



## Cover Memorandum/Staff Report

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**File #:** 25-117 CRA

**Agenda Date:** 7/16/2025

**Item #:** 7D.

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**TO:** CRA Board of Commissioners  
**FROM:** Christine Tibbs, Assistant Director  
**THROUGH:** Renée A. Jadusingh, Executive Director  
**DATE:** July 16, 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 a 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 (aka 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:

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

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

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

The Evaluation Committee recommended the CRA move forward with contract negotiations with the highest scoring Proposer.

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 in the event that 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