



DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

**ADDENDUM NO. 1
TO
REQUEST FOR PROPOSALS
SOUTHWEST 600 - 800 BLOCKS WEST ATLANTIC AVENUE PROPERTIES
CRA Project No. CRA 2018-07**

September 13, 2018

TO ALL PROPOSERS AND OTHERS CONCERNED

The Delray Beach Community Redevelopment Agency ("CRA") has heretofore published a Request for Bids dated August 21, 2017, with respect to its intent to receive and consider Requests for Proposal (RFP) by qualified entities for the lease or purchase of vacant CRA-owned properties located on the south side of W. Atlantic Avenue, between SW 6th and SW 9th Avenues, Delray Beach, Florida, for redevelopment to provide a mixed-use development including a full-service grocery store. The intent of this Addendum is to address the errors and clarify other aspects of the RFP. Proposers submitting proposals for the above-referenced project shall take note of the following changes, additions, deletions clarifications, etc., to the RFP which shall become a part of and have precedence over anything shown or described otherwise.

1. **Extension to the RFP Submission Deadline:**

At the CRA Board meeting on September 11, 2018, the Board extended the RFP submission deadline from Friday, October 5, 2018 at 2:00 pm to Friday, November 2, 2018 at 2:00 pm. The revised dates are highlighted and bolded in the schedule below. Please note that the dates are subject to change.

RFP Issued	August 21, 2018
Pre-Proposal Conference Delray Beach City Hall, First Floor Conference Room, 100 NW 1 st Avenue, Delray Beach, FL 33444. (Attendance is on a voluntary basis. PLEASE NOTE: This will be the only opportunity for applicants to directly address CRA staff regarding the RFP.)	August 29, 2018 2:00 pm
Deadline for Questions	October 23, 2018 5:00 pm
RFP Submittal Delray Beach CRA office located at 20 N. Swinton Avenue, Delray Beach, FL 33444.	November 2, 2018 2:00 pm
Selection Committee Ranking	December 4, 2018
Oral Presentations (if required)	December 11, 2018
CRA Board Approval	January 2018

2. Section II; I Previous Development Approvals, is hereby amended to state:

The underlined items indicate language that was added while the strikeouts indicate the deleted language.

In 2016, the majority of the properties (6.17 acres) received development approvals consisting of conditional use, site plan, alley abandonments, in-lieu of parking fee approval, and replat for the construction of a mixed-use development consisting of 40,264 square feet of commercial/retail space including a grocery store, 7,618 square feet of restaurant space, 20,000 square feet of office space and ~~407~~ 112 apartment units, 22 of which workforce housing (income restricted) units (Exhibit "C"). Proposers should confer with the Delray Beach Planning, Zoning, and Building Department for more information regarding the development approvals.

3. Provide clarification about the definition of "full service grocery store" on page 8, specifically region sought in reference to the request for "a retail operation affiliated with a regional grocery chain".

The underlined items indicate language that was added while the strikeouts indicate the deleted language.

Answer: Section III; D. Priority Uses, is hereby amended to state:

Full-service grocery store defined as "a retail operation ~~affiliated with a regional grocery chain and~~ consisting of no less than 20,000 square feet of retail space offering to the general public but not limited to the sale of fresh fruits and fresh vegetables, dairy products meat products, frozen food and vegetables, bakery items, and toiletries." *Note this is a required use.

4. Section III; D. Priority Uses, is hereby amended to state:

The underlined items indicate language that was added while the strikeouts indicate the deleted language.

Proposers must provide a letter of ~~intent~~ interest from a company that will operate a full-service grocery store at the Project Site. The letter of ~~intent~~ interest shall include the type of grocer, the proposed size/square footage of the store, ~~and the timeline to complete construction of the grocery store,~~ and the timeline to open the grocery store.

5. Section IV; C. TAB #3 Project Design/Development Concept, is hereby amended to state:

The underlined items indicate language that was added while the strikeouts indicate the deleted language.

A full-service grocery store must be included in the Use Plan. The Proposer(s) response shall include a letter of ~~intent~~ interest from a grocer and must clearly define the type of grocer, the proposed size/square footage of the store, the timeline to complete construction of the grocery store, and the timeline to open the grocery store.

6. Section IV; F. TAB #6 – Community Inclusion; (A) Relocation Plan Submittal, is hereby amended to state:

The underlined items indicate language that was added while the strikeouts indicate the deleted language.

~~Provide a Relocation Plan for the four (4) tenants presently in possession of four (4) separate leaseholds currently located on the subject property at 702 and 704 West Atlantic Avenue (Klein’s Multi-Services & Blanc Fresh Cut Barber Shop). The relocation site may consist of comparable or greater space made available within the Proposer(s) redevelopment site. The proposal must specify the minimum square footage and ownership or leasing arrangement, including estimated costs. If the proposal provides relocation space on the premises, arrangements must be made for temporary business location during the construction period.~~

Proposers will be required to temporarily accommodate all four (4) tenants during the construction phase of the development project.

Relocation Plan Submittal for 700 W. Atlantic Ave.: Provide a Relocation Plan to include the following:

- Temporary accommodations for four (4) tenants in possession of (4) separate leaseholds currently located on the subject property at 700 W. Atlantic Avenue (EJS Project, Klein’s Multi-Services, Blanc Fresh Cut Barber Shop & Hatcher Construction) during the construction phase of the development project. Each leaseholder currently occupies approximately 790 square feet, except for Hatcher Construction, which occupies 2,370 square feet. The temporary accommodations for the 4 separate leaseholders during construction must consist of comparable or greater space.
- Three (3) tenant spaces in the final development for the two (2) existing long-term tenants Klein’s Multi-Services & Blanc Fresh Cut Barber Shop) **and** a tenant space for at least one (1) additional local business from within the City of Delray Beach (Local Business Space).
- The Proposal must specify the minimum square footage and ownership or leasing arrangement, including estimated costs for the Local Business Space.
- Each Local Business Space in the final development at the Project Site must be at least 790 square feet, unless otherwise agreed upon by the tenant in writing.

7. What are the lease rates for the leaseholders at 700 W. Atlantic Avenue and what is the square footage of each space?

Answer: Information regarding the leases is provided below:

Name of Tenant/Unit	Square Footage	Lease Rate
Hatcher Construction	2,370 s.f.	\$1500/month
Blanc Fresh Barbershop	790 s.f.	\$1,390/month
Klein’s Multi-Services	790 s.f.	\$1,390/month
EJS Project	790 s.f.	\$1/year

8. Exhibit "F" - Acknowledgment Letter, is hereby amended to state:

The underlined items indicate language that was added while the strikeouts indicate the deleted language.

_____ If additional property(ies) are being included, submit proof of ownership or a notarized letter of intent/interest from the property owner ~~valid signed sales contract indicating owner's agreement to sell the property to the proposer~~

9. Does development have to comply with LEED standards?

Answer: Section I; F – Land Use Regulations in the RFP states that all proposals shall be subject to the City of Delray Beach land development approval process.

Additional information: Pursuant to Section 4.4.13(F)(10) of the Land Development Regulations of the City of Delray Beach "[a]ll development which proposes to build 50,000 square feet or more, in one or more buildings, shall be at a minimum certified as Silver by the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) standards or equivalent standards adopted or approved by the City.

Proposers are encouraged to visit the City of Delray Beach's website to review the complete Land Development Regulations:

http://www.mydelraybeach.com/departments/planning_and_zoning/index.php

10. Can you please post the sign in sheet from the pre-bid meeting?

Answer: The sign in sheet is posted on the CRA website: <http://delraycra.org/rfp/>

END OF ADDENDUM No. 1