



## Cover Memorandum/Staff Report

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**File #:** 25-046 CRA

**Agenda Date:** 3/25/2025

**Item #:** 7C.

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**TO:** CRA Board of Commissioners  
**FROM:** Christine Tibbs, Assistant Director  
**THROUGH:** Renée A. Jadusingh, Esq., CRA Executive Director  
**DATE:** March 25, 2025

### **REQUEST TO ISSUE INVITATION TO BID CRA NO. 2025-03 FOR THE CONSTRUCTION OF REPAIRS TO THE ROOF AND CONCRETE FLOOR OF THE CRA-OWNED BUILDING LOCATED AT 313 NW 3<sup>rd</sup> STREET - ARTS WAREHOUSE**

#### **Recommended Action:**

Authorize the issuance of an Invitation to Bid for the construction of the repairs to the roof and concrete floor of the CRA-owned building located at 313 NW 3<sup>rd</sup> Street - Arts Warehouse.

#### **Background:**

The Arts Warehouse is located at 313 NW 3<sup>rd</sup> Street within the Pineapple Grove Arts District in CRA Sub-Area #3, and is a two-story commercial building that the CRA acquired in 2010. Previously a one-story warehouse that was used for autobody work, the CRA completed a full renovation to the 15,000 sq. ft. space in 2017. The renovation included adding a second story for affordable artist studio rentals and building out the first story to include exhibition, gallery, and event rental spaces. The Arts Warehouse serves as a recognizable anchor on Artists Alley driving pedestrian activity and development in the area.

The scope of the repair work includes repairing and replacing the roof membrane, parapets, gutters and downspouts to remedy roof leaks, and repairing cracks and any defective areas in the concrete floor throughout the building to restore the floors to their original design strength and appearance. Repair work for the Arts Warehouse was budgeted within the CRA's Budget for Fiscal Year 2024-2025 CRA Budget.

Maintaining the Arts Warehouse 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 for the construction of necessary repairs to the roof and concrete flooring is to obtain bids from qualified contractors with experience in constructing and completing the needed repair work. 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 to the roof and concrete floor of the CRA-owned two-story commercial building located at 313 NW 3<sup>rd</sup> Street - Arts Warehouse in substantially the same form as attached in Exhibit B.

Attachments: Exhibit A - Location Map & Photos; Exhibit B - Draft Invitation to Bid CRA No. 2025-03

**CRA Attorney Review:**

The CRA Legal Counsel will review the ITB prior to issuance.

**Funding Source/Financial Impact:**

**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