



## Cover Memorandum/Staff Report

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**File #:** 23-295 CRA

**Agenda Date:** 2/27/2024

**Item #:** 8B.

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**TO:** CRA Board of Commissioners  
**FROM:** Christine Tibbs, Assistant Director  
**THROUGH:** Renée A. Jadusingh, Esq., CRA Executive Director  
**DATE:** February 27, 2024

### **ISSUE REQUEST FOR PROPOSALS FOR DESIGN/BUILD SERVICES FOR THE NW 800 BLOCK REDEVELOPMENT PROJECT**

#### **Recommended Action:**

Approve the issuance of a Request for Proposals (RFP) for Design/Build Services for the NW 800 Block of West Atlantic Avenue Development Project in line with the Conceptual Design approved by the CRA Board.

#### **Background:**

The NW 800 Block of West Atlantic Avenue Development Project (Development Project) has been in the pre-liminary 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.

Following multiple presentations to the CRA Board, public outreach meetings, and feedback from community agencies - 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 (Exhibit B), and an Informational Report (Exhibit C) that includes the following information related to the Development 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 Development Project.

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

At this time, CRA staff is requesting approval to issue RFP 2024-04 for Design/Build Services for the NW 800 Block of West Atlantic Avenue Development Project.

The purpose of issuing the RFP is to obtain proposals from qualified, licensed, and insured design/build contractors to design and construct modular commercial, office, and retail units from shipping containers on CRA -owned properties within the NW 800 of West Atlantic Avenue. The design/build contractor will be responsible for putting together a design/build team (which will be comprised of a qualified, licensed, and insured engineering firm; a qualified, licensed, and insured architect; and any other sub-consultants the design/build contractor needs to fulfill the requirements of the Development Project) to complete all tasks and services required of the Development Project - from design to project close out. The design/build contract will need to demonstrate its ability to prepare the Development Project Site for new modular shipping container buildings (which will include physical site preparation (including infrastructure and utility installation) 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 Development Project Site, and providing all general contracting services as required for the Development Project.

The intent of the CRA is to release the RFP on Wednesday, March 27, 2024, and have the Proposal Submittal Due Date be Wednesday, May 29, 2024. The full RFP will be available to view online on the CRA's website, [www.delraycra.com](http://www.delraycra.com) <<http://www.delraycra.com>>, or on Periscope Holdings (fka Bidsync), [www.periscopeholdings.com/s2g](http://www.periscopeholdings.com/s2g) <<http://www.periscopeholdings.com/s2g>>. The RFP will be forwarded to the CRA Board prior to its issuance.

At this time, CRA staff is seeking approval to issue the RFP CRA 2024-04 for Design Build Services for the NW 800 Block Development Project.

Attachment(s): Exhibit A - Location Map; Exhibit B - Final Conceptual Design; Exhibit C - Informational Report

**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