



Cover Memorandum/Staff Report

File #: 25-035 CRA

Agenda Date: 2/25/2025

Item #: 7H.

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

REQUEST TO ISSUE INVITATION TO BID CRA NO. 2025-02 FOR CONSTRUCTION OF EXTERIOR IMPROVEMENTS FOR THE CRA-OWNED COMMERCIAL BUILDING LOCATED 102 NW 5TH AVENUE

Recommended Action:

Authorize the issuance of an Invitation to Bid (ITB) for construction of exterior improvements for the CRA-owned one-story commercial building located at 102 NW 5th Avenue.

Background:

On February 6, 2024, the CRA Board approved a Purchase and Sale Agreement for the property located at 102 NW 5th Avenue (Subject Property). The CRA purchased the Subject Property in March 2024.

The Subject Property includes a one-story commercial building with five (5) tenant bays and is zoned CBD - Central Business District and is within the West Settlers Historic District of The Set (CRA Sub-Area #3). Immediately south of the Subject Property is the recently completed CRA Owned 98 NW 5th Avenue, Delray Beach Housing Authority Headquarters, and a City of Delray Beach owned parking lot to the north.

Recently, the entire roof and gutters of the building were replaced along with interior ceiling tiles in two (2) of the tenant bays. Additional exterior improvements to the building are needed and include: stucco repair, paint, updated signage, hurricane rated doors and windows. These exterior improvements were budgeted within the CRA's Budget for Fiscal Year 2024-2025 CRA Budget.

Improving the exterior of the building on the Subject Property eliminates slum and blight and contributes to creating additional affordable commercial spaces and economic opportunities within the CRA District/West Settlers Historic District as indicated in the objectives of the CRA Redevelopment Plan and West Atlantic Masterplan/The Set Transformation Plan.

The purpose of issuing this ITB for exterior improvements to the commercial building is to obtain bids from qualified contractors with experience in constructing and completing the needed exterior improvements. 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, on Monday, March 10, 2025, and have the Proposal Submittal Due Date be Thursday, April 17, 2025. The full ITB will be available to view online on the CRA's website, www.delraycra.com <<http://www.delraycra.com>>, and on Bidnet Direct, 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 construction of exterior improvements for the CRA-owned one-story commercial building located at 102 NW 5th Avenue in substantially the same form as attached in Exhibit B.

Attachments: Exhibit A - Location Map & Photos; Exhibit B - Draft Invitation to Bid CRA No. 2025-02

CRA Attorney Review:

The CRA Legal Counsel will review the ITB 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