



DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

**ADDENDUM NO. 2
TO
REQUEST FOR PROPOSALS
SOUTHWEST 600 - 800 BLOCKS WEST ATLANTIC AVENUE PROPERTIES
CRA Project No. CRA 2018-07**

October 5, 2018

TO ALL PROPOSERS AND OTHERS CONCERNED

The Delray Beach Community Redevelopment Agency ("CRA") has heretofore published a Request for Bids dated August 21, 2018, 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.

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1. Under the prior PSA with Equity, Seller was holding a purchase money mortgage for 75% of the purchase price. Is this something the Seller is still willing to do?

Answer: *The proposed financing structure for the development must be included in the response to the RFP. Final decisions are made by the CRA Board of Commissioners.*

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2. Are street/sidewalk improvements to extend south beyond the property lines or end at the property lines?

Answer: *Please see Section II – G of the RFP. The Scope and extent of the proposed development should be included in the response to the RFP.*

<http://delraycra.org/wp-content/uploads/2018/08/RFP-SW-600-800-West-Atlantic-Ave-FINAL-1.pdf>

3. Does seller prefer a purchase or a ground lease? If a ground lease, what is the maximum allowable term?

Answer: See response to #1. Ownership and/or management structure should be included in the response to the RFP.

4. Was there a unity of title approved by the prior developer consolidating all parcels into one zoning parcel?

Answer: No.

5. Does the CRA desire to own or master lease the workforce housing component if this is off-site?

Answer: See response to #3.

6. Are there incentive dollars beyond the \$250,000 for the infrastructure improvements to the streets, sidewalks, drainage, and re-location of utilities?

Answer: Please see Section III – G of the RFP as well as the Development Infrastructure Assistance (DIA) Program Guidelines. Projects implementing a successful local hiring program may receive up to an additional \$25,000 of bonus funding.

<http://delraycra.org/wp-content/uploads/2018/08/RFP-SW-600-800-West-Atlantic-Ave-FINAL-1.pdf>

<http://delraycra.org/economic-development-incentives/>

7. Will the DIA program be extended beyond its current expiration date?

Answer: At the September 11, 2018 CRA Board meeting, the Board approved an extension of the DIA Program to September 30, 2021.

8. Does the City of Delray Beach have updated Water, Sewer and Stormwater Master Plans that identify the necessary infrastructure improvements in the public rights-of-ways including alleys. If so, can they be made available?

Answer: City of Delray Beach Water, Sewer, and Drainage Atlases are available on the CRA's website. Please contact the City of Delray Beach Public Works Department for additional information. Telephone number: 561-243-7000.

<http://delraycra.org/rfp/>

9. Please confirm that all alleyways within the referenced land boundary will be vacated and that any and all utilities within those alleyways will be relocated by the CRA and / or the City.

Answer: Please see Section II – B of the RFP. Relocation of all utilities will be the responsibility of the developer. Contact the Development Services Department (formerly Planning, Zoning, and Building Department) to obtain the alley abandonment records. Telephone number: 561-243-7000.

10. Does the City / CRA have a streetscape master plan and / or streetscape details that will become a requirement of the Developer for improvements to rights-of-ways adjacent to the property boundary? If so, can the CRA / City make these items available.

Answer: Please refer to the City of Delray Beach Land Development Regulations for this information.

https://library.municode.com/fl/delray_beach/codes/land_development_regulations?nod=CH4ZORE_ART4.4BAZODI_S4.4.13CEBUCBDI

https://library.municode.com/fl/delray_beach/codes/land_development_regulations?nod=CH4ZORE_ART4.6SUDIRE_S4.6.16LARE

11. Has the CRA / City initiated any discussions with the various utilities that maintain their services above ground (aerial) and are initial estimates available for the under grounding of utilities?

Answer: No.

12. Various planning documents suggest beautification as well as traffic modifications of the West Atlantic corridor. Please provide plans / details of the proposed work program.

Answer: A Work Program is not available.

13. Please provide a copy of the City's Composite Utility Plan.

Answer: The City of Delray Beach does not have a Composite Utility Plan. Please contact the City of Delray Beach Public Works Department for additional information. Telephone number: 561-243-7000.

14. What if any legacy issues run with the land relating to the prior contract vendee?

Answer: Proposers are responsible for conducting due diligence with respect to any issues related to title of the property.

15. Does the prior vendee's impact fee purchases, if any, come with the land?

Answer: Please see Section II – C of the RFP.

<http://delraycra.org/wp-content/uploads/2018/08/RFP-SW-600-800-West-Atlantic-Ave-FINAL-1.pdf>

16. If the parcels are in fact unified is there any liability/tie in to prior vendee?

Answer: Please see responses to questions #4 and #14.

17. If the parcels are unified can we freely move density back and forth amongst them without a land use amendment?

Answer: Please refer to the City's Land Development Regulations and contact the Development Services Department (formerly Planning, Zoning, and Building Department) for an answer to your question. Telephone number: 561-243-7000.

18. What near term plans does the City/CRA have to improve utilities and vehicular egress in and around the subject sites, if any?

Answer: None. Proposers should include this as part of their development proposal.

19. How much is the budget?

Answer: Please see Section IV – E of the RFP.

<http://delraycra.org/wp-content/uploads/2018/08/RFP-SW-600-800-West-Atlantic-Ave-FINAL-1.pdf>

20. Is there a CAD survey for the West Atlantic RFP?

Answer: None. All available surveys are posted on the CRA's website.

<http://delraycra.org/rfp/>

END OF ADDENDUM No. 2