DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

ADDENDUM NO. 02
TO
REQUEST FOR PROPOSALS CRA NO. 2026-05
SW 600, 700, & 800 BLOCKS OF WEST ATLANTIC AVENUE
MIXED-USE DEVELOPMENT PROJECT

November 6, 2026

TO ALL PROPOSERS AND OTHERS CONCERNED

The Delray Beach Community Redevelopment Agency ("CRA") has heretofore published a Request for Proposals (RFP) dated October 7, 2026, with respect to its intent to receive and consider proposals from qualified and experienced developers, to lease or purchase, and redevelop CRA-owned vacant land located at the SW 600, 700, & 800 Blocks of West Atlantic Avenue, Delray Beach, Florida, for the purpose of developing a mixed use development that will have both residential and commercial uses.

This Addendum incorporates questions that were asked at the Voluntary Pre-Proposal Meeting held on October 19, 2026. For information purposes, a recording of the Voluntary Pre-Proposal Meeting can be found on the CRA website at www.delraycra.org/bids. Oral explanations, information, and instructions shall not be considered binding on the CRA. All prospective Proposers are encouraged to independently verify the accuracy of any information provided. Neither the CRA nor any of its agents or employees shall be responsible for the accuracy of any oral information provided to any Proposer.

Proposers submitting proposals for the above-referenced RFP shall take note of the following changes, additions, deletions, clarifications, modifications, etc., to the RFP which shall become a part of and have precedence over anything shown or described otherwise.

CLARIFICATIONS AND MODIFICATIONS:

1. On Page 25 of the RFP, under Tab #1 – Narrative/ Executive Summary, the second paragraph shall be substituted as follows:

   If the Proposer is a Joint Venture, all Joint Venture partners must have functional responsibilities for the proposed development project. Describe the specific duties, responsibilities, qualifications, and experience of each Joint Venture partner.

If a Joint Venture is serving as the Proposer, the entities that comprise the Joint Venture must collectively meet the RFP requirements.

2. On Page 25 of the RFP, under Tab #2 – Proposer's Information, Qualification, and Experience, sub-paragraph c shall be substituted as follows:

   c. A copy of the Proposer's authorization to transact business in the State of Florida for the past five (5) years under its current business name (registration with the State of Florida Division of Corporations).

      The CRA may consider a Proposal responsive where a Proposer has less than the stipulated minimum number of years of experience under its current business name solely where the Proposer has undergone a name change and such change-of-name has been filed with the State of Florida, or where the Proposer has merged with another firm, company, corporation. Proposers must include documentation substantiating the name change or merger as part of its Proposal for the CRA to consider crediting the years of experience from the Proposer under its previous name, if applicable. Failure to include such documentation with the Proposal may result in the Proposal being deemed non-responsive.

      Additionally, the CRA may consider a Proposal responsive where a Proposer is authorized to transact business in any other state within the United States for the past five (5) years under its current business name. Proposers must include documentation substantiating such authorization.

      The CRA shall enter into an Agreement with a legal entity created in State of Florida or authorized to transact business in the State of Florida.

3. On Page 28 of the RFP, under Tab #3 – Proposed Development Project, sub-paragraph a shall be substituted as follows:

   a. Project Overview: Include an overview of the proposed development project, including but not limited to: (1) a detailed description of the proposed development project, including unique, innovative features, amenities, and/or opportunities; (2) impact of and relationship to adjacent properties not included within the proposed development project; (3) overall benefit to the community - Proposer should demonstrate how the vision for the proposed development project will create an economically viable destination that will complement the surrounding established residential community and meet the needs and Prioritized Uses of The Set as identified in the CRA Redevelopment Plan, and The Set Transformation Plan; (4) whether changing the zoning designation for any of the Subject Properties and Additional Properties, if applicable, is being proposed to achieve the proposed development project (and if so, specify the change(s)); (5) whether waivers,

variances, or any other requests for relief, such as density relief, from the City's Land Development Regulations will be requested to accommodate the proposed development project (and if so, specify the request(s)); (6) whether an amendment to the Comprehensive Plan will be requested to accommodate the proposed development project (and if so, specify the amendment(s)); (7) whether an amendment to the City's Land Development Regulations will be requested to accommodate the proposed development project (and if so, specify the amendment(s)); (8) whether the proposed development project seeks to utilize the Live Local Act; and (9) renderings of the proposed development project showcasing the selected architectural style.

4. On Page 37 of the RFP, under Tab #8 – Proposer's Financial Information, sub-paragraph c shall be substituted as follows:

   c. The Proposer must submit as part of the Proposal or make available for an in-camera inspection within a reasonable timeframe at a location designated by the CRA the following:
      - Immediate past three years of audited financial statements of the proposing entity (and its parent entity if it is a subsidiary).
      - Current fiscal year financial statements (which includes balance sheet and profit and loss statement).
      - Projected one-year income statement for the current fiscal year for the proposing entity (and its parent entity if it is a subsidiary).
      - If the proposing entity is an entity created specifically for this RFP, then the financial information as requested within this RFP of the parent entity must be submitted.
      - If the proposing entity is a Joint Venture, the financial information as requested within this RFP of at least one entity that comprises the Joint Venture must be submitted.

5. On Page 40 of the RFP, Section V. Submittal Requirements, Paragraph D. Changes/Modifications/Alterations to Submitted Proposals shall be substituted as follows:

   D. Changes/Modifications/Alterations to Submitted Proposals

   A Proposer may submit a modified Proposal to replace all or any portion of a previously submitted Proposal or withdraw a Proposal no later than one (1) hour prior to the Proposal Submission Due Date. All modifications or withdrawals shall be made in writing, to Christine Tibbs, Assistant Director, via email at tibbsc@mydelraybeach.com. Oral/Verbal modifications are prohibited, and they shall be disregarded. Written modifications shall not be accepted after the above-mentioned deadline. The CRA shall only consider the latest version of the Proposal. Written modifications to a submitted Proposal shall be submitted to the CRA in the same manner the Proposal was submitted.

6. On Page 43 of the RFP, Section VI. Evaluation Criteria & Selection Procedures, Paragraph B. Evaluation Criteria, Proposers shall take note that Proposals have the possibility to receive a total maximum of 100 Points from each Evaluation Committee Member.

7. Wherever applicable throughout the RFP document the Proposals shall be submitted to the CRA in the manner below:

   Proposals shall be submitted in the format stated within Section V of the RFP. Proposers are required to submit one (1) original hard copy of their full Proposal (all required documents, information, and forms with wet signatures in blue ink only) in a hard cover binder, and one (1) electronic, searchable portable document format (PDF) file of the full Proposal on a USB drive in a sealed package with the outside of the package marked with the Proposer's name, return address, "Request for Proposals CRA No. 2026-05 – SW 600, 700, & 800 Blocks of West Atlantic Avenue Mixed-Use Development Project".

