



20 N. Swinton Avenue
Delray Beach, FL 33444

Agenda Item # **11A**
August 24, 2017

~ **CRA BOARD SUMMARY** ~

**REQUEST FOR QUALIFICATIONS (RFQ) - PROFESSIONAL ARCHITECTURAL SERVICES
FOR AFFORDABLE HOUSING DESIGN - SELECTION OF FIRM(S)**

At the April 13, 2017 CRA Board meeting, the Board authorized staff to issue a Request for Qualifications (RFQ) for Architectural Services for the Affordable Single Family Housing Design for the Carver Square-Andella properties. The purpose of the RFQ is to solicit qualified architectural consultants to provide pre-design through construction administration services for the proposed development project. The selected firm's work shall involve, at a minimum, the following tasks:

- Conceptual design, including preliminary construction cost estimates.
- A maximum of three (3) meetings with the CRA's housing partners and/or the community at the design development stage.
- Preparation of construction documents, including site improvement plans, specifications, standards and details.
- Preparation of architectural & engineering estimates of probable construction costs based on the design development and 30%, 60% and 90% construction phase documents.
- Assistance during the site plan approval process (if needed), permitting, and bidding process, including presentation of plans to CRA or applicable City boards (if needed), review and evaluation of the bids.
- Construction contract administration.
- Assist the general contractor in providing as-built drawings after construction is completed.

The Carver Square redevelopment project, located within the Southwest Neighborhood of The Set, consists of a two block area containing a total of twenty (20) lots, nineteen (19) of which are owned by the CRA (approximately 2 acres). The remaining lot (Lot 23 - 708 SW 2nd Terrace) is currently owned by the Delray Beach Community Land Trust (DBCLT), and will be exchanged for an equivalent CRA-owned lot. The development site is bordered by SW 2nd Court to the north, SW 3rd Street to the south, SW 7th Avenue to the east, and SW 8th Avenue to the west. The "Andella" properties contain just over 1.5 acres and consist of ten (10) R-1-A-zoned (Single Family Residential) buildable vacant lots, primarily located in the block just south of the aforementioned CRA's Carver Square lots, on the west side of SW 7th Avenue, between SW 3rd and 4th Streets, and includes a property located at 238 SW 6th Avenue (see attached location map). The intent is to redevelop the properties for single-family workforce housing purposes.

At the time of the issuance of the RFQ, the CRA was also negotiating with the owners of the "Wright" property, located at the northwest corner of the intersection of NW 10th Avenue and NW 4th Street within the Northwest Neighborhood portion of The Set. The property is approximately 1.9 acres and consists of five (5) duplex structures. This property was also added to the RFQ pursuant to the issuance of Addendum #3. At this time, however, the property is currently under contract with another purchaser. Therefore, no further action will be taken regarding this property. If there is another opportunity to purchase the property in the future, an agreement for the architectural designs associated with the property could be brought to the Board for consideration thereafter, based on the rankings.

The RFQ was issued on April 17, 2017 and closed on June 19, 2017 at 1:00 P.M.

Handwritten signature

There were ten (10) respondents to the RFQ. A selection committee consisting of three CRA staff members and a Senior Planner from the City's Planning, Zoning and Building Department reviewed and ranked the submissions based on the criteria listed in the RFQ: 1) Firm's Experience, 2) Firm's personnel qualifications, 3) Firm's approach to project management, 4) Firm's resources and commitment and 5) Location of office and assigned Project Manager. The firms were also requested to indicate whether they were a certified minority business enterprise as defined by the Florida Small and Minority Business Assistance Act.

The selection committee met on July 12, 2017 to evaluate and rank the respondents. The selection committee scored the firms based on the applicable criteria. The final rankings of the firms are attached. It is noted that only nine (9) of the ten (10) firms were scored and ranked. One (1) firm, TC Architects, Inc., did not possess an active Florida Department of State, Division of Corporations Registration, at the time of qualification submission. If you would like to review the proposals, please advise our office.

While the RFQ indicated up to three (3) firms/teams would be ranked by CRA Board of Commissioners, the Selection Committee is recommending the following four (4) firms, with the highest scores, be ranked as listed, and authorize staff to commence negotiations with the top two (2) firms for the Carver Square lots and the Andella properties respectively. In the event an agreement is not negotiated to the CRA's satisfaction with the top ranked firm(s)/team(s), the CRA may abandon such negotiations, and negotiate with the next ranked firm(s)/team(s).

1. Brooks + Scarpa Architects, Inc.
2. Pasquale Kuritsky Architecture, Inc.
3. Alexis Knight Architects, Inc.
4. Bessollo Design Group, Inc.

It is anticipated that contract negotiations will proceed immediately after the Board's ranking/selection of the firms. The contract(s) will be brought to the Board for approval at the earliest available date.

Recommended Action:

Approve the following four architectural firms for Architectural Services for Affordable Housing Design and authorize staff to enter into contract negotiations for the Carver Square Lots and the Andella properties accordingly:

- 1 Brooks + Scarpa Architects, Inc. (Carver Square)
- 2 Pasquale Kuritsky Architecture, Inc. (Andella)
- 3 Alexis Knight Architects, Inc.
- 4 Bessollo Design Group, Inc.

Submitted By: Kevin Matthews, Project Manager

Attachments: Location Map, Selection Committee Scoring/Ranking Sheet

RANKING OF RFQ RESPONDENTS

July 12, 2017, 1:30 PM

ARCHITECTURAL SERVICES FOR AFFORDABLE HOUSING
(PROJECT NO. CRA 2017-03)

RESPONDENTS	SCORING OF RFQ				TOTAL POINTS	RANK
	AG	JC	KM	TS		
Brooks + Scarpa Architects, Inc.	84	82	84	88	338	1
Pasquale Kuritzky Arch. Inc.	86	79	79	88	332	2
Alexis Knight Architects, Inc.	60	80	85	90	315	3
Bessolo Design Group, Inc.	69	77	78	81	305	4
Synalovski Romanik Saye, LLC	64	71	81	79	295	5
BEA Architects, Inc.	68	67	82	69	286	6
Design 2 Form	53	69	83	76	281	7
Tyson and Billy Architects, PC	61	68	72	69	270	8
Kosinski Architecture, Inc.	35	41	47	20	143	9

LOCATION MAP

