



Cover Memorandum/Staff Report

File #: 23-317 CRA

Agenda Date: 4/23/2024

Item #: 7E.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., CRA Executive Director
DATE: April 23, 2024

REQUEST FOR QUALIFICATIONS FOR NW 800 BLOCK OF WEST ATLANTIC AVENUE - DESIGN/BUILD REDEVELOPMENT PROJECT

Recommended Action:

Issuance of a Request for Qualifications (RFQ) for Design/Build Services for the NW 800 Block of West Atlantic Avenue Redevelopment Project in line with the Conceptual Design approved by the CRA Board.

Background:

The NW 800 Block of West Atlantic Avenue Redevelopment Project (Project) has been in the preliminary design phase since April 27, 2021, when the CRA Board ratified a Work Assignment between the CRA and CPZ Architect, Inc., to develop a conceptual design for the CRA-owned properties located within the NW 800 Block of West Atlantic Avenue.

The purpose of the Development Project is to activate vacant CRA-owned properties 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.

Following multiple presentations to the CRA Board, public outreach meetings, and feedback from community agencies - the Delray Beach Downtown Development Authority, the Greater Delray Beach Chamber of Commerce, and the City's Economic Development Department, at the September 29, 2022, CRA Board meeting, CRA staff presented the Final Conceptual Design and an Informational Report that includes the following information related to the Project: Feasibility Cost Analysis, City Application and Permitting Process, and Infrastructure Requirements. At that time, the CRA Board provided direction to CRA staff to move forward with the Final Conceptual Design and the next steps of the Project.

The implementation of the next phases of the Project following the approval of the Conceptual Design is included in the CRA's Budget & Work Plan for Fiscal Year 2023-2024.

The CRA Board approved the issuance of a solicitation for Design/Build Services for the Project at the February 27, 2024, CRA Board Meeting.

The purpose of issuing the solicitation is to obtain proposals from qualified, licensed, and insured design/build contractors to design and modularly construct commercial, office, and retail units from shipping containers on CRA -owned properties within the NW 800 Block of West Atlantic Avenue. The design/build contractor will be responsible for putting together a design/build team (which will be comprised of qualified and licensed engineer(s); qualified and licensed architect(s); project manager (s), construction manager(s), consultant(s) experienced with sourcing and customizing the interior buildout of shipping containers, and any other sub-consultants the design/build contractor needs to fulfill the requirements of the Project and to complete all tasks and services required of the Project - from design, permitting, construction, to project close out. The design/build team will need to demonstrate its ability to prepare the Project Site for new modular shipping container buildings (which will include physical site preparation (including infrastructure and utility installation and connection) and preparing and submitting any and all development and permitting applications needed for City of Delray Beach approval, completing the design and construction documents with the foundation being the Conceptual Design approved by the CRA Board on September 29, 2022, constructing all aspects of building out the shipping containers (interior and exterior), completing the installation of the modular buildings on the Project Site, and providing all design, project management, and general contracting services as required for the Project.

The intent of the CRA is to release the RFP in substantially the same form, included as Exhibit A, on Wednesday, May 22, 2024, and have the Proposal Submittal Due Date be Wednesday, July 24, 2024. The full RFQ will be available to view online on the CRA's website, www.delraycra.com <<http://www.delraycra.com>>, or on Periscope Holdings, www.periscopeholdings.com/s2g <<http://www.periscopeholdings.com/s2g>>, and available by email if requested. As stated at the February 27, 2024, CRA Board meeting, the RFQ is being brought before the Board prior to its issuance.

Attachment(s): Exhibit A - Draft RFQ - Design Build - NW 800 Block Container Project, Exhibit B - Location Map

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