



Cover Memorandum/Staff Report

File #: 25-189 CRA

Agenda Date: 10/28/2025

Item #: 7H.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., CRA Executive Director
DATE: October 28, 2025

AWARD INVITATION TO BID CRA NO. 2025-03 - EXTERIOR AND INTERIOR REPAIRS TO THE CRA-OWNED BUILDING LOCATED AT 313 NE 3RD STREET - ARTS WAREHOUSE TO DAN ENTERPRISES TEAM, LLC, IN AN AMOUNT NOT TO EXCEED \$426,771.71

Recommended Action:

- 1) Award 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 3rd Street, also known as the Arts Warehouse, to the responsive and responsible Bidder Dan Enterprises Team, LLC, in an amount not to exceed \$426,771.71; and authorize CRA Staff to enter into contract negotiations with Dan Enterprises Team, LLC; and
- 2) In the event that negotiations with Dan Enterprises Team, LLC, do not result in a contract satisfactory to the CRA and negotiations are abandoned, the CRA Board selects Waypoint Contracting, Inc. as the second responsive and responsible Bidder and authorizes CRA Staff to commence negotiations with Waypoint Contracting, Inc.

Background:

The Arts Warehouse is located at 313 NW 3rd 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.

On March 25, 2025, the CRA Board approved the issuance of Invitation to Bid (ITB) CRA No. 2025-03 for the exterior and interior repair work to the Arts Warehouse: repairing and replacing the roof membrane for both stories, parapets, gutters and downspouts to remedy roof leaks, repairing any cracked and/or defective stucco, exterior painting, and repairing cracks and/or any defective areas in the interior concrete floor throughout the building to restore the floors to their original design strength and appearance (Project). This Project was budgeted within the CRA's Budget for Fiscal Year 2025-2026 CRA.

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 ITB was issued on July 3, 2025, with a deadline for submission of Bids on August 7, 2025.

Review of Bids:

On August 7, 2025, four (4) Bids were received timely:

BIDDER	BID PRICE
DAN ENTERPRISES TEAM LLC	\$426,771.71
GOLDSON CONSTRUCTION CORP.	\$598,843.00
PERSONS SERVICES CORP.	\$778,384.00
WAYPOINT CONTRACTING INC.	\$593,700.00

*Note: Bidders are listed in alphabetical order. Submitted Bids are available upon request.

The initial review of the Bids received revealed deficiencies in all four (4) Bids, including omitted documentation as required per the ITB. CRA Staff requested all required information and documentation as stated in the ITB, and clarification information from all the Bidders. .

Following the receipt of the requested information and documentation, CRA Staff, along with the CRA's Architect, thoroughly reviewed each of the four (4) Bids submitted based on the criteria stated within the ITB, as well as the CRA's Purchasing & Procurement Policies and Procedures.

After which, all four (4) submitted Bids were deemed responsive and responsible. Dan Enterprises Team, LLC, was determined to be the responsive and responsible Bidder with the lowest Bid.

Award of Bid:

At this time, CRA Staff is requesting the CRA Board to award the Bid for ITB CRA. No. 2025-03- Exterior and Interior Repairs to the CRA-owned building Located at 313 NE 3rd Street - Arts Warehouse to Dan Enterprises Team, LLC, the responsive and responsible Bidder with the lowest Bid, in the amount not to exceed \$426,771.71. Per the ITB, a contract may be awarded to the responsive and responsible Bidder meeting all requirements as set forth in the ITB documents, and in the best interest of the CRA. The CRA Board shall be the sole and absolute judge of the CRAs best interest.

Further, CRA Staff is requesting the CRA Board authorize CRA Staff to enter into contract negotiations with Dan Enterprises Team, LLC. If a contract is not negotiated to the CRA's satisfaction, the CRA may abandon such negotiations at its sole and absolute discretion.

Lastly, CRA Staff is requesting the CRA Board select a second responsible and responsive Bidder to be in place in the event the negotiations with Dan Enterprises Team, LLC, do not result in a contract satisfactory to the CRA and negotiations are abandoned. As such, CRA Staff is requesting the CRA Board selects Waypoint Contracting, Inc. as the second responsible and responsive Bidder with the next lowest Bid in the amount not to exceed \$593,700, and authorizes CRA Staff to commence negotiations with Waypoint Contracting, Inc. should the negotiations with Dan Enterprises Team, LLC, not result in a contract satisfactory to the CRA and negotiations with Dan Enterprises Team, LLC, are abandoned.

The negotiated contract will be brought before the CRA Board for approval.

Attachments: Exhibit A - Location Map & Photos; Exhibit B - Invitation to Bid CRA No. 2025-03 and Addendums; Exhibit C - Resolution 2025-15

CRA Attorney Review:

N/A

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