



Cover Memorandum/Staff Report

File #: 25-191 CRA

Agenda Date: 10/28/2025

Item #: 8B.

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

AWARD REQUEST FOR QUALIFICATIONS CRA NO. 2025-01 - NW 800 BLOCK OF WEST ATLANTIC AVENUE - PROGRESSIVE DESIGN-BUILD REDEVELOPMENT PROJECT

Recommended Action:

Award Request for Qualifications (RFQ) CRA No. 2025-01 - NW 800 Block of West Atlantic Avenue - Progressive Design-Build Redevelopment Project to the highest-ranked Proposer, Waypoint Contracting, Inc., and authorize CRA staff to enter into contract negotiations accordingly.

Background:

On January 25, 2025, the CRA Board authorized staff to issue an RFQ CRA No. 2025-01 for the NW 800 Block of West Atlantic Avenue Progressive Design-Build Redevelopment Project.

The purpose of the Redevelopment Project is to activate vacant CRA-owned properties within the NW 800 Block of West Atlantic Avenue with the goal of creating a unique commercial environment within the CRA District and City of Delray Beach, as provided in the CRA Redevelopment Plan and the West Atlantic Master Plan (a.k.a. The Set Transformation Plan).

The RFQ was issued with the purpose of seeking Proposals from qualified Proposers to provide information, qualifications, experience, and their proposed project approach for consideration to provide the necessary full-scale design-build services to the CRA, for the design and construction of the Redevelopment Project using modular design and construction methods.

The RFQ was issued on January 30, 2025, and had a Proposal Submission Due Date of March 18, 2025.

At the time of the Proposal Submission Due Date, three (3) Proposers submitted a timely Proposal.

Proposals Received (listed in alphabetical order):

- 1) DMR Construction Services, Inc.
- 2) Hatcher Construction and Development, Inc.
- 3) Waypoint Contracting, Inc.

On June 12, 2025, the Evaluation Committee, which consisted of two (2) City of Delray Beach staff members and one (1) CRA staff member, met and reviewed all three (3) Proposals (all Proposals are available for review upon request.)

The three (3) Proposers were scored by the Evaluation Committee based on the criteria stated within the RFQ and provided below:

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

The Evaluation Committee's Composite Scores for each Proposer are provided below, and in Exhibit B:

Proposer	Composite Score
Waypoint Contracting, Inc.	264
Hatcher Construction and Development, Inc.	248
DMR Construction Services, Inc.	247

The Evaluation Committee recommended that the CRA move forward with contract negotiations with the highest scoring Proposer, and the recommendation was placed on the August 28, 2025, CRA Board meeting agenda.

October 7, 2025 Workshop:

At the August 28, 2025, CRA Board meeting, the CRA Board tabled the agenda item and requested Oral Presentations from each of the three (3) Proposers.

On October 7, 2025, 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.

At this time, CRA staff is requesting the CRA Board accept the Evaluation Committee's recommendation, 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. Moreover, as provided in the RFQ document, 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. The negotiated agreement will be brought before the CRA Board for approval.

Attachment(s): Exhibit A - Location Map; Exhibit B - Evaluation Committee Composite Scores; Exhibit C - RFQ CRA No. 2025-01

CRA Attorney Review:

N/A

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