



Cover Memorandum/Staff Report

File #: 25-020 CRA

Agenda Date: 1/28/2025

Item #: 9B.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Executive Director
DATE: January 28, 2025

**CANCEL REQUEST FOR QUALIFICATIONS CRA NO. 2024-04 - NW 800 BLOCK OF WEST ATLANTIC AVENUE - PROGRESSIVE DESIGN-BUILD REDEVELOPMENT PROJECT AND
ISSUE REQUEST FOR QUALIFICATIONS 2025-01 - NW 800 BLOCK OF WEST ATLANTIC AVENUE - PROGRESSIVE DESIGN-BUILD REDEVELOPMENT PROJECT**

Recommended Action:

1. Cancel Request for Qualifications (RFQ) CRA No. 2024-04 - NW 800 Block of West Atlantic Avenue - Progressive Design-Build Redevelopment Project; and
2. Approve the issuance of RFQ CRA No. 2025-01 - NW 800 Block of West Atlantic Avenue - Progressive Design-Build Redevelopment Project revising the project qualifications to allow for more design build team structures to potentially submit.

Background:

On October 4, 2024, RFQ CRA No. 2024-04 - NW 800 Block West Atlantic Avenue - Progressive Design-Build Redevelopment Project was issued with the purpose of seeking proposals from qualified design-build service firms to provide information, qualifications, experience, and their proposed project approach for consideration to provide progressive design-build services to the CRA, for the design and construction of a redevelopment project using modular design and construction methods for CRA-owned properties located within the Northwest 800 Block of West Atlantic Avenue.

Per the RFQ, qualified Proposers must be firms licensed, registered, and practicing and providing professional architectural services under Title XXXII, Regulation of Professions and Occupations, Florida Statutes, Chapter 481, "Architecture, Interior Design, and Landscape Architecture." This requirement was established as the Successful Proposer, in addition to site plan, design, and construction document development, is expected to seek any and all development approvals, including any necessary text amendments to the City of Delray Beach Land Development Regulations.

On December 18, 2024, the Proposal Submission Due Date for RFQ 2024-04, three (3) Proposals were timely received from the following Proposers (alphabetically listed):

- 1) Dragonfly Investments, LLC
- 2) GHA Architects & Development Consultants, Inc. & DMR Construction Services, Inc.
- 3) Hatcher Construction and Development & Jorge A. Gutierrez Architect, LLC

Subsequent to the Proposal Opening, CRA staff began their review of the Proposals for responsiveness. Two (2) of the submitted Proposals do not conform to the qualified Proposer requirement.

At this time, CRA staff recommends canceling the RFQ. The RFQ states, in Section VII, Subsection A, that the CRA “reserves its right to cancel this RFQ at any time, and/or reject all submitted Proposals, and/or re-issue the RFQ.”

Additionally, CRA staff is recommending that the CRA Board approve the issuance RFQ CRA No. 2025-01 - NW 800 Block West Atlantic Avenue - Progressive Design-Build Redevelopment Project with revised qualifications for the Proposer to allow for additional Proposals.

The purpose of the new RFQ would be to seek proposals from qualified design-build service firms and/or design-build contractors to provide information, qualifications, experience, and their proposed project approach for consideration to provide progressive design-build services to the CRA, for the design and construction of a redevelopment project using modular design and construction methods for CRA-owned properties located within the Northwest 800 Block of West Atlantic Avenue.

Proposed RFQ 2025-01 Details:

Under the new RFQ, qualified Proposers would include:

- Design-build service firms licensed, registered, and practicing and providing professional architectural services under Title XXXII, Regulation of Professions and Occupations, Florida Statutes, Chapter 481, “Architecture, Interior Design, and Landscape Architecture”; or
- Licensed and registered general contractors under Florida Statute Section 489.119; or
- Property development team consisting of identified team members with requisite qualifications and experience as stated in the RFQ.

The objective of the RFQ would be to enter into an agreement with a qualified entity to provide full-scale design-build services for the redevelopment of the NW 800 Block of West Atlantic Avenue utilizing modular construction materials and methods.

Moreover, with the issuance of the new RFQ, two (2) additional vacant lots that the CRA acquired in January 2025 will be included as part of the redevelopment project site. The 17 properties that will be included within the new RFQ will be:

	Street Address	Parcel Control Number
1	805 West Atlantic Avenue (Remediation Site)	12-43-46-17-22-001-0090
2	West Atlantic Avenue	12-43-46-17-22-001-0101
3	West Atlantic Avenue	12-43-46-17-22-002-0140
4	West Atlantic Avenue	12-43-46-17-22-002-0130
5	West Atlantic Avenue	12-43-46-17-22-002-0100
6	West Atlantic Avenue	12-43-46-17-22-002-0090
7	NW 9 th Avenue	12-43-46-17-22-002-0010
8	23 NW 9 th Avenue	12-43-46-17-22-002-0040
9	NW 9 th Avenue	12-43-46-17-22-002-0050
10	15 NW 9 th Avenue	12-43-46-17-22-002-0080
11	NW 8 th Avenue	12-43-46-17-22-001-0030
12	8 th Ave S	12-43-46-17-22-001-0060
13	16 NW 8 th Avenue	12-43-46-17-22-001-0070
14	20 NW 8 th Avenue	12-43-46-17-22-001-0040
15	NW 8 th Avenue	12-43-46-17-22-001-0080
16	NW 9 th Avenue (newly acquired)	12-43-46-17-22-002-0020
17	NW 9 th Avenue (newly acquired)	12-43-46-17-22-002-0030

All properties are vacant and have a Land Use Designation of Commercial Core and a Zoning Designation of Central Business District. Exhibit A includes a Property Map for the CRA-owned properties that will be developed as part of redevelopment project included within the RFQ.

The intent of the CRA is to release RFQ CRA No. 2025-01 on Wednesday, January 29, 2025, and have the Proposal Submittal Due Date be Monday March 17, 2025. CRA Staff will provide a copy of the RFQ to the CRA Board Members prior to issuance. The full RFQ will be available to view online on the CRA's website, www.delraycra.com <<http://www.delraycra.com>>, or on Bidnet Direct, www.bidnetdirect.com <<http://www.bidnetdirect.com>>; a hard copy can also be requested.

At this time, CRA staff is seeking approval to cancel RFQ CRA No. 2024-04 and issue RFQ CRA No. 2025-01 - NW 800 Block West Atlantic Avenue - Progressive Design-Build Redevelopment Project revising the project qualifications to allow for more design build team structures to potentially submit.

Attachment(s): Exhibit A - Location Map; Exhibit B - RFQ CRA No. 2024-04

CRA Attorney Review:

The CRA Legal Counsel will review all RFQ documents per the CRA Purchasing Policies and Procedures.

Finance Review:

N/A

Funding Source/Financial Impact:

N/A

Overall need within the Community Redevelopment Area from Delray Beach CRA

Redevelopment Plan:

Removal of Slum and Blight

Land Use

Economic Development

Affordable Housing

Downtown Housing

Infrastructure

Recreation and Cultural Facilities