   All Proposals shall be delivered (mailed or hand-delivered) to the CRA at:

   20 N Swinton Avenue, Delray Beach, Florida 33444
   on or before the Proposal Submission Due Date and Time of
   WEDNESDAY, DECEMBER 2, 2026, at 4:00PM EST

   The responsibility for submitting a Proposal at the correct location on or before the stated Proposal Submission Due Date is solely and strictly that of the Proposer. The CRA is not responsible for any delayed, late, misdelivered, or non-delivered Proposal(s), no matter the cause. Submission of Proposals electronically will not be accepted. Proposals that arrive after the Proposal Submission Due Date will not be accepted and will be returned to the sender unopened.

8. On page 71 of the RFP, the Corporate Structure Questionnaire shall be substituted for the Corporate Structure Questionnaire attached to this Addendum No. 02.

QUESTIONS:

Question 1:
Please provide any previously prepared Environmental Site Assessments (ESAs) or other environmental reports. Please identify known environmental conditions and responsibility for additional investigation or remediation.

Answer 1:
Available environmental assessments that were previously conducted for the Subject Properties and the Additional Properties are posted on the website at www.delraycra.org/bids.

The responsibility for additional investigation and/or remediation shall be negotiated with the Successful Proposer.

Question 2:
Page 13 of the RFP states appraisals were completed June 2026, but both SW 600 Block appraisals are dated October 2025. Are updated SW 600 Block appraisals available?

Answer 2:
The most recent appraisals for the Subject Properties can be accessed on the CRA website at: www.delraycra.org/bids.

The appraisals for the SW 600 Block of West Atlantic Avenue were obtained in October 2025. The appraisals for the SW 700 & 800 Blocks of West Atlantic Avenue were obtained in June 2026.

Question 3:
Please confirm the current FEMA flood zone and base flood elevation for the Subject Properties (the 2015 survey cites Zone X on a 1989 map; the Anderson-Carr 700-block appraisal cites Zone X on panel 12099C0979G effective 12/20/2024), and any City or CRA stormwater or resiliency requirements beyond code.

Answer 3:
Available historical surveys for the Subject Properties and the Additional Properties are posted on the CRA website at www.delraycra.org/bids.

The CRA does not have additional information as it relates to the FEMA flood zone and base flood zone elevation for the Subject Properties or the Additional Properties beyond what has been provided.

The CRA does not have any stormwater or resiliency requirements beyond what is required by the City's Comprehensive Plan and the City's Land Development Requirements.

Question 4:
Utility lines are visible on the Subject Properties. Will any require relocation or undergrounding, who pays for that work, and is it eligible under the Development Infrastructure Assistance Program?

Answer 4:
Available utility information as of November 5, 2026, from the City for the Subject Properties is posted on the CRA website at www.delraycra.org/bids (Document titled: Utility Information for Subject Properties 11-5-26). This document is provided for informational purposes only and is subject to change.

Relocation or undergrounding of utility lines would be determined by the Proposer and their proposed development project. Any relocation or undergrounding of utility lines would be paid for by the Proposer.

The Proposer may utilize CRA Incentives & Opportunities as provided within Section IV. Development Objectives, Paragraph B. CRA Incentives & Opportunities of the RFP.

Question 5:
The CRA Plan was amended in October 2026, and the latest version of The Set Transformation Plan was issued in 2026. Are further changes to either plan expected before the Dec 2 submission date?

Answer 5:
No.

Question 6:
How would a developer be reimbursed for cost attributable to the Development Infrastructure Assistance Program? Would a developer provide the CRA with support and back up and in turn the CRA would issue a check to the developer? Or would the refund be reflected as a credit in the development's real estate tax bill?

Answer 6:
The CRA's Development Infrastructure Assistance Program is structured as a reimbursement program. The CRA would issue a reimbursement check to the developer as agreed to within the Development Infrastructure Assistance agreement.

Please review the guidelines for the CRA's Development Infrastructure Assistance Program and the Land Value Investment Program which can be found on the CRA website at www.delraycra.org/bids and at www.delraycra.org/funding-assistance.

Question 7:
The Development Infrastructure Assistance Program guidelines state the cap on the award as 75% of projected five-year tax increment funds in one place and 50% in another. Which controls? Does a mixed-use project qualify, and are off-site and utility improvements eligible costs?

Answer 7:
The Development Infrastructure Assistance Program is a CRA incentive program in which the CRA reimburses a private organization up to an amount not to exceed seventy-five percent (75%) of the costs of eligible site improvements for an eligible mixed use commercial project, up to an amount not to exceed 75% of the projected Tax Increment Funds ("TIF") generated by the improvements over a five (5) year period following project completion, not to exceed $1,000,000.

Please review the guidelines for the CRA's Development Infrastructure Assistance Program and the Land Value Investment Program which can be found on the CRA website at www.delraycra.org/bids and at www.delraycra.org/funding-assistance.

Question 8:
Can the Development Infrastructure Assistance Program be combined with a reduced land price, or does the CRA treat them as either/or?

Answer 8:
On Page 22 of the RFP, Section IV. Development Objectives, Paragraph B. CRA Incentives & Opportunities, it lists various incentives and opportunities that Proposers may utilize in their RFP response if they choose to do so including that the "CRA is open to discussing additional incentives and opportunities with the Successful Proposer." Any requested CRA Incentives & Opportunities included in the Successful Proposer's Proposal are subject to CRA Board approval.

On Page 13 of the RFP, under Section II. Property Information, Paragraph K. Appraisals, it states that the appraisals for the SW 600, 700, & 800 Blocks of West Atlantic Avenue are available on the CRA website at www.delraycra.org/bids.

On Page 38 of the RFP, under Tab #10 – Proposer's Purchase Price or Lease Amount, it states that the "Proposer shall state their purchase price or lease amount." There is no minimum bid price for the Subject Properties or the Additional Properties. Proposers are encouraged to submit their best offer.

Please review the guidelines for the CRA's Development Infrastructure Assistance Program and the Land Value Investment Program which can be found on the CRA website at www.delraycra.org/bids and at www.delraycra.org/funding-assistance.

Question 9:
If any proposed affordable units qualify for a property tax exemption, such as under the Live Local Act, would the lower tax increment reduce the cap on that reimbursement?

Answer 9:
The reimbursement is based on "the projected Tax Increment Funds ("TIF") generated by the improvements over a five (5) year period following project completion." Based on the Development Infrastructure Assistance Program guidelines, CRA reimburses a private organization up to an amount not to exceed seventy-five percent (75%) of the costs of eligible site improvements for an eligible mixed use commercial project, up to an amount not to exceed 75% of the projected Tax Increment Funds ("TIF") generated by the improvements over a five (5) year period following project completion, not to exceed $1,000,000.

Please review the guidelines for the CRA's Development Infrastructure Assistance Program and the Land Value Investment Program which can be found on the CRA website at www.delraycra.org/bids and at www.delraycra.org/funding-assistance.

Question 10:
For the Development Infrastructure Assistance Program, please confirm whether eligible costs include residential and affordable housing infrastructure, structured parking, utility work, and required public improvements.

Answer 10:
Please review the guidelines for the CRA's Development Infrastructure Assistance Program and the Land Value Investment Program which can be found on the CRA website at www.delraycra.org/bids and at www.delraycra.org/funding-assistance.

