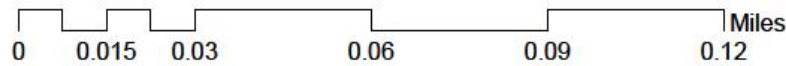


## WEST ATLANTIC AVENUE PROPERTIES SW 600-800 BLOCKS



### LEGEND

- ZONING DISTRICT
- CRA-OWNED PARKING LOT
- CRA-OWNED PARK
- DEVELOPED - HOTEL
- CRA-OWNED
- UNDER CONTRACT





# Key Elements in the RFQ/P

- 1) Provision of housing, including workforce housing on-site or off-site
- 2) Inclusion of priority uses identified in the 2012 West Atlantic Area Needs Assessment as follows:
  - Full-service grocery store (Required use)
  - Pharmacy\*
  - Health and wellness facility (urgent care, clinic, fitness center)
  - Financial institution (bank or credit union)\*
  - Family/social entertainment (sports bar, jazz club/lounge, amusement venues)

\*Pharmacy & Financial Institution may be located with the Grocery Store



## Key Elements in the RFQ/P cont.

- 3) Relocation plan for existing businesses
- 4) Space for local small businesses in the new development
- 5) Local hiring and inclusion plan



## Revisions to RFQ/P Since 3/8/18 Board Meeting

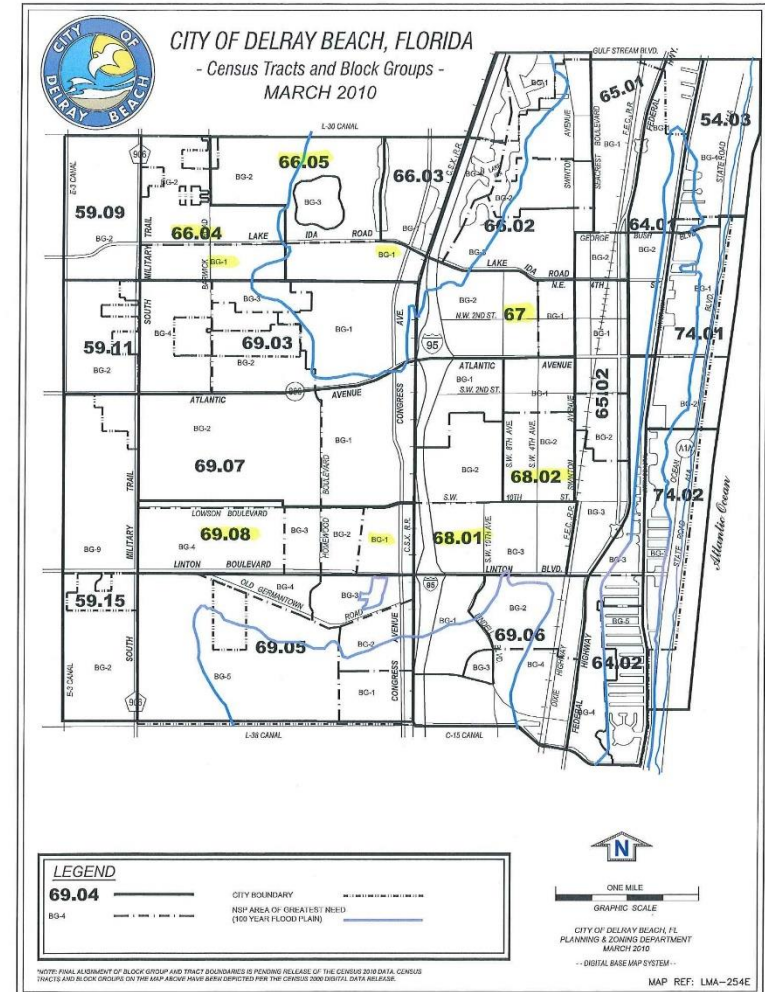
- Priority Uses – Correction made to include “Pharmacy” – p. 9
- Timetables – “The CRA reserves the right to *advance* or delay scheduled dates.” – p. 14 & p. 20
- Definition of Vendors – Examples of vendors added for clarification: *suppliers*, manufacturers, consulting firms, architects, attorneys, engineers, companies providing surveying or testing, or any other services that are relevant to construction. – p. 18



# Revisions to RFQ/P Since 3/8/18 Board Meeting

## Community Inclusion

- Award subcontracts to at least six (6) Delray Beach Subcontractors/Vendors within 33444, 33445, 33483
- Provide skilled and unskilled construction jobs with at a minimum livable wages for at least 30 (thirty) local persons within certain census tracts





# RFP Scoring Criteria

Item	Criteria	Evaluation Criteria
1.	<b>Project Concept</b>  <b>30 Points</b>	<ul style="list-style-type: none"> <li>• Provides for a mixed-use concept /parking etc.</li> <li>• Grocer (REQUIRED USE)</li> <li>• Inclusion of priority uses</li> <li>• Design/architectural</li> <li>• Size and Scale of project</li> <li>• Schedule to deliver project</li> <li>• Enhances the City's unique identity and sense of place</li> <li>• Integrates into neighborhood and emphasizes aesthetic massing and proportion and establishes a strong relationship with the streets</li> </ul>
2.	<b>Community Inclusion</b>  <b>30 Points</b>	<ul style="list-style-type: none"> <li>• (6) Subcontractors commitment</li> <li>• (30) Local hires commitment</li> <li>• Other (describe)</li> </ul>
3.	<b>Financial Structure</b>  <u><b>20 points</b></u>	<ul style="list-style-type: none"> <li>• Pro Forma review</li> <li>• Sufficient capital</li> <li>• Equity commitments</li> <li>• Project cash flow projections</li> </ul>
4.	<b>Fiscal impact</b>  <u><b>20 Points</b></u>	<ul style="list-style-type: none"> <li>• Provides for the highest or best purchase price or best lease terms</li> <li>• Provides new jobs for residents of the city and county</li> <li>• Provides a substantial economic impact to the City of Delray Beach</li> </ul>



## Open Items for Discussion

- 3 or 4 stories
- List of local subcontractors/vendors
- Penalties for non-compliance with local participation and inclusion requirement (subject to negotiation)
- Grocer – prior to closing if grocer is no longer committed, retain ownership of portion property associated with grocer
- May need to include deed restriction to ensure grocer and required uses.
- 900 Block Properties



## Next Steps...

- March 28 – WARC’s Economic Development Committee
- April 5 – WARC Board Meeting
- April 12 – CRA Board Meeting
- April 26 – CRA Board Meeting (Issue RFQ/P)



## WEST ATLANTIC AVENUE PROPERTIES SW 600-800 BLOCKS



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