



## Legislation Text

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File #: 18-0796 CRA, Version: 1

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

### **REJECTION OF BIDS FOR INVITATION TO BID 2021-02 - HISTORIC WELLBROCK HOUSE RENOVATION**

#### **Recommended Action:**

Reject the bids received on May 10, 2021 for the Invitation to Bid Historic Wellbrock House (ITB 2021-02).

#### **Background:**

The Historic Wellbrock House was relocated from 215 NE 7<sup>th</sup> Avenue to the CRA owned property located at 20 N Swinton Avenue on November 17, 2019. On January 30, 2020, the CRA entered a Consulting Work Assignment with Synalovski Romanik Saye for professional design and consulting services in order to renovate and convert the structure for additional CRA office space. The CRA applied to the Delray Beach Development Services Department for approval of Local Historic Designation for the structure and received approval on September 10, 2020, adding the Wellbrock House to the City's Local Register of Historic Places (Ordinance 44-20). In addition, a Class IV Site Plan was approved by the Historic Preservation Board on October 7, 2021. The Certified Site Plan and Building Permit Construction Drawings have been approved by the Development Services Department for technical compliance.

An Invitation to Bid for the necessary interior and exterior conversion and renovation construction work was issued on March 29, 2021 (ITB 2021-02) with an extended submittal deadline of May 10, 2021.

#### Invitation for Bids Analysis:

On May 10, 2021, the CRA received two (2) Bids in response to ITB 2021-02:

1. E & F Enterprises, Inc. (EF) - \$329,300
2. Hatcher Construction and Development, Inc. (HCD) - \$880,000

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 two (2) Bids received revealed deficiencies in both Bids, including, omitted documentation required per the ITB. In addition, there is a significant difference between the Bid Pricing submitted by each Bidder.

Required Information	EF	HCD
Bid Pricing Amount	\$329,300	\$880,000
FL GC License	Provided*	Not Provided
FL DBPR	Provided	Not Provided
Required Years of Experience	Provided	Not Provided
Required Years of Historic Experience	Provided**	Not Provided
List of Projects (Required 5)	Provided	Not Provided
Narrative	Provided	Not Provided
Affidavits	Provided	Provided

\*Note: EF submitted a document with FL GC DBPR under DBA Creative Contracting Group.

\*\*Note: EF submitted Project References, however, Historic Preservation was not specified for all projects.

Given that only two (2) Bids were received by the submittal due date, the deficiencies noted by CRA Staff in both Bids, and the Bid Pricing between the two (2) Bids differed by an amount exceeding \$550,000, CRA Staff recommends the CRA Board reject all Bids and re-issue the ITB.

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#8405