Question 11:
For the Development Infrastructure Assistance Program, please confirm how the eligible-cost percentage, five-year projected tax-increment limitation, and $1 million cap interact. The maximum amount of the incentive shall be calculated at a rate of not to exceed 75% of the cost of eligible reimbursable expenses. The DIA incentive award may not exceed 50% of the projected five-year TIF.

Answer 11:
The Development Infrastructure Assistance Program is a CRA incentive program in which the CRA reimburses a private organization up to an amount not to exceed seventy-five percent (75%) of the costs of eligible site improvements for an eligible mixed use commercial project, up to an amount not to exceed 75% of the projected Tax Increment Funds ("TIF") generated by the improvements over a five (5) year period following project completion, not to exceed $1,000,000.

Please review the guidelines for the CRA's Development Infrastructure Assistance Program and the Land Value Investment Program which can be found on the CRA website at www.delraycra.org/bids and at www.delraycra.org/funding-assistance.

Question 12:
For the Development Infrastructure Assistance Program, please confirm whether the cap applies to the entire proposal or separately to individual blocks or phases.

Answer 12:
For the Development Infrastructure Assistance Program, the incentive limit applies to the entire proposed development project.

Question 13:
For the Development Infrastructure Assistance Program, please confirm the payment schedule, required developer advances, security, and any repayment or claw back conditions.

Answer 13:
All CRA Incentives and Opportunities mentioned on Page 22 of the RFP, Section IV. Development Objectives, Paragraph B. CRA Incentives & Opportunities, are subject to CRA Board approval and a negotiated Agreement which would detail terms and requirements.

Question 14:
For the Development Infrastructure Assistance Program, please confirm how any affordable housing property-tax exemption would affect the projected tax increment and available reimbursement.

Answer 14:
The reimbursement is based on “the projected Tax Increment Funds ("TIF") generated by the improvements over a five (5) year period following project completion.” Based on the Development Infrastructure Assistance Program guidelines, CRA reimburses a private organization up to an amount not to exceed seventy-five percent (75%) of the costs of eligible site improvements for an eligible mixed use commercial project, up to an amount not to exceed 75% of the projected Tax Increment Funds ("TIF") generated by the improvements over a five (5) year period following project completion, not to exceed $1,000,000.

Please review the guidelines for the CRA’s Development Infrastructure Assistance Program and the Land Value Investment Program which can be found on the CRA website at www.delraycra.org/bids and at www.delraycra.org/funding-assistance.

Question 15:
The RFP describes the Land Value Investment Program as retail plus "Class A office space," while the program guidelines describe mixed-use with affordable housing. Is office space required or may a proposal include only retail and residential uses?

Answer 15:
Page 22 of the RFP, under Section IV. Development Objectives, Paragraph B. CRA Incentives & Opportunities, provides an overview of the CRA’s programs.

Starting on Page 18 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, the RFP provides the development requirements and minimum required uses for a proposed development project that is submitted by a Proposer.

Question 16:
The Land Value Investment Program offers up to 60 years, but the guidelines cite a CRA sunset of Sept 16, 2044. How does a 60-year lease, or the CRA parking commitment, work past sunset?

Answer 16:
The lease term and any additional terms for a Land Value Investment agreement shall be negotiated with the Successful Proposer if the Successful Proposer had requested to utilize the Land Value Investment Program and the CRA Board approves such a request.

Question 17:
For a purchase proposal, please confirm whether there is a minimum acceptable price or appraisal-based floor, and whether proposers may request a land-price reduction,

deferred consideration, or other land-value contribution to offset the cost of the affordable housing obligation. Please clarify how such requests should be presented and evaluated.

Answer 17:
On Page 13 of the RFP, under Section II. Property Information, Paragraph K. Appraisals, it states that the appraisals for the SW 600, 700, & 800 Blocks of West Atlantic Avenue are available on the CRA website at www.delraycra.org/bids.

On Page 38 of the RFP, under Tab #10 – Proposer's Purchase Price or Lease Amount, it states that the "Proposer shall state their purchase price or lease amount." There is no minimum bid price for the Subject Properties or the Additional Properties. Proposers are encouraged to submit their best offer.

Question 18:
Please confirm that the minimum affordable housing requirement is 40% of all proposed residential units, including any units constructed on the Additional Properties or other approved off-site properties.

Answer 18:
On Page 21 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component, it states that no less than forty percent (40%) of the proposed residential units shall be low-income and moderate-income units.

The 40% requirement includes residential units proposed on the Subject Properties, Additional Properties, and/or other off-site properties, shall be low income and moderate-income units (as defined in the City's Land Development Regulations Article 4.7).

Question 19:
For the affordable housing requirement, please clarify whether the denominator includes both on-site and off-site units, and whether off-site affordable units count toward both the numerator and denominator.

Answer 19:
On Page 21 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component, it states that no less than forty percent (40%) of the proposed residential units shall be low-income and moderate-income units.

The 40% requirement includes residential units proposed on the Subject Properties, Additional Properties, and/or other off-site properties, shall be low income and moderate-income units (as defined in the City's Land Development Regulations Article 4.7).

Question 20:
For the affordable housing requirement, please clarify whether compliance is calculated across the entire development, separately by block, separately by ownership entity, or separately by phase.

Answer 20:
On Page 21 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component, it states that no less than forty percent (40%) of the proposed residential units shall be low-income and moderate-income units.

The 40% requirement includes residential units proposed on the Subject Properties, Additional Properties, and/or other off-site properties, shall be low income and moderate-income units (as defined in the City's Land Development Regulations Article 4.7).

The 40% shall be calculated utilizing all the proposed residential units across the entire proposed development project, which includes development on the Subject Properties, Additional Properties, and/or other off-site properties.

Question 21:
For the affordable housing requirement, please clarify how fractional requirements are rounded.

Answer 21:
For any fractional result, Proposers shall round up in order to meet the minimum 40% requirement.

For example, if 123 residential units are proposed across the entire proposed development project, a 40% calculation results in 49.2 residential units therefore 50 of the 123 residential units shall be low income and moderate-income units (as defined in the City's Land Development Regulations Article 4.7.)

Question 22:
For the affordable housing requirement, please clarify whether all qualifying affordable units must be newly constructed, and whether the RFP permits any alternative compliance method.

Answer 22:
The Subject Properties and Additional Properties are all CRA-owned vacant land.

On Page 21 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component, it states that the low income and moderate-income housing units shall be built on-site or off-site.

On Page 21 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component, it states that if a Proposer includes privately owned land that is not owned by the Proposer at the time of submitting its Proposal to meet the housing requirements stated within this RFP, the

Proposer must include a notarized letter of intent to sell from the current property owner or executed purchase and sale agreement between the current property owner and Proposer stating that they will be selling the land to the Proposer.

If the Proposer is proposing any other compliance method not prohibited by the RFP and not prohibited by the City's Land Development Regulations, the Proposer shall specifically detail the alternative compliance method within the submitted Proposal.

Question 23:
The RFP incorporates the income-distribution requirements of the City's CBD Incentive Program. Please confirm whether the equal distribution between low- and moderate-income households applies to the entire 40% RFP set-aside, rather than only the workforce units otherwise required for a density incentive. Using the illustrative 350-unit development, would the required distribution therefore be 70 low-income units and 70 moderate-income units?

