



Delray Beach Community Redevelopment Agency

Regular Board Meeting

Tuesday, October 28, 2025, at 4:00 PM

Commission Chambers at City Hall



Item 8A.

Delray Beach Community Redevelopment Agency Redevelopment Advisory Committee Follow Up



The RAC application period was open from
June 5, 2025 – October 20, 2025.

During the RAC application period, 17 applicants
applied.

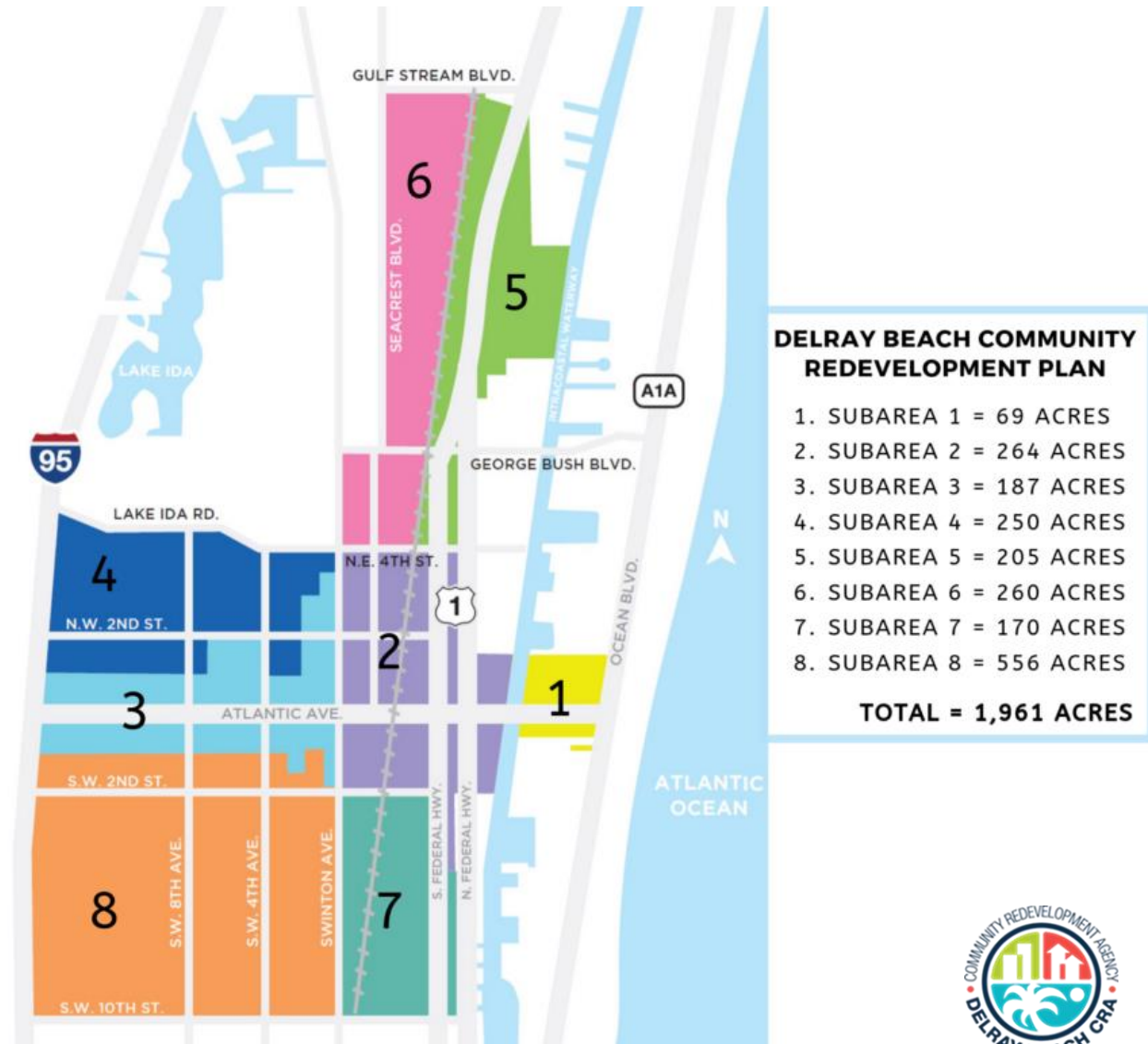
Of the 17 applicants, 8 are ineligible because they
live outside the CRA District and neither own nor
rent within the district.

2 applied from Sub Area 4

2 applied from Sub Area 7

5 applied from Sub Area 8

There are 3 committee members eligible for
appointment.





RAC Applicants

Sub Area	Name	Employment
Sub Area 4	Angela Hill	Insurance Agent
Sub Area 4	Debra Lynn Hackett	Sr. Interior Designer/Project Manager
Sub Area 7	Angela Kenyon	Real Estate Development
Sub Area 7	Kristina Lebrevelec	Director of Cash Management
Sub Area 8	Chadwick Perry	Attorney
Sub Area 8	Lucika Suarez	Realtor
Sub Area 8	Shawn Morgan	Managing Director
Sub Area 8	Stephen DeMeo	Commercial Real Estate Broker
Sub Area 8	Tawayna Elder	Retired

(Seat #1) Vice-Chair Tom Markert, (Seat #2) Commissioner Rob Long, (Seat #3) Deputy Vice-Chair Juli Casale, (Seat #4) Chair Angela Burns, and (Seat #5) Commissioner Tom Carney.

At the August 29, 2024, CRA Regular Board Meeting Commissioner Long was the last to appoint. He appointed Kristina Lebrevelec for Sub Area 7.

