



## Cover Memorandum/Staff Report

File #: 25-120 CRA

Agenda Date: 7/16/2025

Item #: 7E.

TO: CRA Board of Commissioners  
FROM: Christine Tibbs, Assistant Director  
THROUGH: Renée A. Jadusingh, Esq., CRA Executive Director  
DATE: July 16, 2025

### REQUEST TO ISSUE INVITATION TO BID CRA NO. 2025-05 FOR THE CONSTRUCTION OF REPAIRS FOR THE CRA-OWNED BUILDING LOCATED AT 182 NW 5<sup>th</sup> AVENUE - MUSE HOUSE

#### **Recommended Action:**

Authorize the issuance of an Invitation to Bid for the construction of repairs for the CRA-owned building located at 182 NW 5<sup>th</sup> Avenue - Muse House (Subject Property), in substantially attached form.

#### **Background:**

The Subject Property is a historic cottage located at 182 NW 5<sup>th</sup> Avenue, within the West Settlers Historic District along the historic NW & SW 5<sup>th</sup> Avenue commercial corridor (CRA Sub-Area #3).

The Subject Property is a part of Project #2.1 of the CRA Redevelopment Plan wherein the objective is to revitalize the NW & SW 5th Avenue corridor into a thriving district for neighborhood businesses and cultural activities with the strategic provision of diverse neighborhood shopping, services, and cultural facilities that will serve to enhance overall business activity and pedestrian activity in the area. The construction of affordable commercial, retail, and professional office space in the Northwest Neighborhood is one way the Delray Beach CRA is by ensuring that this objective is realized. In order to revitalize the NW & SW 5th Avenue corridor it is vital that there is business activity on the space.

On April 30, 2025, the CRA Board approved an agreement with Christopher Johnson Architecture, LLC, for architectural services for the Subject Property to provide a comprehensive scope of architectural services needed to complete the design and construction documents necessary to repair the Subject Property and return it to its original state so that it can be used as affordable commercial, retail, or office purposes.

The scope of the repair work will be to return the Subject Property to its original state based prior construction drawings and will include repairing and/or replacing damaged flooring, repairing drywall, demolition of walls and doors that were not original to the Subject Property, construction of interior walls that were previously demolished, repairing mechanical, electrical, and plumbing systems, interior painting, and replacement of cabinetry and countertops. Repair work for the Subject Property was budgeted within the CRA's Budget for Fiscal Year 2024-2025 CRA Budget.

Maintaining the Subject Property prevents slum and blight and contributes to creating additional affordable commercial spaces and economic opportunities within the CRA District as indicated in the objectives of the CRA Redevelopment Plan.

The purpose of issuing this Invitation to Bid (ITB) is to obtain bids from qualified contractors with experience in constructing and completing the needed repair work to return the Subject Property to its original state. The objective of the ITB is to enter into an agreement with one qualified, responsive, and responsible contractor that meets all the requirements set forth in the ITB and is in the best interest of the CRA.

The ITB will be issued, in substantially the same form as included in Exhibit B. The full ITB will be available to view online on the CRA's website, [www.delraycra.com](http://www.delraycra.com) <<http://www.delraycra.com>>, and on Bidnet Direct, [www.bidnetdirect.com](http://www.bidnetdirect.com) <<http://www.bidnetdirect.com>>; a hard copy can also be requested via email or in person at the CRA office.

At this time, CRA staff is seeking approval to issue the ITB for the construction of repairs for the CRA-owned commercial building located at 182 NW 5<sup>th</sup> Avenue - Harvel House in substantially the same form as attached in Exhibit B.

Attachments: Exhibit A - Location Map & Photos; Exhibit B - Draft Invitation to Bid CRA No. 2025-05

### **CRA Attorney Review:**

The CRA Legal Counsel will review the ITB for legal sufficiency and form prior to issuance.

### **Funding Source/Financial Impact:**

N/A

## **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