



Cover Memorandum/Staff Report

File #: 18-0798 CRA

Agenda Date: 5/25/2021

Item #: 8G.

TO: CRA Board of Commissioners
FROM: Tara Toto, Redevelopment Manager
THROUGH: Renée A. Jadusingh, Executive Director
DATE: May 25, 2021

AWARD OF BID FOR INVITATION TO BID 2021-03 - 98 NW 5th AVENUE RENOVATION

Recommended Action:

1. Award the Bid to Waypoint Contracting, Inc. in the amount of \$1,925,000 for the 98 NW 5th Avenue Renovation Project; and
2. Authorize the CRA Board Chair to execute an agreement with Waypoint Contracting, Inc., for the Project in a form acceptable to the CRA Legal Advisor.

Background:

The subject property at 98 NW 5th Avenue is located within the City of Delray Beach's (City) Historic West Settlers District and was purchased by the Delray Beach CRA (CRA) in August 2018 for the purchase price of \$1,400,000. On November 13, 2018, the CRA Board entered a Consulting Work Assignment with Synalovski Romanik Saye for professional design and consulting services with the intention of repurposing and renovating the interior and exterior of the building for commercial use (office/retail) to be offered at an affordable rental rate.

A Class III Site Plan and Waiver request was approved by the City's Historic Preservation Board on October 7, 2020. The Certified Site Plan and Building Permit Construction Plans have been submitted to the City's Development Services Department and are pending approval. An Invitation to Bid for the interior and exterior renovation construction work was published on March 29, 2021 (ITB 2021-03) with an extended submittal deadline of May 10, 2021.

Invitation for Bids Analysis:

On May 10, 2021, the CRA received three (3) responses to the ITB:

1. Coastal Quality Construction, Inc. (CQC) - \$2,369,510
2. Hatcher Construction and Development, Inc. (HCD) - \$1,980,000
3. Waypoint Contracting Inc. - (WC) \$1,925,000

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.

Per the table below, examination of the three (3) Bids received revealed deficiencies in the Bids, including, omitted documentation required per the ITB.

Required Information	CQC	HCD	WC
Bid Amount	\$2,369,510	\$1,980,000	\$1,925,000
FL GC License	Not Provided	Not Provided	Provided
FL DBPR	Not Provided	Not Provided	Provided
5 Years under current Business Name*	Yes	Yes	No
List of Projects (Required 3)	Provided 1	Not Provided	Provided 3
Narrative**	Not Provided	Not Provided	Not Provided
Affidavits	Provided	Provided	Provided

*The ITB required that the Bidder “must have been in business under its current business name for a minimum of five (5) years prior to the Bid Submission Due Date and Time.”

**The ITB required “a short narrative which shall include a general introduction statement, a brief overview of the Bidder and its team members (including subconsultants), and why the Bidder is the most qualified for this Project.”

Examination of the Bid submitted by WC revealed that they did not provide a standalone Narrative but did provide additional information regarding their previously completed projects that provides insight into the company. As such, CRA Staff recommends accepting the provided information as the required Narrative. Additionally, at the time of submission, WC will have been in business under its current business name for a period of approximately four years and five months. WC currently falls shy of meeting the five-year requirement stated in the ITB, however based on the project references submitted by WC, CRA Staff recommends the CRA Board waive the five-year requirement.

Examination of the other two (2) Bidders revealed significant deficiencies in each of the submitted Bids. CQC and HCD both did not submit the required three (3) project references, thus resulting in a determination by CRA Staff that the submitted Bids from CQC and HCD were non-responsive.

Based on the above, CRA Staff recommends the CRA Board award the Bid to Waypoint Contracting, Inc. in the amount of \$1,925,000, subject to the negotiation of an acceptable agreement. Additionally, CRA Staff recommends that the CRA Board authorize the CRA Board Chair to execute the negotiated agreement and any related documents for the Project in a form that is acceptable to the CRA Legal Advisor.

Attachments: Exhibit A - Colored Elevation; Exhibit B - Location Map; Exhibit C - Bid Sufficiency Checklist

CRA Attorney Review:

N/A

Funding Source/Financial Impact:

Funding has been allocated from GL#6208