Appointing for the FY 2025-2026 Redevelopment Advisory Committee (RAC):
(Seat #3) Deputy Vice-Chair Casale, (Seat #4) Chair Burns, and (Seat #5) Commissioner Carney.

Action Needed

Provide CRA Board direction on 2025-2026 RAC assignments pursuant to Article 5 of the RAC Resolution:

AND

Approve Resolution 2025-16;

AND

Motion to approve nominations for appointment to serve on the Delray Beach Community Redevelopment Agency Redevelopment Advisory Committee under Resolution 2025-16.





RAC Assignments

Article 5 of the RAC Resolution states that the CRA Board assigns matters to RAC and assignments must be approved by majority vote of the CRA Board.

The 2024-2025 RAC assignments were as follows:

- 1) General Development Ideas for West Atlantic Avenue Corridor
- 2) Review Conceptual Site Plan for 600-800 West Atlantic Block

CRA Staff is seeking direction on the assignment(s) for the upcoming RAC group beginning November 2025.

RAC Meeting Schedule, FY 25-26

Tuesday, October 28, 2025, CRA Board Meeting	• CRA Board Appointment of RAC Members • Approve RAC Board Assignments • Approval of RAC Meetings Dates
Thursday, November 13, 2025	RAC Meeting #1
Thursday, January 22, 2026	RAC Meeting #2
Thursday, March 12, 2026	RAC Meeting #3
Thursday, May 14, 2026	RAC Meeting #4





Item 8B.

Award Request for Qualifications CRA
No. 2025-01 – NW 800 Block of West
Atlantic Avenue – Progressive Design-
Build Redevelopment Project



REDEVELOPMENT PROJECT OBJECTIVE

Create a vibrant and diverse community gathering space designed to foster interaction and connection among local residents where everyone can come together, socialize, and support a range of small, local businesses.

OVERVIEW OF SCOPE OF SERVICES

Selected Proposer shall deliver required Scope of Services via a progressive design-build project delivery method with two (2) distinct phases - Phase 1 will encompass Pre-Construction and Design and Phase 2 will encompass Construction. The Scope of Services includes, but is not limited to:

- **Full Scale Architectural and Project Management Services:**

- Reviewing City of Delray Beach Land Development Regulations and applying for any and all necessary text amendments, relief requests (waivers, variances, etc.), alley/street abandonments, development approvals, permits, etc.
- Coordinating and managing all architectural, mechanical, electrical (including low voltage), plumbing, structural, civil, HVAC, geotechnical, landscape architectural, surveying, and any and all other related disciplines and components for the Redevelopment Project.
- Development of design and construction documents.

- **Project Cost Development**

- Develop procurement documents for solicitation of competitive prices from suppliers and subcontractors and submit a price for construction for review on an open-book basis.
- Enter into negotiations with the CRA to establish final construction scope and price.

- **Construction and Construction Management Services:**

- Utilize modular construction and building methods and materials for construction of permanent modular buildings; and custom design and buildout of exterior and interior of modular buildings that will be used for a variety of retail and/or commercial purposes.



Evaluation Criteria and Composite Scores

REQUIREMENTS	POINTS
Qualifications and Experience of the Design-Build Team and Key Team Members	25 Points
Design-Build Design, Engineering, Permitting – Past Performance and Approach	20 Points
Design-Build Construction – Past Performance and Approach	20 Points
Projects of Similar Scope and Complexity	20 Points
Redevelopment Project Understanding and Key Considerations	15 Points
	100 Total Points

DMR Construction Services, Inc.	Hatcher Construction and Development, Inc.	Waypoint Contracting, Inc.
79	85	83
78	72	92
90	91	89
247 out of 300	248 out of 300	264 out of 300



October 7, 2025 - CRA Board Workshop

Oral Presentations from each of the three (3) Proposers were conducted during a CRA Board Workshop and CRA Staff stated the previously tabled item would be scheduled for the October 28, 2025, CRA Board meeting.



Options for Consideration

Per the RFQ, the CRA Board has the following options:

- a) Accept the Evaluation Committee's scores and award a Progressive Design-Build Agreement to the highest scoring Proposer; or
- b) Reject the Evaluation Committee's scores, select the Proposer that the CRA Board believes will serve in the CRA's best interests, and award a Progressive Design-Build Agreement to the selected Proposer; or
- c) Cancel the RFQ at any time, and/or reject all submitted Proposals, and/or direct CRA Staff to re-issue the RFQ.



Action Needed

Accept the Evaluation Committee's recommendation to award RFQ CRA No. 2025-01– NW 800 Block of West Atlantic Avenue – Progressive Design-Build Redevelopment Project to Waypoint Contracting, Inc., and authorize CRA staff to enter into contract negotiations with Waypoint Contracting, Inc.

If an agreement is not negotiated to the CRA's satisfaction, the CRA may abandon such negotiations, and at its sole and absolute discretion, and the CRA Board authorizes CRA staff to commence negotiations with the next highest-scoring Proposer, if applicable; or

The negotiated agreement will be brought before the CRA Board for approval.



CRA Director Updates



95 SW 5th Avenue





Arts WAREHOUSE

Gallery | Studios | Workshops | Events



Join us on Saturday, November 15, 2025, at the Arts Warehouse for our annual Warehouse Market. Perfect for pre-holiday shopping while supporting local artists and artisans!

Warehouse Market
Saturday, November 15, from 10 AM – 3 PM
Arts Warehouse (313 NE 3rd Street)



Anniversary

DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

Thank you!