Answer 23:
On Page 21 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component, it states that no less than forty percent (40%) of the proposed residential units shall be low-income and moderate-income units.

The 40% requirement includes residential units proposed on the Subject Properties, Additional Properties, and/or other off-site properties, shall be low income and moderate-income units (as defined in the City's Land Development Regulations Article 4.7).

Each low-income and moderate-income housing unit shall follow the City's Land Development Regulations as stated within Article 4.4.13, Incentive Program, and Article 4.7, Family and Workforce Housing requirements.

The distribution of the low income and moderate-income units, and requirements as to the specific income levels to be served, size of the housing units, price of the housing units, etc. shall follow the Incentive Program requirements within the City's Land Development Regulations Article 4.4.13.

Question 24:
Please also confirm the applicable income ranges, whether a separate allocation at 100% AMI is required, and whether the moderate-income allocation may be divided into voluntarily proposed subcategories at 81%–100% and 101%–120% AMI. Please identify any required distribution of income categories by bedroom type or location.

Answer 24:
On Page 21 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component, it states that each low-income and moderate-income housing unit shall follow the City's Land Development Regulations as stated within Article 4.4.13, Incentive Program, and Article 4.7, Family and Workforce Housing requirements.

The distribution of the low income and moderate-income units, and requirements as to the specific income levels to be served, size of the housing units, price of the housing units, etc. shall follow the Incentive Program requirements within the City's Land Development Regulations Article 4.4.13.

Question 25:
Please clarify how Section 4.7.3(K) and Table 4.7.3-A apply to this RFP, including whether studios may be included as market-rate units but are excluded from the affordable set-aside.

Answer 25:
On Page 21 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component, it states that each low-income and moderate-income housing unit shall follow the City's Land Development Regulations as stated within Article 4.4.13, Incentive Program, and Article 4.7, Family and Workforce Housing requirements.

The distribution of the low income and moderate-income units, and requirements as to the specific income levels to be served, size of the housing units, price of the housing units, etc. shall follow the Incentive Program requirements within the City's Land Development Regulations Article 4.4.13.

Question 26:
Please clarify how Section 4.7.3(K) and Table 4.7.3-A apply to this RFP, including whether affordable bedroom types exactly match the market-rate bedroom percentages or instead satisfy the specific inequalities stated in the table.

Answer 26:
On Page 21 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component, it states that each low-income and moderate-income housing unit shall follow the City's Land Development Regulations as stated within Article 4.4.13, Incentive Program, and Article 4.7, Family and Workforce Housing requirements.

The distribution of the low income and moderate-income units, and requirements as to the specific income levels to be served, size of the housing units, price of the housing units, etc. shall follow the Incentive Program requirements within the City's Land Development Regulations Article 4.4.13.

Question 27:
Please clarify how Section 4.7.3(K) and Table 4.7.3-A apply to this RFP, including whether the comparison uses the market-rate inventory alone or the entire residential inventory.

Answer 27:
On Page 21 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component, it states that each

low-income and moderate-income housing unit shall follow the City's Land Development Regulations as stated within Article 4.4.13, Incentive Program, and Article 4.7, Family and Workforce Housing requirements.

The distribution of the low income and moderate-income units, and requirements as to the specific income levels to be served, size of the housing units, price of the housing units, etc. shall follow the Incentive Program requirements within the City's Land Development Regulations Article 4.4.13.

Question 28:
Please clarify how Section 4.7.3(K) and Table 4.7.3-A apply to this RFP, including whether the method for rounding bedroom allocations to whole units.

Answer 28:
For any fractional result, Proposers shall round up. For example, if 3.1 one-bedroom residential units is required by the City's Land Development Regulations, therefore, 4 one-bedroom residential units shall be required.

Question 29:
Please clarify how Section 4.7.3(K) and Table 4.7.3-A apply to this RFP, including whether proportionality is tested across the full development, separately by block or phase, or separately for off-site housing.

Answer 29:
On Page 21 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component, it states that the distribution of the low income and moderate-income units, and requirements as to the specific income levels to be served, size of the housing units, price of the housing units, etc. shall follow the Incentive Program requirements within the City's Land Development Regulations Article 4.4.13.

Distribution and proportionality shall be calculated utilizing all the proposed residential units across the entire proposed development project, which includes development on the Subject Properties, Additional Properties, and/or other off-site properties.

Question 30:
Please clarify how Section 4.7.3(K) and Table 4.7.3-A apply to this RFP, including whether the CBD's 30% limit on one-bedroom units applies when market-rate studios are included, whether any applicable exception exists, and how a proposal seeking relief would be evaluated for responsiveness.

Answer 30:
On Page 21 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component, it states that no less than forty percent (40%) of the proposed residential units shall be low-income and moderate-income units.

The 40% requirement includes residential units proposed on the Subject Properties, Additional Properties, and/or other off-site properties, shall be low income and moderate-income units (as defined in the City's Land Development Regulations Article 4.7).

Each low-income and moderate-income housing unit shall follow the City's Land Development Regulations as stated within Article 4.4.13, Incentive Program, and Article 4.7, Family and Workforce Housing requirements.

The distribution of the low income and moderate-income units, and requirements as to the specific income levels to be served, size of the housing units, price of the housing units, etc. shall follow the Incentive Program requirements within the City's Land Development Regulations Article 4.4.13.

Question 31:
Please identify the controlling income and rent schedules and provide the current schedules to be used in preparing proposals.

Answer 31:
On Page 21 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component, it states that each low-income and moderate-income housing unit shall follow the City's Land Development Regulations as stated within Article 4.4.13, Incentive Program, and Article 4.7, Family and Workforce Housing requirements.

Question 32:
Please clarify whether maximum rents are established using the City's HUD fair-market-rent methodology, Florida Housing income and rent limits, or another prescribed calculation. Please explain treatment of utility allowances, mandatory fees, parking charges, household size, annual increases, and income recertification.

Answer 32:
On Page 21 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component, it states that each low-income and moderate-income housing unit shall follow the City's Land Development Regulations as stated within Article 4.4.13, Incentive Program, and Article 4.7, Family and Workforce Housing requirements.

Question 33:
Please provide the proposed Workforce Housing Covenant and confirm how the 40-year term applies to phased certificates of occupancy and to off-site units.

Answer 33:
The Workforce Housing Covenant is required by the City as stated within Article 4.7, Family and Workforce Housing of the Land Development Regulations, is drafted by the City, and would be provided during the building permit approval process.

On Page 21 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component, it states that the Workforce Housing Covenant would need to be accepted by and recorded by the City prior to receiving building permit approval. Additionally, it states that the 40-year term commences for each residential unit when the residential unit receives its certificate of occupancy.

Question 34:
If tax credits or other affordable housing financing are pursued, will the CRA provide support letters before the Agreement is signed? Can Low-Income Housing Tax Credit (LIHTC) or bond financing be layered with the 40-year affordability covenant?

Answer 34:
The CRA shall not provide support letters before any Agreement is finalized and executed.

