



Cover Memorandum/Staff Report

File #: 25-174 CRA

Agenda Date: 10/7/2025

Item #: 4B.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Executive Director
DATE: October 7, 2025

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

Recommended Action:

Oral Presentations from three (3) Proposers and discussion of the Selection Method.

Background:

A Request for Qualifications for the NW 800 Block of West Atlantic Avenue progressive design-build redevelopment project (RFQ), located on the north side of West Atlantic Avenue between NW 8th and NW 9th Avenues, was issued on January 30, 2025, with a Proposal Submission Deadline 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):

DMR Construction Services, Inc.
Hatcher Construction and Development, Inc.
Waypoint Contracting, Inc.

After review by CRA staff, all three (3) Proposers were deemed responsive, and an Evaluation Committee comprised of the following individuals was formed:

Ivan Cabrera, Redevelopment Manager, CRA
Rafik Ibrahim, Principal Planner, City of Delray Beach
Kevin Matthews, Project Manager II, City of Delray Beach

The Evaluation Committee independently evaluated the Proposals based on the criteria in the RFQ and met on June 12, 2025, to discuss score, and make a determination of a need for oral presentations. The Evaluation Committee scores were tabulated by CRA staff to arrive at the final score for each Proposer, and were as follows:

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

The Evaluation Committee did not vote to hear oral presentations and recommended that the CRA move forward with contract negotiations with the highest scoring Proposer.

At the August 28, 2025, CRA Board meeting an item 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. was on the agenda. At that time, the CRA Board tabled the item, did not make an award of the RFQ, and further directed CRA staff to schedule oral presentations at a CRA Board Workshop of the three (3) Proposers.

At this time, the three (3) Proposers each have 20 minutes for Oral Presentations, followed by a 10-minute Question and Answer Session.

SELECTION PROCEDURE:

Following Oral Presentations, CRA staff is requesting the CRA Board discuss the Selection Procedure.

RFQ AWARD:

CRA Staff will present the previously tabled agenda item to the CRA Board at the October 28, 2025 for Board consideration.

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

Attachments: Exhibit A - Location Map; Exhibit B - RFQ CRA No. 2025-01

CRA Attorney 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