



## Cover Memorandum/Staff Report

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**File #:** 26-0065 CRA

**Agenda Date:** 4/28/2026

**Item #:** 7F.

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**TO:** CRA Board of Commissioners  
**FROM:** Christine Tibbs, Assistant Director  
**THROUGH:** Renée A. Jadusingh, Executive Director  
**DATE:** April 28, 2026

**APPROVAL OF THE SECOND AMENDMENT TO THE CONSTRUCTION SERVICES AGREEMENT WITH WAYPOINT CONTRACTING, INC. IN AN AMOUNT NOT TO EXCEED \$34,402.03, FOR ADDITIONAL CONSTRUCTION SERVICES NEEDED FOR THE REPAIR OF INTERIOR CONCRETE FLOORS, FOR A TOTAL CONTRACT SUM NO TO EXCEED \$886,888.03, FOR THE COMMUNITY REDEVELOPMENT AGENCY (CRA)-OWNED BUILDING LOCATED AT 313 NE 3<sup>RD</sup> STREET**

**Recommended Action:**

Approve the Second Amendment to the Construction Services Agreement with Waypoint Contracting, Inc. for additional construction services needed for the repair of interior concrete floors on the first and second floor of the CRA-owned commercial building located at 313 NE 3<sup>rd</sup> Street, in an amount not to exceed \$34,402.03, for a total Contract Sum not to exceed \$886,888.03, and authorize the CRA Board Chair to execute any and all related documents for said purpose in a form that is acceptable to CRA Legal Counsel.

**Background:**

At the January 27, 2026, Community Redevelopment Agency (CRA) Board meeting, the Board approved the Construction Services Agreement for Invitation to Bid CRA No. 2025-03 for the construction of exterior and interior repairs to the CRA-owned two-story building located at 313 NE 3<sup>rd</sup> Street, also known as the Arts Warehouse (Project), with Waypoint Contracting, Inc. (Waypoint), in an amount not to exceed \$593,700. Subsequently, the CRA entered into the Construction Services Agreement with Waypoint.

At the February 26, 2026, CRA Board meeting, the Board approved a First Amendment to the Construction Services Agreement for the replacement of seven (7) rooftop HVAC units that tie into the construction of the roof repairs in an amount not to exceed \$258,786.

Construction of the repairs to the interior concrete floors commence in April 2026. At which point, Waypoint noticed that certain cracks in the interior concrete floors on the first and second floor of the Arts Warehouse were not notated on the construction drawings as needing repair. During a walk-through, CRA Staff and Waypoint discussed the need for additional interior concrete floor repairs.

To ensure all interior concrete floor cracks requiring repairs are properly addressed and repaired, CRA Staff requested that Waypoint submit a Change Order to perform the additional repair work.

Change Order:

On April 14, 2026, Waypoint submitted a Change Order in the amount of \$34,435.91. The purpose of this Change Order is for the additional cost related to the additional interior concrete floor repairs as identified on-site during a walkthrough by CRA Staff and Waypoint. The full scope of work is attached as Exhibit C.

At this time, CRA Staff is requesting the CRA Board accept the Change Order in an amount not to exceed \$34,402.03, approve a Second Amendment to the Construction Services Agreement between the Delray Beach Community Redevelopment Agency and Waypoint Contracting, Inc., to include the additional interior concrete floor repair work, thereby adjusting the total Contract Sum to an amount not to exceed \$886,888.03, for the construction of exterior and interior repairs for the CRA-owned commercial building located at 313 NE 3<sup>rd</sup> Street, also known as the Arts Warehouse, and authorize the CRA Board Chair to execute any and all related documents for said purpose in a form that is acceptable to the CRA Legal Counsel.

Attachment(s): Exhibit A - Location Map & Photos; Exhibit B - Construction Services Agreement and Amendment with Waypoint Contracting, Inc.; Exhibit C - Waypoint Contracting Change Order; Exhibit D - Second Amendment to the Construction Services Agreement

**CRA Attorney Review:**

The CRA Legal Counsel has prepared and reviewed the Second Amendment to the Construction Services Agreement for legal sufficiency and form and determined it to be acceptable.

**Funding Source/Financial Impact:**

Funding has been allocated from GL# 7441.

**Overall need within the Community Redevelopment Area from Delray Beach**

**CRA Redevelopment Plan:**

**Removal of Slum And Blight**

Land Use

Economic Development

Affordable Housing

Downtown Housing

Infrastructure

Recreation and Cultural Facilities