The Workforce Housing Covenant is required by the City as stated within Article 4.7, Family and Workforce Housing of the Land Development Regulations

Question 35:
May affordable units constructed off-site on the Additional Properties count toward the 40% affordable unit requirement?

Answer 35:
Yes. On Page 21 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component, it states that the Proposer may utilize the Additional Properties for the development of off-site low income and moderate-income housing.

Question 36:
May for-sale (homeownership) affordable units count toward the 40% affordable unit requirement?

Answer 36:
Yes.

On Page 21 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component, it states that each low-income and moderate-income housing unit shall follow the City's Land Development Regulations as stated within Article 4.4.13, Incentive Program, and Article 4.7, Family and Workforce Housing requirements.

The distribution of the low income and moderate-income units, and requirements as to the specific income levels to be served, size of the housing units, price of the housing units, etc. shall follow the Incentive Program requirements within the City's Land Development Regulations Article 4.4.13.

All low income and moderate-income housing units shall remain affordable for a period of no less than forty (40) years commencing from the date of receiving certificate of occupancy for the units. A Workforce Housing Covenant will need to be recorded by the City prior to issuance of the building permit.

Question 37:
Is a specific split required between low-income and moderate-income units, or does the Proposer set the mix within Article 4.7 of the Land Development Regulations?

Answer 37:
On Page 21 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component, it states that each low-income and moderate-income housing unit shall follow the City's Land Development Regulations as stated within Article 4.4.13, Incentive Program, and Article 4.7, Family and Workforce Housing requirements.

The distribution of the low income and moderate-income units, and requirements as to the specific income levels to be served, size of the housing units, price of the housing units, etc. shall follow the Incentive Program requirements within the City's Land Development Regulations Article 4.4.13.

Question 38:
Please identify the applicable CBD subdistrict, mapped height limitations, maximum FAR, base residential density, and maximum incentive density for each main block. Please also identify the applicable development standards and incentive-area eligibility for each Additional Property.

Answer 38:
The Subject Properties are all vacant land zoned Central Business District (CBD).

The Additional Properties are all vacant land zoned Medium Density Residential.

Calculations would be based on the proposed development project. Please refer to the City's Land Development Regulations that can be accessed here:
https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Question 39:
Please clarify the land-area basis used to calculate FAR and residential density, including treatment of alleys, rights-of-way, dedications, and excluded parcels.

Answer 39:
Calculations would be based on the proposed development project. Please refer to the City's Land Development Regulations that can be accessed here:
https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

The Proposer shall detail their treatment of alleys, rights-of-way, dedications, and excluded parcels as it relates to their proposed development project while keeping in mind the City's Land Development Regulations, City's Comprehensive Plan, and the requirements of the RFP.

On Page 20 of the RFP, Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Public Right-of-Ways, the Proposer shall not close and/or abandon SW 7th and 8th Avenues to accommodate the proposed development project.

Question 40:
Please clarify whether development capacity may be allocated or transferred among the three blocks or between the main properties and off-site properties.

Answer 40:
The RFP does not specify the development capacity for any of the Subject Properties included in the RFP.

On Page 21 of the RFP, under Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Residential Component, it states that the Additional Properties may only be utilized for the development of low income and moderate-income units (as defined in the City's Land Development Regulations Article 4.7).

Question 41:
Please clarify whether proposals contingent on rezoning, a Comprehensive Plan amendment, density relief, or a qualifying Live Local Act approval path will be considered responsive.

Answer 41:
Please see Clarifications and Modifications #3 included within this Addendum No. 02 on page 2 above.

Question 42:
Please clarify whether the community's three-story preference affects scoring when a proposal otherwise complies with the RFP's four-story maximum.

Answer 42:
Please see the Evaluation Criteria included within the RFP on Page 43, under Section VI. Evaluation Criteria & Selection Procedures, Paragraph B. Evaluation Criteria.

Question 43:
Considering the current property zoning what is the maximum density allowed. Also provide any additional density allowances, if applicable (workforce, affordable, etc).

Answer 43:
Please refer to the City's Land Development Regulations that can be accessed here: https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Question 44:
Is Live Local an option path to obtain entitlements with a higher density?

Answer 44:
Please refer to the City's Land Development Regulations that can be accessed here: https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Question 45:
The RFP requires 100% of sidewalk-level building frontage to be devoted to specified active uses. Please clarify how residential lobbies, required egress, accessible entrances, garage access, loading, utility rooms, and service areas are treated.

Answer 45:
Please refer to the City's Land Development Regulations that can be accessed here: https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Question 46:
Are there CRA or City waivers or offsets for impact fees?

Answer 46:
There was a commercial/retail development and parking lot on the SW 700 Block of West Atlantic Avenue that was demolished by the CRA in 2025. There was a funeral home development and parking lot on SW 600 Block of West Atlantic Avenue that was demolished by the CRA in 2023. Impact fee credits associated with those developments and demolitions may be available to the Successful Proposer and should be verified with the City at the time of site plan review.

There are no additional CRA waivers or offsets for impact fees.

Please refer to the City's Land Development Regulations that can be accessed here: https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Question 47:
Does the proposal need to demonstrate water and sewer capacity for the site? If so, what documentation is required, such as a City utility availability letter, or will capacity be confirmed during site plan review?

Answer 47:
Available utility information as of November 5, 2026, from the City for the Subject Properties is posted on the CRA website at www.delraycra.org/bids (Document titled: Utility Information for Subject Properties 11-5-26). This document is provided for information only and is subject to change.

Submitted Proposals shall demonstrate that the Subject Properties have water and sewer capacity for the proposed development project, or Proposals shall include infrastructure upgrades and improvements to be constructed by the Proposer to accommodate the proposed development project.

Question 48:
Will the CRA accept panelized or prefabricated building systems, such as structural insulated panels (SIPs) or modular construction? Are any construction types disfavored in the evaluation?

Answer 48:
Please refer to the City's Land Development Regulations that can be accessed here: https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Additionally, please refer to the City's Architectural Design Guidelines which can be accessed here: https://www.delraybeachfl.gov/home/showpublisheddocument/4522/636748753739400000

On Page 19 of the RFP, Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Architectural Styles, it requires the development of the Subject Properties be designed in one (1) of the following architectural styles allowed within the CBD:

- Florida Vernacular
- Anglo-Caribbean
- Main Street Vernacular
- Mediterranean Revival
- Classical Tradition

The use of Art Deco and Masonry Modern architectural styles for the proposed development will not be allowed. Proposals submitted with Art Deco or Masonry Modern architectural styles may be considered non-responsive.

Question 49:
Are engineered helical or ground-screw foundations acceptable, subject to City of Delray Beach Building Division approval?

Answer 49:
Please refer to the City's Land Development Regulations that can be accessed here: https://www.delraybeachfl.gov/government/city-departments/development-services/land-development-regulations

Question 50:
Please clarify whether the $25,000 proposal deposit is credited toward the later 10% purchase deposit and whether the deposit refundability and termination rights if required entitlements, financing, or due diligence are unsatisfactory.

Answer 50:
Please refer to Exhibit D: Draft Purchase and Sale Agreement.

Question 51:
What form must the $25,000 proposal deposit take, and is it refundable if the selected proposer withdraws?

