



Cover Memorandum/Staff Report

File #: 22-53 CRA

Agenda Date: 1/24/2023

Item #: 9A.

TO: CRA Board of Commissioners
FROM: Ivan Cabrera, AICP, Redevelopment Manager
THROUGH: Renée A. Jadusingh, Executive Director
DATE: January 24, 2023

AWARD OF BID FOR INVITATION TO BID CRA 2022-01-R - 95 SW 5th AVENUE COMMERCIAL BUILDING CONSTRUCTION PROJECT

Recommended Action:

1. Award the Bid for Invitation to Bid ("ITB") CRA 2022-01-R - 95 SW 5th Avenue Commercial Building Construction Project ("Project") to Ahrens Enterprises, Inc. DBA Ahrens Companies, the lowest responsive and responsible Bidder, in the amount of \$2,739,968; and
2. Authorize the CRA Board Chair to execute an agreement with the Awarded Bidder for the Project and any related documents, in a form acceptable to the CRA Legal Advisor.

Background:

The CRA-owned Property located at 95 SW 5th Avenue is within the City of Delray Beach's ("City") Historic West Settlers District long the Northwest & Southwest 5th Avenue commercial corridor. The CRA purchased the Property in April 2008. The Property is zoned Central Business District; the west side of the Property is vacant, while the east side is a seven (7) space public parking lot that was constructed in 2010.

To encourage economic development and activation along the Northwest & Southwest 5th Avenue commercial corridor, as called for by the CRA Redevelopment Plan, the CRA engaged with Song and Associates, Inc. ("Song") in November 2018 for professional architectural and engineering consulting services to prepare design and construction drawings to develop a commercial building geared towards the purpose of providing affordable commercial rental space.

The Class V Site Plan, Landscape Plan, and Architectural Elevations were approved on August 25, 2021. The Building Permit Construction Plans have been submitted to the City's Development Services Department and are pending approval. The Invitation to Bid for the Project was published on September 6, 2022, with an extended submittal deadline of November 16, 2022.

Invitation for Bids Analysis:

On November 16, 2022, the CRA received twelve (12) responses to the ITB:

BIDDER	BID PRICE
Ahrens Enterprises, Inc. DBA Ahrens Companies	\$ 2,739,968
All-Site Construction, Inc.	\$ 3,022,840
Corradi Construction Group, LLC	\$ 3,903,945
Di Pompeo Construction Corporation	\$ 2,877,000
Franjo Builders, LLC	\$ 2,755,000
H.A. Contracting Corp.	\$ 3,342,537
Hatcher Construction & Development, Inc.	\$ 2,993,577.84
OAC Action Construction Corp.	\$ 4,095,829.74
Persons Services Corp.	\$ 3,720,942.36
T&G Corporation DBA T&G Constructors	\$ 3,295,000
Vercettin Enterprises, LLC	\$ 2,924,781
Waypoint Contracting, Inc.	\$ 3,030,000

*Note: Bidders are listed in alphabetical order.

CRA Staff reviewed each submitted Bid based on the criteria stated in the ITB, as well as the CRA's Purchasing & Procurement Policies Manual; Competitive and/or Sealed Bids (Proposals) Procedures.

First Review:

The first review of the twelve (12) Bids received revealed deficiencies in four (4) Bids, including, omitted documentation as required per the ITB.

BIDDER	DEFICIENCY	ITB REQUIREMENT
Ahrens Enterprises, Inc. DBA Ahrens Companies	--	
All-Site Construction, Inc.	General Contractor License and Registration with FL DBPR not submitted	Section 4: Minimum Qualifications
Corradi Construction Group, LLC	Schedule of Values not submitted	Bid Pricing Form
Di Pompeo Construction Corporation	--	
Franjo Builders, LLC	Schedule of Values and Bid Bond not submitted	Bid Pricing Form and Section 2: Special Terms and Conditions, Paragraph 15: Bid Bond / Guaranty
H.A. Contracting Corp.	--	
Hatcher Construction & Development, Inc.	--	
OAC Action Construction Corp.	--	
Persons Services Corp.	--	
T&G Corporation DBA T&G Constructors	--	
Vercettin Enterprises, LLC	--	
Waypoint Contracting, Inc.	Schedule of Values not submitted	Bid Pricing Form

As a result, eight (8) Bids were found to be technically responsive, in that all required documents were submitted and all forms were signed. Further review and analysis of those Bids were conducted by CRA staff and Song to determine if the Bidders' submitted Bid Prices and Schedule of Values included the entire scope of work for the Project and if the Bidders were responsible.

Second Review:

The eight (8) Bids were forwarded to Song for review of the Schedule of Values to ensure that the breakdown of the Bid Price encompassed the entire scope of work as required by the ITB. Initially, Song stated that more information from all eight (8) Bidders was needed to conduct their review. Because of this, on December 1, 2022, CRA staff reached out to all eight (8) Bidders to request additional documentation to support their submitted Schedule of Values and submitted Bid Price. Those Bidders were given until December 9, 2022, to submit the requested additional documentation.

Four (4) Bidders provided additional documentation to support their submitted Schedule of Values and submitted Bid Price by the deadline.

BIDDER	Additional Supporting Documentation Submitted
Ahrens Enterprises, Inc. DBA Ahrens Companies	Yes
Di Pompeo Construction Corporation	No
H.A. Contracting Corp.	Yes
Hatcher Construction & Development, Inc.	Yes
OAC Action Construction Corp.	No
Persons Services Corp.	No
T&G Corporation DBA T&G Constructors	No
Vercettin Enterprises, LLC	Yes

CRA staff forwarded all eight (8) Schedule of Values (four (4) with the additional documentation, four (4) with the Schedule of Values as submitted by the Bidder with no additional documentation) to Song for further review.

