



## Cover Memorandum/Staff Report

**File #:** 18-0643 CRA

**Agenda Date:** 8/25/2020

**Item #:**

**TO:** CRA Board of Commissioners  
**FROM:** Tara Toto, Redevelopment Manager  
**THROUGH:** Renée A. Jadusingh, Esq., CRA Executive Director  
**DATE:** August 25, 2020

### **SECOND AMENDMENT TO THE CONSULTING WORK ASSIGNMENT WITH SYNALOVSKI ROMANIK SAYE, LLC.**

#### **Recommended Action:**

Approve the Second Amendment to the Consulting Work Assignment with Synalovski Romanik Saye, LLC for 98 NW 5<sup>th</sup> Avenue, Delray Beach, FL 33444.

#### **Background:**

The subject property is located at 98 NW 5<sup>th</sup> Avenue, Delray Beach, FL 33444. The property is within the Northwest Neighborhood and includes an existing two (2) story building. The existing building was originally designed and used as an apartment building, with covered parking on the ground floor and apartments on the second floor. In August 2018, the Delray Beach Community Redevelopment Agency (CRA) purchased the property. Prior to the CRA acquiring the property, the building had been used as a women's drug rehabilitation center.

In order to meet the much needed demand for affordable rental retail and office space, and to encourage economic development and activate the area, the CRA Board entered into a Consulting Work Assignment for architectural design services with Synalovski Romanik Saye, LLC on November 13, 2018, in the amount of \$98,000.00 ("Project").

The Project scope of work included: schematic design, design development, construction documents, bidding and permitting assistance during construction for the existing two (2) story building with +/- 3,538 SF of existing apartments over +/- 3,538 SF of existing parking. "The residential use will remain while the existing parking will be repurposed for commercial use".

On July 9, 2019, the CRA Board approved the First Amendment to the Consulting Work Assignment for civil engineering and landscape design services, as well as, assistance with obtaining necessary Board approvals and permitting assistance, in the amount of \$17,059.52. This scope was excluded in the original Work Assignment.

Since that time, the original scope of work has been modified to include the following: repurposing the two (2) story building for retail use on the ground floor and office use on the second floor. The new scope required several design modifications, such as, but not limited to, enclosing the existing ground floor garage (to accommodate the separate retail tenant spaces) and the addition of an elevator. The new Project scope has created the need for additional design and consulting services necessary to meet the requirements of the Delray Beach Land Development Regulations, the Florida Building Code, and the American's with Disabilities Act (ADA).

The design documents are currently going through the Delray Beach Development Services Technical Advisory Committee Review. Once approved and the interior/exterior renovation is complete, the final product will consist of a 7,903 SF two (2) story building that will provide the neighborhood with affordable retail and office space, activate the area and spur additional development.

The Project has evolved from the original scope and additional consulting services and design documents are necessary for obtaining approval of the project. Consequently, a Second Amendment to the original Consulting Work Assignment is necessary to allow the consultant to finalize the design and move forward with the project through to completion of construction.

CRA Staff recommends approval of the attached Second Amendment to the Consulting Work Assignment with Synalovski Romanik Saye, LLC in an amount not to exceed \$158,059.52 for the additional architectural and engineering design services.

Attachment(s): Exhibit A - Consulting Work Assignment; Exhibit B - First Amendment to Consulting Work Assignment; Exhibit C - Second Amendment to Consulting Work Assignment; Exhibit D - Synalovski Romanik Saye, LLC. Proposal for Additional Services

### **CRA Attorney Review:**

The CRA General Council reviewed the Second Amendment to the Consulting Work Assignment to form and determined it to be accepted.

### **Cost Overview:**

Original Work Assignment	\$98,000.00
First Amendment	\$17,059.52
Second Amendment	\$43,000.00
Total	\$158,059.52

### **Funding Source/Financial Impact:**

Funding is available in the amount of \$1,300,000.00 - GL#6208