Answer 51:
On Page 35 of the RFP, under Tab #5 – Fiscal Impact, sub-paragraph c, it states that the $25,000 must be a check from the Proposer.

If the Proposer withdraws or is not selected, the deposit is refundable.

Question 52:
Please clarify the required performance and payment bond amount, covered work, obligees, and timing, including whether separate bonds may be furnished by phase. Can the Performance and Payment Bond be delivered when construction starts, rather than when the Agreement is signed? What bond amount is required and are substitutes such as a completion guaranty or letter of credit acceptable?

Answer 52:
A 100% Performance and Payment Bond is required for the entire proposed development project. The CRA shall be a required obligee for the performance and payment bond.

The CRA may consider delivery of the Performance and Payment Bond as a condition precedent to closing which may be negotiated with the Successful Proposer. There is no substitute for the Performance and Payment Bond.

Question 53:
Please clarify how the requirement to provide the bond before agreement execution aligns with the anticipated design, permitting, financing, and construction sequence.

Answer 53:
The CRA may consider delivery of the Performance and Payment Bond as a condition precedent to closing which may be negotiated with the Successful Proposer. There is no substitute for the Performance and Payment Bond.

Question 54:
The RFP says the CRA closes after all approvals and permits but also requires committed financing before closing. Please confirm the sequence as depending upon sequence it could be out of market.

Answer 54:
On Page 37 of the RFP, under Tab #8 – Proposer's Financial Information, sub-paragraph d. Financial Capacity, and on Page 47 of the RFP, Section VII. General Terms and Conditions, Paragraph B. Financial Capacity & Performance and Payment Bond, it states that the Proposer is required to submit evidence of their financial capacity to commence and complete the proposed development project.

On Page 47 of the RFP, Section VII. General Terms and Conditions, Paragraph A. General Information, it states any Agreement for the development of the Subject Properties will state the CRA will close after all necessary approvals and permits have been received.

Additionally, page 34 of the RFP, under Tab #4 – Financial Structure, sub- paragraph d. Financing Plan, states a firm financing commitment from a lending institution or other source of investment financing will be required prior to the closing of the sale of the land, or as otherwise stipulated in negotiated Agreement between the proposer and the CRA.

Question 55:
Please clarify proposed lender protections, cure rights, and treatment of reverter/buy-back and cancellation-for-convenience provisions.

Answer 55:
Please refer to Exhibit D: Draft Purchase and Sale Agreement. Any additional terms shall be negotiated with the Successful Proposer.

Question 56:
The RFP contemplates an entity formed specifically for the project and permits financial statements from partners or stockholders in certain circumstances. Other provisions require evidence of financial capacity in the Proposer's own name.

Please confirm whether a newly formed project entity/single purpose entity may qualify using its parent's or sponsors' operating history, experience, financial statements, liquidity, guarantees, and financing commitments. Please identify the required documentation and whether each proposed entity must independently satisfy the five-year Florida authorization requirement.

Answer 56:
Please see Clarifications and Modifications #2 and #4 included within this Addendum No. 02 on pages 2 and 3 above.

Question 57:
Will the CRA sign as property owner on approval applications before closing? Plans need CRA Board approval before City submittal. What is that timeline?

Answer 57:
As owners of the Subject Properties, the CRA would be the party signing any City application pursuant to terms of the Agreement.

Generally, CRA Board meetings occur once a month. The timeline for CRA Board approval shall be discussed with the Successful Proposer.

Question 58:
What are the reverter/buy-back triggers and price, and will it subordinate to construction lenders?

Answer 58:
Please refer to the Exhibit D: Draft Purchase and Sale Agreement. Any additional terms shall be negotiated with the Successful Proposer.

Question 59:
When will the final RFP addendum be issued?

Answer 59:
The CRA shall issue addendums for the RFP as needed.

Question 60:
What is the window between award and closing for negotiation, due diligence, and permitting, and does the CRA hold the land off the market during it?

Answer 60:
The timeline shall be finalized with the Successful Proposer. The Subject Properties and Additional Properties are not currently on the market.

Question 61:
The RFP requires proposers to have been authorized to transact business in Florida for at least five years under their current business name. Would the CRA consider a proposal from an established development company with a substantial track record of completed projects, including public-private partnerships, that has been operating for significantly longer than five years but has only recently registered to conduct business in Florida?

Answer 61:
Please see Clarifications and Modifications #2 included within this Addendum No. 02 on page 2 above.

Question 62:
If a proposal is submitted through a joint venture, can the experience, qualifications, and financial capacity of the individual partners and their principals be considered collectively in satisfying the RFP's requirements, or must each joint venture partner independently meet all qualifications, including the five-year Florida registration requirement?

Answer 62:
Please see Clarifications and Modifications #1 and #2 included within this Addendum No. 02 on pages 1 and 2 above.

Question 63:
Can projects completed by the principals of the proposing entities while serving in senior development roles at other firms count toward satisfying the comparable project requirements, provided their involvement and responsibilities can be documented?

Answer 63:
The Proposer must meet the experience requirements.

Question 64:
Would substantial experience working with public entities on development approvals, public-private partnerships, affordable housing, and incentive agreements satisfy the public-sector experience requirement, even if the proposer has not completed a directly comparable development for a public entity?

Answer 64:
On page 35 of the RFP, under Tab #7 – Proposer's Past Projects, it states that the Proposer is required to provide a detailed description of and information on at least three (3) development and construction projects completed within the last ten (10) years that are similar in size, scope, scale, and complexity as that contemplated by this RFP. At least one (1) of the development and construction projects must have been for a public entity.

If the Proposer has not engaged in a development and construction project similar in size, scope, scale, and complexity for a public entity, the Proposer will need to provide relevant experience working with a public entity.

Question 65:
Does the CRA have a process which would allow a respondent to RFP CRA No. 2026-05, to confidentially submit to the CRA the financial information, including bank deposits, financial statements, and the certified financial audit information requested in RFP CRA No. 2026-05? Financial statements are public records, but we are told not to submit confidential information. How will submitted financials be handled?

Answer 65:
Documents submitted to the CRA as part of a Proposal become public records.

As provided on Page 37 of the RFP, under Tab #8 – Proposer's Financial Information, sub-paragraph c, if a Proposer would like to arrange for an inspection of its financial information as requested in the RFP within a reasonable timeframe at a location designated by the CRA, that request needs to be submitted as part of its Proposal.

Question 66:
May the experience of joint venture partners, the general contractor, or other team members satisfy the developer qualification requirements?

Answer 66:
The qualifications and the experience of Key Personnel may not be used to satisfy the qualifications and experience requirements required of the Proposer.

For Joint Venture partners experience, please see Clarifications and Modifications #1 included within this Addendum No. 02 on page 1 above.

Question 67:
Page 24 says not to include additional information not requested, but the Corporate Structure Questionnaire, Tabs #3, #7, and #11 invite any information the proposer believes is beneficial. Which governs, and is there a page limit? Please identify permitted continuation sheets and attachments, including for the subcontractor form.

Answer 67:
Where the RFP permits, Proposers may include additional relevant information.