After conducting their review, Song stated out of the eight (8) Schedule of Values reviewed, only Hatcher Construction & Development, Inc. ("Hatcher") and by Ahrens Enterprises, Inc. DBA Ahrens Companies ("Ahrens") provided a Schedule of Values with a breakdown that can be compared with what was specified in the ITB documents.

Third Review:

Following Song's review and analysis of the Bids, CRA staff conducted a third review of Ahrens and Hatcher. This review included reviewing and confirming project references; all references for both Bidders were contacted and all references for both Bidders were confirmed.

Ahrens

Project Reference	Pertinent Project Reference Details
Palm Beach Gardens Tennis Clubhouse	- Role: General Contractor - Construction Cost: \$3,423,065.33 - Dates: 12/3/2019 - 11/30/2020 - Completed on Time and within Budget: Yes
Coral Springs 40/Advanced Equipment	- Role: Design/Build Services - Construction Cost: \$1,743,000 - Dates: 10/2019 - 06/2020 - Completed on Time and within Budget: Yes
Bobcat of Treasure Coast	- Role: Design/Build Services - Construction Cost: \$885,300.45 - Dates: 04/2022 - 02/2023 (Anticipated) - Completed on Time and within Budget: Ongoing
Plantation Police Department Training Facility	- Role: Design/Build Services - Construction Cost: \$5,178,571.08 - Dates: 06/2019 - 08/2022 - Completed on Time and within Budget: Yes
Kenworth Office and Maintenance Facility	- Role: Construction services with advisory services to the Architect - Construction Cost: \$1,860,000 - Dates: 09/2018 - 05/2019 - Completed on Time and With Budget: Yes

Hatcher

Project Reference	Pertinent Project Reference Details
Lake Worth High School - Field House	- Role: Construction of a field house within the new Lake Worth High School project - Construction Cost: \$1,913,159.94 - Dates: 01/2022 - 12/2022 (Anticipated) - Completed on Time and within Budget: Ongoing
Citrus Cove Elementary	- Role: Construction Manager for the core expansion of Citrus Cove Elementary. Project entailed renovations and modifications of the admin building and extension of the cafeteria. - Construction Cost: \$3,466,548.53 - Dates: 05/2021 -10/2022 - Completed on Time and within Budget: Yes
Jupiter Community High School - Modulares	- Role: Construction Manager responsible for relocating 26 modular units (Phase I and II). - Construction Cost: \$3,092,591.32 - Dates: 05/2020-01/2021 - Completed on Time and within Budget: Yes
Delray Beach Arts Warehouse*	- Role: General Contractor for the renovation of 18,000 sq. ft. warehouse - Construction Cost: \$2,199,000 - Dates: 09/2016 - 09/2017 - Completed on Time and within Budget: Yes
John I. Leonard High School	- Role: Construction Manager for the construction of a single-story restroom modular building. - Construction Cost: \$321,000 - Dates: 10/2016-04/2017 - Completed on Time and With Budget: Yes

*Note: Delray Beach Arts Warehouse is a CRA-owned and operated building. Hatcher was awarded the Bid for the renovation of the Arts Warehouse by the CRA Board at the July 14, 2016, CRA Board meeting.

Method of Award:

As stated in Section 2: Special Terms and Conditions, Paragraph 5: Method of Award: Best Value, “[t]he CRA will award this Contract to the responsive and responsible Bidder, all factors considered, and in the best interest of the CRA.”

Additionally, Section 1: General Terms and Conditions, Paragraph 11: Award of Contract, includes:

- “a. The Contract may be awarded to the responsive and responsible Bidder meeting all requirements as set forth in the Bid Solicitation, and in the best interest of the CRA. The CRA shall be the sole and absolute judge of its best interest.”

AND

- “d. The Bidder’s performance as a prime contractor or subcontractor on previous CRA contracts shall be taken into account in evaluating the Bid received for this ITB.”

Award of Bid:

Based on the reviews conducted, CRA staff and Song have found both Ahrens and Hatcher to be responsive and responsible Bidders.

BIDDER	BID PRICE
Ahrens Enterprises, Inc. DBA Ahrens Companies	\$ 2,739,968
Hatcher Construction & Development, Inc.	\$ 2,993,577.84

At this time, CRA staff is requesting the CRA Board to award the Bid for ITB CRA No. 2022-01-R 95 SW 5th Avenue Commercial Building Construction Project to Ahrens Enterprises, Inc. DBA Ahrens Companies, the lowest responsive and responsible Bidder, in the amount of \$2,739,968. Per the ITB, the Contract may be awarded to the responsive and responsible Bidder meeting all requirements as set forth in the ITB documents, and in the best interest of the CRA. The CRA Board shall be the sole and absolute judge of the CRAs best interest.

Further, CRA staff is requesting the CRA Board authorize the CRA Board Chair to execute the negotiated agreement with the Awarded Bidder, and any and all related documents for the Project in a form that is acceptable to the CRA Legal Advisor.

Attachments: Exhibit A - Location Map; Exhibit B - Sufficiency Table; Exhibit C - Elevation

CRA Attorney Review:

N/A

Finance Review:

N/A

Funding Source/Financial Impact:

Funding has been allocated from GL#6216

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