high-level feasibility assessment of the site, including applicable zoning and code considerations, development potential, preliminary housing yield, and potential friction points in development.

A conceptual site diagram will be prepared illustrating property boundaries, required setbacks, and a preliminary building footprint to understand the general relationship between the site and the potential development. In addition, a conceptual 3D massing study will be developed to evaluate the overall scale, form, and height of the proposed building and its relationship to adjacent properties. The planning approach will consider the surrounding neighborhood context, including sensitivity to adjacent single-family homes and potential massing transition strategies.

Task 3 – Combined SW 700 & 800 Block Evaluation

Peacock Architects will prepare a due diligence evaluation analyzing the SW 700 and SW 800 Blocks as a single, combined development site. This effort will include a high-level feasibility assessment of the unified site, including zoning and code considerations, development capacity, and potential housing yield, including evaluation of efficiencies or additional opportunities that may be realized through site consolidation along with any friction points that may be introduced.

A conceptual site diagram will be prepared illustrating combined property boundaries, required setbacks, and a preliminary building footprint to study the overall development approach. In addition, a conceptual 3D massing study will be developed to evaluate the scale, form, and height of the proposed development across the combined site and its relationship to adjacent properties. The planning approach will consider transitions to adjacent properties and strategies to integrate the development within the surrounding neighborhood context.

TASKS:

Due Diligence Package

Peacock Architects will prepare a due diligence package that provides a high-level evaluation of the feasibility of developing the subject sites. This preliminary assessment will include a review of each site's location, size, and applicable regulatory and zoning constraints. The analysis will consider the potential for mixed-use development, as required by the zoning for this area, including residential uses and permitted complementary uses, and will evaluate the potential development capacity of each site, including consideration of bonus units allowed under the Live Local Act.

This effort will include separate evaluations for the SW 700 Block, SW 800 Block, and a combined SW 700 & 800 Block development scenario, allowing for a comparative understanding of development potential across each condition.

As part of this effort, Peacock Architects will prepare conceptual site plans and preliminary planning diagrams illustrating property boundaries, required setbacks, and preliminary building footprints to understand the



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relationship between each site and the potential development. A conceptual 3D massing model will also be prepared for each evaluation scenario to study the scale, form, and height of the proposed development and its relationship to adjacent properties. The planning approach will consider the character of the surrounding neighborhood, with particular sensitivity to adjacent single-family residential areas, and will explore strategies such as building step-backs, increased setbacks, and massing transitions to create a compatible interface with neighboring homes.

A summary of the findings, including the high-level code review, site considerations, and preliminary planning concepts, will be compiled into a due diligence package that outlines key observations, potential constraints, and overall considerations related to the feasibility of developing each scenario.

FEES:

Our fee for services above shall be Stipulated Sums and broken down as follows:

TASK 1 - SW 700 Block Due Diligence Package	\$ 9,330.00
TASK 2 - SW 800 Block Due Diligence Package	\$ 9,330.00
TASK 3 - SW 700 & 800 Block Due Diligence Combined	\$ 7,000.00
TOTAL FEE		\$25,660.00

STANDARD TERMS AND CONDITIONS

Additional Services

Changes to the working drawings requested by the owner, after the 100% submittal of the architectural drawings or major changes created during the working drawings phase are considered as additional services requested and will be invoiced at hourly rates.

Some of the services not included as Basic Services (some may be provided as Additional Services):

1. Any Services, Disciplines (such as Interior Designer) or phases not specifically listed.
2. Destruction/Non-Destructive Testing
3. Model, Photorealistic renderings, animations, marketing graphics, or presentation materials.
4. Acquisition of existing facility or site information such as 'as built' drawings, surveys and geotechnical reports, environmental analysis, private development or improvement standards, deed or lease restrictions, etc.
5. Improvement or modifications to the land, buildings or other physical components outside the specified project.
6. Engineering (including any fire alarm/sprinkler requiring an engineer), material testing and analysis, acoustic engineer consultant, water-proofing consultant, parking design consultant if needed.
7. Specialty contractor shop drawings preparation (i.e. tilt-wall panels, fire sprinklers, alarm systems, security monitoring systems, phone systems, cabinetry, special storage systems, glass/glazing systems, etc.)
8. Shop drawing type detailing.
9. Shopping for or specifying interior finishes, appliances, owner's equipment, etc.
10. Value engineering.
11. Building Permit processing or expediting.
12. Acquisition of product approvals or similar information that governing agencies might require from material manufacturers.
13. Permitting or application fees at all local governmental agencies at the County and City levels.
14. Construction Administration phase to be billed hourly as needed.