Please see Clarifications and Modifications #8 included within this Addendum No. 02 on page 4 above for the revised Corporate Structure Questionnaire.

Proposals have no page limit.

Please note, on Page 28 of the RFP, under Tab #2 – Proposer's Information, Qualification, and Experience, it states that no brochures, pamphlets, web printouts, and/or marketing materials are to be included as part of the Proposal.

Question 68:
Please reconcile page 40's one-hour-before-deadline modification cutoff with its later statement addressing modifications received by the Proposal Submission Due Date, and clarify the permitted delivery method for replacement proposal materials.

Answer 68:
Please see Clarifications and Modifications #5 included within this Addendum No. 02 on page 3 above.

Question 69:
Financial capacity is described three ways: a bank statement plus letter of credit (p.47), a preliminary commitment or interest letter (p.34), and a "financing commitment letter" (p.37). Which is required?

Answer 69:
On Page 33 of the RFP, under Tab #4 - Financial Structure, sub-paragraph d, Financing Plan states that the Proposer is required to submit their financing plan.

On Page 37 of the RFP, under Tab #8 – Proposer's Financial Information, sub-paragraph d, and on Page 47 of the RFP, Section VII. General Terms and Conditions, Paragraph B. Financial Capacity & Performance and Payment Bond, it states that the Proposer is required to submit evidence of their financial capacity to commence and complete the proposed development project.

Question 70:
Tab #12 lists 7 forms but Section IX lists 12. Which tab holds each form?

Answer 70:
The Required Forms listed on page 57 of the RFP in Section IX are all the forms required by the CRA. Within Section V. Submittal Requirements, Tab #12 – Required Forms, it lists the forms that are required to be in Tab #12. Forms not listed within Tab #12 are required to be submitted elsewhere in a Proposal, as provided within Section V. Submittal Requirements.

Question 71:
The past projects requirement uses a 10-year lookback but the references requirement uses a 5-year lookback. Please confirm.

Answer 71:
On page 35 of the RFP, under Tab #7 – Proposer's Past Projects, it states that the Proposer is required to provide a detailed description of and information on at least three (3) development and construction projects completed within the last ten (10) years that are similar in size, scope, scale, and complexity as that contemplated by this RFP. At least one (1) of the development and construction projects must have been for a public entity.

On page 35 of the RFP, under Tab #7 – Proposer's Past Projects, it states that the Proposer is required to provide a minimum of three (3) professional references from projects completed in the last five (5) years. Name, title, and contact information for the reference must be included.

Question 72:
What are the thresholds for a project of "similar in size, scope, scale, and complexity"?

Answer 72:
On page 35 of the RFP, under Tab #7 – Proposer's Past Projects, it states that the Proposer is required to provide a detailed description of and information on at least three (3) development and construction projects completed within the last ten (10) years that are similar in size, scope, scale, and complexity as that contemplated by this RFP. At least one (1) of the development and construction projects must have been for a public entity.

The Proposer would need to determine which completed projects satisfy the RFP requirements based on their proposed development project.

Question 73:
Does a public-private partnership count as a public-entity project?

Answer 73:
Yes.

Question 74:
If a Proposer has not been in business for 5 years in the state of Florida, will they be deemed unresponsive?

Answer 74:
Please see Clarifications and Modifications #2 included within this Addendum No. 02 on page 2 above.

Question 75:
How many members will the Evaluation Committee have? Will it include only CRA staff, or also City staff (Planning, Development Services, Housing), outside experts, or a community or Set representative? Will names be published before proposals are due? Will members score independently with the CRA averaging the scores, or reach consensus scores? Will individual scoresheets be public after ranking?

Answer 75:
At this time, the Evaluation Committee has not been finalized. Historically, CRA Staff and City Staff have been included, amongst other members.

Please see the Evaluation Criteria & Selection Procedures included within the RFP starting on Page 41, under Section VI. Evaluation Criteria & Selection Procedures.

Additionally, please see Clarifications and Modifications #6 included within this Addendum No. 02 on page 3 above.

The CRA shall comply with applicable public records laws as required by Florida Statutes.

Question 76:
What are the tentative dates for the committee meeting, any shortlist or oral presentations, and the CRA Board meeting? Will committee meetings be publicly noticed?

Answer 76:
The Evaluation Committee meeting(s), oral presentation(s), CRA Board meeting(s) dates have not been finalized. All meetings will be publicly noticed as required by Florida Statutes.

Question 77:
Within each 40-point category, how are points split among the sub-criteria (for example, affordable housing versus site plan versus design within “Proposed Development Project”)?

Answer 77:
Please see the Evaluation Criteria & Selection Procedures included within the RFP on Page 41, under Section VI. Evaluation Criteria & Selection Procedures.

The CRA will establish an Evaluation Committee to review and score all responsive Proposals in accordance with the requirements of this RFP and Evaluation Criteria.

Question 78:
The draft PSA was issued as Exhibit D, but there's no draft ground lease. Will the CRA issue one? Can a proposer submit both a purchase option and a lease option?

Answer 78:
Exhibit D provides a Draft Purchase and Sale Agreement. Additional terms or additional agreements shall be negotiated with the Successful Proposer.

On Page 38 of the RFP, under Tab #10 – Proposer's Purchase Price or Lease Amount, it states that the "Proposer shall state their purchase price or lease amount." Proposers are encouraged to submit their best offer.

Question 79:
Will marked-up PSA terms or stated exceptions in Tab 10 affect responsiveness or scoring?

Answer 79:
Exhibit D provides a Draft Purchase and Sale Agreement. Additional terms or additional agreements shall be negotiated with the Successful Proposer.

Please see the Evaluation Criteria included within the RFP on Page 43, under Section VI. Evaluation Criteria & Selection Procedures, Paragraph B. Evaluation Criteria.

Question 80:
What durations does the CRA expect for the blanks in the draft PSA: Inspection Period, Application and Approval Dates, start and completion deadlines, and the term of the restrictive covenants?

Answer 80:
Exhibit D provides a Draft Purchase and Sale Agreement. Additional terms shall be negotiated with the Successful Proposer.

Question 81:
What does the CRA expect from the completion guaranty, such as net worth or liquidity minimums? Can a parent entity provide it?

Answer 81:
Exhibit D provides a Draft Purchase and Sale Agreement. Additional terms shall be negotiated with the Successful Proposer.

Question 82:
Is there existing stormwater capacity or a regional system serving the blocks?

Answer 82:
Available utility information as of November 5, 2026, from the City for the Subject Properties is posted on the CRA website at www.delraycra.org/bids (Document titled: Utility Information for Subject Properties 11-5-26). This document is provided for information only and is subject to change.

Submitted Proposals shall demonstrate that the Subject Properties have water and sewer capacity for the proposed development project, or Proposals shall include infrastructure upgrades and improvements to be constructed by the Proposer to accommodate the proposed development project.

Question 83:
The RFP gives three different versions of the title block / label for the outside of the sealed submission package (pp.15, 39, 47), and p.47 also asks for proposer' s name, return address, and the due date. Which label should we use? Please also confirm that one original hard-cover binder plus one USB drive is all that is required.

