



Hallandale Beach
COMMUNITY REDEVELOPMENT AGENCY

Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

Meeting Date:	May 21, 2025		File No.	Item Type:	Resolution	Other	
			25-164	<i>(Enter X in box)</i>	X		
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>		1st Reading		2nd Reading
	X		Public Hearing: <i>(Enter X in box)</i>		N/A	N/A	
					Yes	No	
					X		
Funding Source:	6342-565000		Advertising Requirement: <i>(Enter X in box)</i>		Yes		No
						X	
Account Balance:	\$9,472,963.85		RFP/RFQ/Bid Number:		#FY2020-2021-CRA002		
Contract/P.O. Required: <i>(Enter X in box)</i>	Yes	No	Project Number:		C2202		
	X						
Redevelopment Goals: <i>(Enter X in box)</i>							
Compact & Urban Development Projects							
Goal 1 - Catalytic projects that support the growth of local economy <input checked="" type="checkbox"/>							
Goal 2 - Transit supportive Development <input type="checkbox"/>							
Goal 3 - Neighborhood-level enhancements <input type="checkbox"/>							
Improve Connectivity within community							
Goal 1 - Development of complete streets <input checked="" type="checkbox"/>							
Goal 2 - Facilitate & Identify safe access to multiple modes of transportation <input type="checkbox"/>							
Goal 3- Provide Strategic parking solutions <input checked="" type="checkbox"/>							
Create CRA Resiliency							
Goal 1- Utilize innovative means to create sense of place to attract residents & visitors <input checked="" type="checkbox"/>							
Goal 2- Use diverse architectural styles & messaging to create iconic buildings & destinations <input type="checkbox"/>							
Goal 3- Prepare for sustainable future through smart technology, social & economic development Programs and environmental measures <input type="checkbox"/>							
Sponsor Name:	Dr. Jeremy Earle, Executive Director		Department:		HBCRA		

SHORT TITLE:

A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AN INCREASE TO THE GUARANTEED MAXIMUM PRICE FOR THE N.E. 1ST AVENUE STREETScape IMPROVEMENTS PROJECT IN THE AMOUNT OF \$300,288.41 FOR THE COST FOR OWNER'S CONTINGENCY (\$120,000.00) AND PERMIT ALLOWANCE (\$180,288.41) FOR AN INCREASED GUARANTEED MAXIMUM PRICE OF \$9,040,509.27; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE INCREASE TO THE GUARANTEED MAXIMUM PRICE INCLUDING THE EXECUTION AND DELIVERY OF AN AMENDMENT TO THE ADDENDUM TO THE CMAR AGREEMENT FOR THE N.E. 1ST AVENUE STREETScape IMPROVEMENTS PROJECT; AND PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY:

Background:

The Hallandale Beach Community Redevelopment Agency (HBCRA) has made a concerted effort to revitalize major corridors throughout the Hallandale Beach redevelopment area, specifically District 8, formerly the Fashion Art and Design District (FADD). District 8 is located on NE 1st Ave between Hallandale Beach Blvd and NE 5th Street. The Northeast corridor, particularly NE 1st Avenue, is a priority area for the HBCRA and a growing business community. Over the last several years, the corridor has experienced a significant surge in economic development, enticing business owners to commit to the area. Several HBCRA investments and partnerships are currently in progress or already operational within District 8, including notable projects such as Design Flex, Los Verdes, KAO Bar & Grill, and soon opening Daluki's - Cara Palida Brewery.

On March 19, 2025, the Hallandale Beach Community Redevelopment Agency (HBCRA) Board of Directors passed Resolution No 2025-005 approving a Guaranteed Maximum Price (GMP) proposal by Burkhardt Construction Inc (BCI) for the construction of the NE 1st Ave streetscape improvement in the amount of \$8,740,220.86.

Current Situation:

The HBCRA project management staff held a project kickoff meeting on May 5, 2025, with BCI, Kimley-Horn, and the COHB staff to discuss mobilization and business access plans. A stakeholders meeting is scheduled for May 22, 2025, to receive feedback and inform business owners along NE 1st Ave of the upcoming corridor improvements. Construction is anticipated to start July 2025.

While reviewing the NE 1st Ave streetscape addendum, the HBCRA project management staff identified a discrepancy in the total amount approved for this project GMP. The amounts for owner contingency (\$120,000.00) and permit allowance (\$180,288.41) were not calculated into the project GMP. In lieu of the upcoming construction, before proceeding, the HBCRA staff recommends amending the previous approved addendum for the NE 1st Ave streetscape improvement, modifying the previously approved GMP (\$8,740,220.86) to incorporate the cost for owner's contingency and permit allowance. The total cost increase, incorporating owners' contingency (\$120,000.00) and permit allowance (\$180,288.41), is \$300,288.41

Recommendation:

HBCRA staff recommends that the HBCRA Board of Directors approve the attached resolution, authorizing the Executive Director to execute an amendment to the CMAR agreement increasing the project GMP amount from \$8,740,220.86 to \$9,040,509.27, incorporating the cost for owner's contingency and permit allowance.

Fiscal Impact:

\$300,288.41

Why Action is Necessary:

Per section 3.3.1 of the CMAR agreement executed between the HBCRA and Burkhardt Construction Inc., GMP requires HBCRA Board approval.

PROPOSED ACTION:

HBCRA Board of Directors approves the resolution.

ATTACHMENT(S):

- Exhibit 1 – Resolution
- Exhibit 2 - Burkhardt Construction Inc (NE 1st Ave streetscape improvement GMP)
- Exhibit 3 – Executed CMAR Agreement