



## Cover Memorandum/Staff Report

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**File #:** 24-051 CRA

**Agenda Date:** 7/23/2024

**Item #:** 7F.

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**TO:** CRA Board of Commissioners  
**FROM:** Christine Tibbs, Assistant Director  
**THROUGH:** Renée A. Jadusingh, Esq., Executive Director  
**DATE:** July 23, 2024

**APPROVE THE WORK ASSIGNMENT FOR ARCHITECTURAL SERVICES PROVIDED BY CURRIE SOWARDS AGUILA ARCHITECTS, INC.**

**Recommended Action:**

Approve the Work Assignment for Architectural Services with Currie Sowards Aguila Architects, Inc. for repairs at the Arts Warehouse, located at 313 NE 3<sup>rd</sup> Street, in an amount not to exceed \$61,075.

**Background:**

On May 30, 2024, the CRA board approved a Continuing Consulting Services Agreement with Currie Sowards Aguila, Inc. (CSA) to provide Architectural Services.

Following the approval of the Agreement, CRA staff reached out to CSA to provide a proposal for Architectural Services for the CRA-owned property located at 313 NE 3<sup>rd</sup> Street, also known as the Arts Warehouse. The Arts Warehouse

The CRA redeveloped a dilapidated warehouse into the Arts Warehouse in 2017. Located on Artist Alley in the Pineapple Grove Arts District, the 15,000 square foot space serves as an affordable commercial rental space for small, local artists, and serves as an anchor in the arts community, increasing pedestrian traffic to the area and spurring private and public investment in the area.

Section 163.340(9), Florida Statutes, provides that “[c]ommunity redevelopment” or “redevelopment” means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight. Additionally, section 163.370(2)(c)(5), Florida Statutes, provides that the CRA shall have all the powers necessary or convenient to carry out and effectuate community redevelopment and related activities within the community redevelopment area, which may include carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the community redevelopment plan.

At this time, the Arts Warehouse is in need of repairs to the roof and flooring. Through repairs and maintenance of the interior and exterior of the building, the CRA is carrying out its mission to eliminate slum and blight as empowered by Florida Statutes and stated throughout the CRA’s Redevelopment Plan.

The Scope of Services for the Work Assignment will include a review of existing structural assessments, additional structural assessments and a summary of findings, development of construction plans for necessary repairs, permitting, bidding, and construction administration services.

The cost to fulfill the Scope of Services is a not to exceed cost of \$61,075. See Exhibit D.

At this time, CRA staff is seeking approval of the Work Assignment with Currie Sowards Aguila, Inc., to complete the assessment report of the roof and structural components of the Arts Warehouse, complete the construction documents, and provide permitting, bidding, and construction administration assistance, and authorize the CRA Board Chair to execute all documents related to the Work Assignment.

Attachment(s): Exhibit A - Location Map; Exhibit B - Continuing Consulting Services Agreement; Exhibit C - Work Assignment; Exhibit D - Proposal from Currie Sowards Aguila

**CRA Attorney Review:**

The CRA Legal Counsel has reviewed the Work Assignment for legal sufficiency and form and determined it to be acceptable.

**Finance Review:**

N/A

**Funding Source/Financial Impact:**

Funding is available in the amount of \$61,075 GL#7441 - Arts Warehouse Capital Assets

**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**