Answer 83:
Please see Clarifications and Modifications #7 included within this Addendum No. 02 on page 4 above.

Question 84:
The RFP contemplates a lease or purchase, but only a Draft Purchase and Sale Agreement (Exhibit D) has been issued. Will a draft ground lease be issued? May a proposal combine a lease of the commercial parcels with a purchase of the residential parcels?

Answer 84:
Exhibit D provides a Draft Purchase and Sale Agreement. Additional terms or additional agreements shall be negotiated with the Successful Proposer.

On Page 38 of the RFP, under Tab #10 – Proposer's Purchase Price or Lease Amount, it states that the "Proposer shall state their purchase price or lease amount." Proposers are encouraged to submit their best offer.

Question 85:
How will the Purchase Price be determined? Is there a minimum price, and will the CRA share any appraisal of the Subject Properties?

Answer 85:
On Page 13 of the RFP, under Section II. Property Information, Paragraph K. Appraisals, it states that the appraisals for the SW 600, 700, & 800 Blocks of West Atlantic Avenue are available on the CRA website at www.delraycra.org/bids.

On Page 38 of the RFP, under Tab #10 – Proposer's Purchase Price or Lease Amount, it states that the "Proposer shall state their purchase price or lease amount." There is no minimum bid price for the Subject Properties or the Additional Properties. Proposers are encouraged to submit their best offer.

Question 86:
The Inspection Period length and the construction commencement and completion deadlines under Section 16 (Right to Repurchase) of the Draft Purchase and Sale Agreement are left blank. Will these be proposed by the Proposer or set by the CRA?

Answer 86:
Exhibit D provides a Draft Purchase and Sale Agreement. Additional terms shall be negotiated with the Successful Proposer.

Question 87:
If a phased development schedule is approved, will the repurchase deadlines apply to each phase individually or to the Project as a whole?

Answer 87:
Please refer to Exhibit D: Draft Purchase and Sale Agreement. Any additional terms shall be negotiated with the Successful Proposer.

Question 88:
What criteria will the CRA use when considering a request to waive the 10% deposit under Section VII.C?

Answer 88:
On Page 48 of the RFP, Section VII. General Terms and Conditions, Paragraph C. Future Deposit, it states that a request to waive the required Future Deposit, along with the reasons for the Successful Proposer's inability to provide the Future Deposit would need to be made by the Successful Proposer. The CRA, in its sole and absolute discretion, reserves the right to waive this requirement if such waiver is found to be in the best interest of the CRA.

Question 89:
Can the alleys be abandoned?

Answer 89:
Yes, Proposers can propose to abandon alleys. The Proposer shall detail their treatment of alleys, rights-of-way, dedications, and excluded parcels as it relates to their proposed development project while keeping in mind the City's Land Development Regulations, City's Comprehensive Plan, and the requirements of the RFP.

On Page 20 of the RFP, Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Public Right-of-Ways, the Proposer shall not close and/or abandon SW 7th and 8th Avenues to accommodate the proposed development project.

Question 90:
Is there a grocery store that's next to one of the parcels?

Answer 90:
There is no grocery store requirement for this RFP.

Question 91:
Is there flexibility regarding the increase of density or height?

Answer 91:
Please see the Development Requirements starting on page 18 of the RFP, Section IV. Development Objectives.

Question 92:
Is there room for parking on the Subject Properties?

Answer 92:
The number of parking spaces required and what will fit on the Subject Properties will be determined by the Proposer and their proposed development project.

On Page 20 of the RFP, Section IV. Development Objectives, Paragraph A. Development Requirements, sub-paragraph Public Parking, it states that the RFP requires the proposed development project to provide the parking spaces required under the City's Land Development Regulations to support the residential and commercial uses proposed. Parking may be provided as on-street parking along the public rights-of-way, on-site surface parking lots, or an on-site multi-level parking structure.

Question 93:
Does the CRA have local government contribution funds for this development?

Answer 93:
No.

Question 94:
What if the developer is able to identify transportation dollars or roadway dollars from Tallahassee and bring them through, and it's needed that the CRA would be the conduit that the developer would be able to get credit for?

Answer 94:
The Proposer would need to propose incentives and opportunities within their submitted Proposal for consideration.

On Page 22 of the RFP, Section IV. Development Objectives, Paragraph B. CRA Incentives & Opportunities, it lists various incentives and opportunities that Proposers may utilize in their RFP response if they choose to do so including that the "CRA is open to discussing additional incentives and opportunities with the Successful Proposer." Any

requested CRA Incentives & Opportunities included in the Successful Proposer's Proposal are subject to CRA Board approval.

Question 95:
What is the process after submitting a Proposal?

Answer 95:
Please see the Evaluation Criteria & Selection Procedures included within the RFP starting on Page 41, under Section VI. Evaluation Criteria & Selection Procedures.

The timeline for the process after the Proposal Submission Due Date is dependent on the number of timely Proposals received, whether there is a need for in-camera inspections, the scheduling of the Evaluation Committee meeting, the scheduling of oral presentations (if any), and CRA Board meeting dates amongst other factors.

Question 96:
Does the CRA have a preference for a single-phase schedule or a phased schedule?

Answer 96:
On Page 33 of the RFP, under Tab # 3 – Proposed Development Project, sub-paragraph i. Development and Construction Schedule, it states that the CRA has a preference for a single-phase development.

Question 97:
Are the Subject Properties historically designated?

Answer 97:
No.

Question 98:
Does the Cone of Silence apply to community members?

Answer 98:
No. On Page 49 of the RFP, Section VII. General Terms and Conditions, Paragraph H. Cone of Silence/No Lobbying, it states the Cone of Silence.

Question 99:
Is there a timeline for the start of construction?

Answer 99:
The RFP does not have a required timeline for the start of construction. The timeline shall be negotiated with the Successful Proposer and shall be made a part of the negotiated Agreement.

Question 100:
If you want to bring in a partner that maybe you haven't worked with before, but they have extensive experience in Delray, would that be counted against you?

Answer 100:
Please see Clarifications and Modifications #1 included within this Addendum No. 02 on page 1 above.

Question 101:
Does the CRA expect a community engagement plan?

Answer 101:
The RFP does not require a community engagement plan.

END OF ADDENDUM No. 02

CORPORATE STRUCTURE QUESTIONNAIRE

1. Proposers shall complete the following information as required in the RFP. If the Corporate Structure Questionnaire needs additional pages in order to fully provide the information requested, Proposer's may attach additional pages in a comparable form.

Legal Name	
Street Address	
Mailing Address	
Local Office Address	
Authorized Agent Name	
Authorized Agent Title	
Authorized Agent Email	
Telephone Number	
Fax Number	
Type of Business	
Federal Tax Identification Number	
Legal Structure	
State of Incorporation or Organization	
Date of Incorporation or Organization	
Date Authorized to do Business in Florida	
State License/Registration Numbers (if required and applicable)	

2. If the Proposer is a Joint Venture, Proposer must:

   a. Submit the above information for the Joint Venture as well as for each entity comprising the Joint Venture; and

   b. Attach a copy of the Joint Venture Agreement, and any other related documents, to this form.