



Cover Memorandum/Staff Report

File #: 25-091 CRA

Agenda Date: 5/29/2025

Item #: 7C.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., CRA Executive Director
DATE: May 29, 2025

AWARD INVITATION TO BID CRA NO. 2025-02 FOR THE CONSTRUCTION OF EXTERIOR IMPROVEMENTS FOR THE CRA-OWNED COMMERCIAL BUILDING LOCATED AT 102 NW 5TH AVENUE TO PERSONS SERVICES CORP., IN AN AMOUNT NOT TO EXCEED \$327,099

Recommended Action:

1. Award Invitation to Bid (ITB) CRA No. 2025-02 for the construction of exterior improvements for the CRA-owned one-story commercial building located at 102 NW 5th Avenue (Project) to Persons Services Corp., in an amount not to exceed \$327,099; and
2. Approve the Contract for the Project, in substantially the attached form, and authorize the CRA Board Chair to execute the Contract for the Project and any and all related documents for the Project in a form that is acceptable to the CRA Legal Counsel.

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) and 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.

On February 25, 2025, the CRA Board approved the issuance of (ITB) CRA No. 2025-02 for the construction of exterior improvements to the commercial building on the Subject Property: stucco repair, paint, updated signage, hurricane rated doors and windows (Project). This Project was 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 ITB was issued on March 10, 2025, with a deadline for submission of Bids on April 17, 2025.

Review of Bids:

On April 17, 2025, three (3) Bids were received timely:

BIDDER	BID PRICE
Persons Services Corp.	\$327,099
Quick Painting Group Corp.	\$248,000
Project Xanadu & Co.	\$125,000

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

The initial review of the Bids received revealed deficiencies in all three (3) Bids, including omitted documentation as required per the ITB. CRA staff requested all required information and documentation as stated in the ITB from all the Bidders.

Following the receipt of the required information and documentation, CRA staff thoroughly reviewed each submitted Bid based on the criteria stated within the ITB, as well as the CRA's Purchasing & Procurement Policies and Procedures.

The ITB required that any Bidder who submitted a Bid be a licensed and registered general contractor under Florida Statutes. Following the review of all information and documentation, CRA staff determined that two (2) of the Bidders - Quick Painting Group Corp. and Project Xanadu & Co. - each submitted Florida Building Contractor licenses with their respective Bids. As such, CRA staff determined that both Quick Painting Group Corp. and Project Xanadu & Co. did not submit the necessary information and documentation, and thus were both deemed non-responsive by CRA staff.

After a thorough review by CRA staff, Persons Services Corp., which did submit a Florida General Contractor license along with all other required information and documentation, was determined to be responsive and responsible by CRA staff.

Award of Bid:

At this time, CRA staff is requesting the CRA Board to award the Bid for ITB CRA. No. 2025-02 - Construction of Exterior Improvements for the CRA-owned Commercial Building Located at 102 NW 5th Avenue to Persons Services Corp., the most responsive and responsible Bidder, in the amount not to exceed \$327,099. Per the ITB, the 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 approve the Contract for the Project, in substantially the attached form, and authorize the CRA Board Chair to execute the Contract with the Awarded Bidder and any and all related documents for the Project in a form that is acceptable to the CRA Legal Counsel.

Attachments: Exhibit A - Location Map & Photos; Exhibit B - Invitation to Bid CRA No. 2025-02 and Addendums; Exhibit C - Contract for Exterior Improvements - 102 NW 5th Avenue; Exhibit D - Resolution 2025-09

CRA Attorney Review:

The CRA Legal Counsel has drafted and reviewed the Contract in a form deemed legally acceptable and sufficient.

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