DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

ADDENDUM NO. 03
TO
REQUEST FOR PROPOSALS CRA NO. 2026-05
SW 600, 700, & 800 BLOCKS OF WEST ATLANTIC AVENUE
MIXED-USE DEVELOPMENT PROJECT

November 17, 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.

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.

GENERAL INFORMATION:

The CRA is seeking Proposals from qualified and experienced developers, to lease or purchase, and redevelop the Subject Properties. The proposed development project shall include a mix of residential and commercial uses. ALL further development requirements are stated within the RFP and Addendums.

It is the responsibility of the Proposer to review the RFP, Addendums, and the City of Delray Beach's Land Development Regulations in their entirety to individually prepare a response to the RFP.

The CRA will not be providing guidance or confirmation on compliance for project specific questions.

Cone of Silence/No Lobbying

As to any matter relating to this RFP, any Proposer, or anyone representing a Proposer is advised that they are prohibited from contacting or lobbying the CRA Chair, any CRA Commissioner, CRA Staff, or any other person working on behalf of the CRA on any matter related to or involved with this RFP. For purposes of clarification, a Proposer's representatives shall include, but not be limited to, the Proposer's employees, partners, attorneys, officers, directors, consultants, lobbyists, or any actual or potential subcontractor or consultant of the Proposer and the Proposer's team. There will be an opportunity for inquiries to be made of CRA Staff during the scheduled voluntary Pre-Proposal Meeting. All inquiries must be in writing and directed to the CRA (tibbsc@mydelraybeach.com) prior to the Question Submittal Deadline. Any violation of this condition may result in rejection and/or disqualification of the Proposer. This "Cone of Silence/No Lobbying" is in effect from the date of issuance of this RFP and shall terminate at the time the CRA Board selects a Proposer and awards an Agreement, rejects all Proposals, or otherwise takes action which ends the solicitation process.

Communication with the CRA Chair, any CRA Commissioner, CRA Staff, or any other person working on behalf of the CRA regarding this RFP may cause the firm involved to be disqualified from submitting a Proposal under this RFP. Any verified allegation that a responding Proposer or an agent or consultant of the foregoing has made such contact or attempted to influence the evaluation, ranking, and/or selection of short-listed Proposers may be the cause for CRA to disqualify the Proposer from submitting an RFP or Proposal, to disqualify the Proposer from participating in the solicitation/procurement, and/or to discontinue any further consideration of such Proposer.

CLARIFICATIONS AND MODIFICATIONS:

1. Wherever applicable throughout the RFP documents, Proposers are hereby advised that the Question Submittal Deadline is extended to Friday, December 4, 2026, at 5:00PM EST.

2. Wherever applicable throughout the RFP documents, Proposers are hereby advised that the Proposal Submission Deadline is extended to Wednesday, January 20, 2027, at 4:00PM EST.

3. On Page 76 of the RFP, Exhibit C – Insurance Requirements and Instructions shall be substituted for the Exhibit C – Insurance Requirements and Instructions attached to this Addendum No. 03.

4. On Page 16 of the RFP, the definition for Affiliated Firms shall be substituted for the below:

   AFFILIATED FIRMS - Any company, limited liability company, corporation or partnership that is contractually associated with the Proposer and will share in the profits or losses from the development of the proposed development project.

EXHIBIT C
Insurance Requirements and Instructions

1. The Selected Proposer will be required to provide insurance as set forth:

INSURANCE

The selected Proposer shall not commence any performance pursuant to the terms of this RFP until certification or proof of insurance has been received and approved by the Delray Beach Community Redevelopment Agency (CRA.)

The required insurance coverage is to be issued by an insurance company authorized, licensed, and registered to do business in the State of Florida, with the minimum rating of A-VII or better, in accordance with the latest edition of A.M. Best's Insurance Guide. This insurance shall be documented in certificates of insurance which provides that the CRA shall be notified at least ten (10) days in advance of cancellation, non-renewal, or adverse change. The receipt of certificates or other documentation of insurance or policies or copies of policies by the CRA or by any of its representatives, which indicate less coverage than is required, does not constitute a waiver of the selected Proposer's obligation to fulfill the insurance requirements herein. Deductibles must be acceptable to the CRA.

The selected Proposer must submit a current Certificate of Insurance, naming the Delray Beach Community Redevelopment Agency as an additional insured and listed as such on the insurance certificate, no later than ten (10) days after award and prior to commencement of any work. New certificates of insurance are to be provided to the CRA upon expiration. All renewal or replacement certificates of insurance shall be forwarded to the CRA located at 20 N Swinton Avenue, Delray Beach, Florida 33444.

The selected Proposer shall provide insurance coverage as follows:

1.1. **WORKERS COMPENSATION –** With statutory limits, the CRA reserves the right not to accept exemptions to the Workers Compensation requirements of this Solicitation.

1.2. **EMPLOYER'S LIABILITY –** With a limit of not less than One Hundred Thousand Dollars ($100,000) for each accident, One Hundred Thousand Dollars ($100,000) for each disease, and Five Hundred Thousand Dollars ($500,000) for aggregate disease.

1.3. **COMPREHENSIVE GENERAL LIABILITY –** With limits of not less than Two Million Dollars ($2,000,000) per occurrence and Three Million Dollars ($3,000,000) in the aggregate for Bodily Injury and Property Damage.

The Comprehensive General Liability insurance policy must include coverage that is not more restrictive than the latest edition of the Comprehensive General Liability Policy, without restrictive endorsements, as filed by the Insurance Services Offices, and the policy must include coverage's for premises and/or operations, independent contractors, products and/or completed operations for contracts, contractual liability, broad form contractual coverage, broad form property damage, products, completed

operations, and personal injury. Personal injury coverage shall include coverage that has the Employee and Contractual Exclusions removed.

1.4. **AUTOMOBILE LIABILITY –** Covering all vehicles associated with Proposer's operations to include all owned, non-owned and hired vehicles. The coverage will be written on an occurrence basis with limits of liability not less than One Million Dollars ($1,000,000) combined single limit per each occurrence.

1.5. **PROFESSIONAL LIABILITY –** With limits of not less than Five Million Dollars ($5,000,000) per occurrence.

NOTE: Professional Liability coverage shall be provided for any person, company, firm, etc., that will be responsible for the design and/or construction of the proposed development project.

1.6. **BUILDER'S RISK** – Coverage shall be "All Risk" coverage in an amount not less than one hundred (100%) percent of the completed value of the project. Coverage shall remain in place until final completion of construction has been reached as determined by the City.

2. Proposers must provide either:
   2.1. A statement from their insurance company that Proposers can meet the insurance requirements set forth above; or

   2.2. An ACCORD Insurance Certificate that shows evidence of insurance that meets or exceeds the requirements set forth above.