



Cover Memorandum/Staff Report

File #: 23-238 CRA

Agenda Date: 11/16/2023

Item #: 7C.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., CRA Executive Director
DATE: November 16, 2023

REQUEST FOR QUALIFICATIONS - NW 600 BLOCK - WEST ATLANTIC AVENUE

Recommended Action:

Discussion and direction.

Background:

On March 8, 2021, an Request for Qualifications (RFQ) was issued by the Delray Beach Community Redevelopment Agency (CRA) for professional architectural and engineering services for a redevelopment project within the Northwest 600 Block of West Atlantic Avenue, to provide pre-design, design, permitting, bidding assistance, construction administration, through project closeout.

At the July 15, 2021, CRA Board meeting, the CRA Board awarded RFQ CRA No. 2021-01 to Synalovski, Romanik, and Saye Architects (SRS).

At the time of the award, the CRA owned five (5) vacant lots within the Northwest 600 Block of West Atlantic Avenue (NW 600 Block). However, subsequent to that the CRA had the opportunity to acquire three (3) additional vacant lots within the same block; the CRA currently owns a total of eight (8) vacant lots within the NW 600 Block. The properties are generally bounded by West Atlantic Avenue to the south, Northwest 1st Street to the north, Northwest 7th Avenue to the west, and Northwest 6th Avenue to the east.

The initial concept for the NW 600 Block redevelopment project included affordable commercial rental space. However, after the acquisition of the additional three (3) vacant lots, and the continued and increased need for workforce housing within the CRA District, CRA staff presented the potential for the redevelopment project within NW 600 Block to include workforce housing at the September 1, 2022, CRA Board meeting.

At the September 29, 2022, CRA Board meeting, the CRA Board approved the FY 2022-2023 CRA Work Plan and Budget that included potential development options for the NW 600 Block that keep in mind the best interests of the CRA District.

At the February 28, 2023, CRA Board meeting, an item was brought before the CRA Board to approve an agreement with SRS to provide professional architectural and engineering services up to \$639,000 to develop a full set of design and construction documents for a mixed-use development, provide bidding assistance, construction administration, and project closeout assistance, however, the item was tabled.

At the September 29, 2023, CRA Board meeting, the CRA Board approved the FY 2023-2024 CRA Work Plan and Budget that included potential development options for the NW 600 Block of West Atlantic Avenue that keep in mind the best interests of the CRA District.

At this time CRA staff is requesting the CRA Board provide direction as to RFQ CRA No. 2021-01 for Professional Architectural & Engineering Services for a Redevelopment Project (NW 600 Block - West Atlantic Avenue). The CRA Board can:

1. Approve the Agreement between SRS and the CRA for up to \$639,000 to provide professional architectural and engineering services for a mixed-use redevelopment project and authorize the CRA Board Chair to execute the Agreement, and any related documents, in a form acceptable to the CRA Legal Advisor;

OR

2. Reject the Agreement between SRS and the CRA, cancel the RFQ, and/or direct CRA staff to re-issue the RFQ.

If the CRA Board decides to reject the Agreement, cancel the RFQ and direct CRA staff to re-issue the RFQ, CRA staff requests the CRA Board provide direction as it relates to the redevelopment of the NW 600 Block.

Attachment(s): Exhibit A - Location Map; Exhibit B - Agreement with SRS

CRA Attorney Review:

N/A

Finance Review:

N/A

Funding Source/Financial Impact:

Funding is available in the amount of \$1,900,000 - GL#5123

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