



# **DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**

**REGULAR BOARD MEETING**

**TUESDAY JANUARY 24, 2023**

**AT 4:00 PM**

**ARTS WAREHOUSE**



## Item 8A.

# 700 West Atlantic Avenue Demolition - Tenant Notice







## Item 9A.

# Award ITB CRA No. 2022-01R 95 SW 5th Avenue Commercial Construction Project



# Bids Received by the Bid Due Date and Time: November 16, 2022, and 3PM EST

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.



# First Review

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.

Four (4) Bids were found to have deficiencies, 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







## 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.

Song requested more information from all eight (8) Bidders to conduct their review. Bidders were given until December 9, 2022, to submit the requested additional documentation to support their submitted Schedule of Values and submitted Bid Price.

Four (4) Bidders provided the additional documentation 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

After conducting their review, Song stated out of the eight (8) Schedule of Values reviewed, only Hatcher Construction & Development, Inc. and by Ahrens Enterprises, Inc. DBA Ahrens Companies 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 , 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.



# Method of Award

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

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.”
  
- “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

- 1) Award the Bid for ITB CRA No. 2022-01-R 95 SW 5<sup>th</sup> 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; and
- 2) 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.



# CRA Director Updates







## Progress on Carver Square

Project Rendering





AN OPEN AIR MARKETPLACE

# CRAFTED ON THE AVE

Locally And Specially Crafted For You

SATURDAY  
**JANUARY 28**

JOIN US FOR A FUN-FILLED DAY OF  
CRAFTS, MUSIC, FOOD, & VIBRANCY!

**1PM-5PM**

@ LIBBY WESLEY PLAZA

2 SW 5TH AVE, DELRAY BEACH, FL 33444



*Featuring:*

Smooth Bounce  
Entertainment



Need a ride?  
Download the FreeBee App



Available on the  
App Store

Google play

[www.delraycra.org](http://www.delraycra.org)



## CRAFTED ON THE AVE Future 2023 Dates

Saturdays from 1-5 PM:

- March 4
- April 1
- May 6
- June 17 (Juneteenth Edition)
- September 9
- October 7
- November 4
- December 2





# Join us for Authors Speak in 2023

6:00 P.M. AT THE ARTS GARAGE

FEBRUARY 23, 2023

APRIL 27, 2023

JUNE 15, 2023

PRESENTED BY DELRAY BEACH CRA IN COLLABORATION WITH  
SPADY CULTURAL HERITAGE MUSEUM AND ARTS GARAGE

## AUTHORS SPEAK

THE IMPACT OF RACE ON AMERICAN SOCIETY

**DR. JASMINE COBB**

New Growth:  
The Art & Texture  
of Black Hair

FEB 23RD, 6PM



- WITH PLANT BASED BITES BY CHEF SAMUEL WOODS!  
- BOOK GIVEAWAY FOR ATTENDEES  
- REGISTER FOR FREE AT ARTSGARAGE.ORG



PRESENTED BY DELRAY BEACH CRA IN COLLABORATION WITH  
SPADY CULTURAL HERITAGE MUSEUM AND ARTS GARAGE

## AUTHORS SPEAK

THE IMPACT OF RACE ON AMERICAN SOCIETY

**DR. TRACI BAXLEY**

Social Justice  
Parenting

APR 27TH, 6PM



- WITH PLANT BASED BITES BY CHEF SAMUEL WOODS!  
- BOOK GIVEAWAY FOR ATTENDEES  
- REGISTER FOR FREE AT ARTSGARAGE.ORG



PRESENTED BY DELRAY BEACH CRA IN COLLABORATION WITH  
SPADY CULTURAL HERITAGE MUSEUM AND ARTS GARAGE

## AUTHORS SPEAK

THE IMPACT OF RACE ON AMERICAN SOCIETY

**DR. MARQUIS BEY**

Black Trans  
Feminism

JUN 15TH, 6PM



- WITH PLANT BASED BITES BY CHEF SAMUEL WOODS!  
- BOOK GIVEAWAY FOR ATTENDEES  
- REGISTER FOR FREE AT ARTSGARAGE.ORG





*Thank you!*

[delraycra.org](http://delraycra.org)



## Follow Us On:

CRA

 delraybeachcra

 delraybeachcra

 [www.delraycra.org](http://www.delraycra.org)

Arts Warehouse

 artswarehousedelray

 artswarehousedelray

 [www.artswarehouse.org](http://www.artswarehouse.org)

GreenMarket

 delraygreenmarket

 delraybeachgreenmarket

 [www.delraycra.org/green-market](http://www.delraycra.org/green-market)