



Cover Memorandum/Staff Report

File #: 18-0872 CRA

Agenda Date: 8/31/2021

Item #: 8P.

TO: CRA Board of Commissioners
FROM: Tara Toto, Redevelopment Manager
THROUGH: Renée A. Jadusingh, Esq., CRA Executive Director
DATE: August 31, 2021

AWARD OF REQUEST FOR QUALIFICATIONS: CRA NO. 2021-01 FOR PROFESSIONAL ARCHITECTURAL & ENGINEERING SERVICES FOR A COMMERCIAL REDEVELOPMENT PROJECT (NW 600 BLOCK - WEST ATLANTIC AVENUE)

Recommended Action:

1. Award the Request for Qualifications (RFQ) CRA No. 2021-01 for Professional Architectural and Engineering Services for a Commercial Redevelopment Project of CRA Owned Properties in the NW Neighborhood (NW 600 Block - West Atlantic Avenue) to Synalovski Romanik Saye, LLC; and
2. Authorize CRA Staff to enter into negotiations with Synalovski Romanik Saye, LLC; and
3. Authorize the CRA Board Chair to execute the negotiated agreement with Synalovski Romanik Saye, LLC, and any related documents for the Project in a form that is acceptable to the CRA Legal Advisor.

Background:

The Delray Beach Community Redevelopment Agency (CRA) owns four (4) lots (Properties) within the Northwest Neighborhood of the CRA District (Sub Area #4). The Properties are located at: 34 NW 6th Avenue, 9 NW 7th Avenue, 27 NW 7th Avenue, and 31 NW 7th Avenue, and are within the NW 600 Block of West Atlantic Avenue that is generally bounded by West Atlantic Avenue to the south, NW 1st Street to the north, NW 7th Avenue to the west, and NW 6th Avenue to the east. A RFQ for professional architectural and engineering services for the NW 600 Block - West Atlantic Commercial Redevelopment Project (Project), to provide pre-design, design, permitting, bidding assistance, construction administration, through close out of the Project was published on March 8, 2021, with a submittal deadline of April 22, 2021.

The CRA received seven (7) Proposals in response to the RFQ by the submittal deadline:

1. BEA Architects, Inc.
2. Currie Sowards Aguila Architects, Inc.
3. Gallo Herbert Architects
4. NettatBI - Joint Venture between Netta Architects, LLC, and Building Ingenuity Architecture and Design, PLLC
5. Synalovski Romanik Saye, LLC
6. The Tamara Peacock Company Architects of Florida, Inc.
7. Walters Zackria Associates, PLLC

CRA Staff reviewed each submitted Proposal based on the requirements stated in the RFQ and determined that all Proposals met the RFQ requirements. As a result, all seven (7) Proposals were transmitted to the Evaluation Committee for consideration. The Evaluation Committee met and scored the Proposals based on the following:

- Qualifications and Experience of the Proposer (30 points)
- Qualifications and Experience of the Lead Architect (20 points)
- Qualifications and Experience of the Proposer's Team (20 points)
- Design Philosophy and Process Statement (15 points)
- Technical Capabilities and Approach Statement (15 points)

The Evaluation Committee was comprised of three (3) members with each member able to award each Proposer up to 100 points; thus each Proposer potentially could have earned a maximum of 300 points.

The Evaluation Committee met on the following dates:

Meeting 1 on May 26, 2021: Evaluation of all seven (7) Proposals

Meeting 2 on June 15, 2021: Presentations from top five (5) Proposals, based on May 26, 2021, scores.

Meeting 3 on June 23, 2021: Additional Questions and Answer for top two (2) Proposals, based on June 15, 2021, scores

After each meeting, the Evaluation Committee was able to adjust their scores. The chart below provides the Evaluation Committee meeting dates, initial points, adjusted points associated with each meeting, and total points.

| RFQ 2021-01 Evaluation Committee Results | | | | | | | |
|---|----------------|----------------------------------|--------------------------|---------|---------------------------------------|-------------------------|----------------------------|
| Meeting Date | BEA Architects | Currie Sowards Aguila Architects | Gallo Herbert Architects | NettaBI | The Tamara Peacock Company Architects | Synalovski Romanik Saye | Walters Zackria Associates |
| May 26, 2021 | 242 | 260 | 227 | 242 | 230 | 247 | 244 |
| June 15, 2021 | 243 | 266 | - | 247 | - | 260 | 253 |
| June 23, 2021 | - | 265 | - | - | - | 267 | - |
| Total Points | 243 | 265 | 227 | 247 | 230 | 267 | 253 |

Based on the Evaluation Committee results, CRA Staff recommends the CRA Board accept and award RFQ CRA No. 2021-01 for Professional Architectural and Engineering Services for a Commercial Redevelopment Project of CRA-Owned Properties in the NW Neighborhood (NW 600 Block - West Atlantic Avenue) to Synalovski Romanik Saye, LLC. Additionally, CRA Staff requests the CRA Board authorize CRA Staff to enter into negotiations with Synalovski Romanik Saye, LLC, and 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.

Attachment(s): Exhibit A - RFQ CRA No. 2021-01 and Addendum; Exhibit B - Location Map; Exhibit C - Evaluation Committee Final Scores

CRA Attorney Review:

N/A

Finance Review:

N/A

Funding Source/Financial Impact:

Funding is available in the amount of \$1,000,000 - GL#5123