Legislation Details (With Text)

File #:	18-0362 CRA **Version:** 1	**Name:**	
Type:	CRA Bids	**Status:**	Agenda Ready
File created:	6/4/2019	**In control:**	Community Redevelopment Agency
On agenda:	6/11/2019	**Final action:**	
Title:	AWARD OF RFP 2019-03 FOR DEVELOPMENT AND DISPOSITION OF CRA-OWNED PROPERTIES IN THE SW NEIGHBORHOOD FOR WORKFORCE HOUSING		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Agenda Cover Report, 2. Exhibit A - Selection Committee, 3. Exhibit B - RFP & Addendum		

Date	Ver.	Action By	Action	Result

TO: **CRA Board of Commissioners**
FROM: **Patrick McCullough, RA, Project Manager**
THROUGH: **Jeff Costello, CRA Executive Director**
DATE: **June 11, 2019**

AWARD OF RFP 2019-03 FOR DEVELOPMENT AND DISPOSITION OF CRA-OWNED PROPERTIES IN THE SW NEIGHBORHOOD FOR WORKFORCE HOUSING

Recommended Action:

Award RFP 2019-03 to the Delray Beach Community Land Trust, Inc. in an amount not to exceed $2,454,350.00 for the Development and Disposition of CRA-Owned Properties in the SW Neighborhood for Workforce Housing and that the CRA Board authorize the CRA General Counsel and Executive Director to negotiate an agreement for the Board's consideration.

Background:

At the March 12, 2019 CRA Board Meeting, the Board authorized issuance of the Request for Proposal (RFP) for the Development and Disposition of CRA-Owned Properties in the SW Neighborhood for Workforce Housing project known as Corey Isle. The project is to construct ten (10) single-family homes on properties located on the west side of SW 7th Avenue, between SW 3rd and 4th Streets, and a property located at 238 SW 6th Avenue. The RFP (2019-03) was prepared and issued on April 22, 2019 with a submittal deadline of May 29, 2019.

The CRA received the following two (2) proposals in response to the RFP prior to the submittal deadline:

- **Boynton Beach Faith Based Community Development Corporation**
  Total Development Cost = $2,429,245.89

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Offer Price Per Lot	=	$3500
Construction Schedule	=	350 Days
Cost per Home (A Unit)	=	$203,278.90
Cost per Home (B Unit)	=	$243,311.90

- **Delray Beach Community Land Trust, Inc.**

Total Development Cost	=	$2,454,350.00 / $2,292,506.00
Offer Price Per Lot	=	$500
Construction Schedule	=	270 Days
Cost per A Unit / Alt	=	$191,213.00 / $177,608.00
Cost per B Unit / Alt	=	$217,012.00 / $203,693.00

Both proposals were reviewed for compliance with the RFP requirements and all proposals were provided to the Selection Committee for consideration.

RFP Selection Committee:
On June 3, 2019, the Selection Committee met to evaluate the proposals based on the criteria outlined on within RFP. (See Exhibit B for Selection Committee Results.)

Pursuant to the RFP, the CRA reserves the right to negotiate such terms and conditions with a proposer as it deems is in the public interest at its sole and absolute discretion.

Based on the above and the Selection Committee's evaluation, CRA Staff recommends award of the RFP to the Delray Beach Community Land Trust, Inc. in an amount not to exceed $2,454,350.00 and that the CRA Board authorize the CRA General Counsel and Executive Director to negotiate an agreement for the Board's consideration.

CRA Attorney Review:
The CRA Attorney has prepared the Agreement as to form and determined it to be acceptable.

Finance Review:
N/A

Funding Source/Financial Impact:
Funding in the amount of $2,125,000 is currently allocated for the project from General Ledger #6621Carver Square Neighborhood - Corey Isle Housing Construction.

Timing of Request:
N/A

Attachment(s): Exhibit A - RFP & 3 addendums; Exhibit C - Selection Committee Results;