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15. Zoning, entitlement, variance, rezoning, or land use approval applications and hearings.
16. Attendance at public meetings, neighborhood meetings, or stakeholder workshops beyond Basic Services.
17. Revisions required due to changes in codes, regulations, or agency interpretations after completion of a project phase.
18. Owner-requested revisions after approval of a project phase or changes to the approved program or scope.
19. Field verification or documentation of existing conditions or preparation of existing conditions drawings.
20. Sustainability consulting or certification services (LEED, Green Globes, FGBC, or similar programs).

ADDITIONAL SERVICE RATES

Additional Services shall be billed in accordance with the Professional Fee Schedule, Exhibit A, of the contract. Additional services shall be performed only with the request and authorization of the client for these services.

REIMBURSABLE EXPENSES

Reimbursable expenses shall be paid in accordance with the attached Reimbursable Fee Schedule, January 1st of 2007. The consultant shall be reimbursed for all printing, plotting, duplicating, courier and travel expenses pertaining to the production of these documents.

PAYMENTS

Invoices from the architect, based on the services rendered, will be prepared in accordance with the Architect's billing cycle. Payment from the client is due upon presentation of the invoice. Payments to be made in accordance with the master services agreement between Peacock Architect & the Delray Beach Community Redevelopment Agency.

OWNERSHIP OF DRAWINGS

Drawings are instruments of the Architect's services and shall bear the Architect's copyright notice. The client shall always be entitled to these documents without restriction in whatever format it requires as "service for hire" as it relates to use on this project. The Architect, whether the project is executed or not, may keep, store or retain these same documents without restriction as the Architect's intellectual property, forever. The Architect shall never unreasonably withhold these documents from the client. The Client may also retain hardcopies of all drawings for its information and records (in any format), as well and agrees not to release AutoCAD/Revit information to other parties outside of this project. The Architect agrees not to unreasonably withhold release right to the client. Any drawings provided by the Client to the architect remain the client's property and shall never be withheld from the client.



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OTHER PROVISIONS

The Client and the Architect bind themselves, their partners, successors, assigns, and legal representatives of such other party with respect to all covenants of this Agreement. Neither the Client nor the Architect shall assign, sublet, or transfer his interest in the Agreement without the written consent of the other.

Again, we appreciate this opportunity. If you have any comments or concerns, please do not hesitate to contact us.

Sincerely,

Tamara Peacock, President
Tamara Peacock Company, Architect

ACCEPTANCE of PROPOSAL

By:

Date:



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Professional Fee Schedule
Effective January 1, 2022

<u>SERVICE PROVIDED</u>	<u>HOURLY RATE</u>
Principal	\$250.00
Principal Associate	\$220.00
Project Architect	\$200.00
Senior Project Manager	\$190.00
Project Manager	\$175.00
Architectural Designer	\$150.00
Bookkeeper	\$85.00
Administrative Assistant	\$85.00
Marketing Coordinator	\$85.00



Reimbursable Fee Schedule

Effective January 1, 2007

DESCRIPTION	AMOUNT
8 ½" x 11" Facsimiles	\$ 2.00 ea.
8 ½" x 11" Copies	\$.10 ea.
8 ½" x 11" Color Copies	\$ 2.00 ea.
8 ½" x 14" Copies	\$.15 ea.

Reproductions

11" x 17" Blackline Print	\$ 2.00 ea.
24" x 36" Sepia	\$ 8.00 ea.
24" x 36" Mylar	\$ 15.00 ea.
24" x 36" Blackline Print	\$ 3.00 ea.

Color Prints Unmounted

	Color	Glossy Color
8 ½" x 11"	\$ 2.00 ea.	\$ 5.00 ea.
8 ½" x 14"	\$ 4.00 ea.	\$ 10.00 ea.
11" x 17"	\$ 4.00 ea.	\$ 10.00 ea.
18" x 24"	\$ 5.00 ea.	\$ 15.00 ea.
24" X 36"	\$ 5.00 ea.	\$ 15.00 ea.

Mounted Boards

	Color	Black & White
11" x 17" Color Boards	\$ 20.00 ea.	\$ 15.00 ea.
11" x 17" Glossy Color Boards	\$ 25.00 ea.	\$ 20.00 ea.
24" x 36" Color Boards	\$ 40.00 ea.	\$ 30.00 ea.
24" x 36" Glossy Color Boards	\$ 50.00 ea.	\$ 35.00 ea.
30" x 40" Color Boards	\$ 40.00 ea.	\$ 30.00 ea.
30" x 40" Glossy Color Boards	\$ 50.00 ea.	\$ 35.00 ea.
40" x 60" Color Boards	\$ 50.00 ea.	\$ 35.00 ea.
40" x 60" Glossy Color Boards	\$ 60.00 ea.	\$ 45.00 ea.

* it is customary to add an administrative fee of 10% for all outside reimbursables