



Cover Memorandum/Staff Report

File #: 26-0016 CRA

Agenda Date: 1/27/2026

Item #: 7D.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., CRA Executive Director
DATE: January 27, 2025

RESOLUTION 2026-01 - APPROVAL OF A CONSTRUCTION SERVICES AGREEMENT WITH WAYPOINT CONTRACTING, INC., IN AN AMOUNT NOT TO EXCEED \$593,700, FOR THE CONSTRUCTION OF EXTERIOR AND INTERIOR REPAIRS TO THE CRA-OWNED BUILDING LOCATED AT 313 NE 3RD STREET

Recommended Action:

Approve a Construction Services Agreement for Invitation to Bid CRA No. 2025 - 03 for the construction of exterior and interior repairs to the CRA-owned building located at 313 NE 3rd Street (Project), also known as the Arts Warehouse, with Waypoint Contracting, Inc., in an amount not to exceed \$593,700, and authorize the CRA Board Chair to execute the Construction Services Agreement for the Project, and any and all related documents for the Project, in a form that is acceptable to the CRA Legal Counsel.

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.

On October 28, 2025, the CRA Board awarded the ITB to Dan Enterprises Team, LLC as the responsive and responsible Bidder with the lowest Bid and authorized CRA Staff to enter into negotiations. Additionally, the CRA Board authorized CRA Staff to enter into negotiations with Waypoint Contracting, Inc., the responsive and responsible Bidder with the second lowest Bid in the event that negotiations with Dan Enterprises Team, LLC, were terminated.

Subsequently, CRA Staff met with Dan Enterprises Team, LLC, and entered into negotiations. However, on December 30, 2025, negotiations were terminated between CRA Staff and Dan Enterprises Team, LLC.

On January 8, 2025, as authorized by the CRA Board, CRA Staff entered into negotiations with Waypoint Contracting, Inc. as related to the Project.

At this time, CRA Staff is requesting the CRA Board approve 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 3rd Street, also known as the Arts Warehouse, with Waypoint Contracting, Inc., in an amount not to exceed \$593,700, and authorize the CRA Board Chair to execute the Construction Services Agreement, and any and all related documents for the Project, with Waypoint Contracting, Inc., in a form that is acceptable to the CRA Legal Counsel.

Attachments: Exhibit A - Location Map & Photos; Exhibit B - Invitation to Bid CRA No. 2025-03 and Addendums; Exhibit C - Construction Services Agreement; Exhibit D - Resolution 2026-01

CRA Attorney Review:

The CRA Legal Counsel has prepared and reviewed 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