



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:	1 st Reading	2 nd Reading
5/7/2025	25-125	<input checked="" type="checkbox"/> Resolution	Ordinance Reading	N/A
		<input type="checkbox"/> Ordinance	Public Hearing	<input type="checkbox"/>
		<input type="checkbox"/> Other	Advertising Required	<input type="checkbox"/>
		Quasi-Judicial:	<input type="checkbox"/>	
Fiscal Impact (\$):		Account Balance (\$):	Funding Source:	Project Number:
\$64,228		\$40,842 Budget transfer pending	7290-531010-PA155	PA155
Contract/P.O. Required		RFP/RFQ/Bid Number:	Sponsor Name:	Department:
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	BID # FY 2021-2022-011 Historic Village and Curci House Improvements	Jeffrey Towne, Interim Director	Public Works
Strategic Plan Focus Areas:				
<input type="checkbox"/> Fiscal Stability	<input type="checkbox"/> Resident Services	<input type="checkbox"/> Public Safety	<input checked="" type="checkbox"/> Infrastructure & Mobility	<input type="checkbox"/> Economic Development & Affordable Housing
Implementation Timeline:				
Estimated Start Date: 5/7/2025			Estimated End Date: 9/30/2025	

SHORT TITLE:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING CHANGE ORDER #3 FOR THE RFP# FY2021- 2022-011, HISTORIC VILLAGE AND CURCI HOUSE IMPROVEMENTS CONTRACT WITH CAMPUS CONSTRUCTION GROUP, INC., TO INCREASE THE CONSTRUCTION FUNDING (CONTRACT AWARD TOTAL) IN THE AMOUNT OF SIXTY-FOUR THOUSAND, TWO HUNDRED AND TWENTY EIGHT DOLLARS (\$64,228), WHICH EXCEEDS THE AVAILABLE REMAINING CONTINGENCY, AS APPROVED VIA RESOLUTION NO. 2022-88; BRINGING THE REVISED TOTAL COST TO FIVE HUNDRED, NINETY SIX THOUSAND, FOUR HUNDRED AND TWENTY-TWO DOLLARS (\$596,422), AND AUTHORIZING AN EXTENSION OF THE TIME TO COMPLETE THE PROJECT THROUGH SEPTEMBER 30, 2025; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary:

This item seeks City Commission approval to increase the construction funding (contract award total) for the Historical Village and Curci House Improvements project for a total amount of \$64,228, which exceeds the available remaining contingency, as approved via Resolution No. 2022-88, and therefore requires Commission for the City Manager to accept and execute said Change Order. This item also seeks an extension of time to complete the project through September 30, 2025.

Background:

The City of Hallandale Beach has been developing a world-class parks system based on a Master Plan. On November 4, 2014, nearly 65% of voters approved a General Obligation (GO) Bond referendum, not to exceed \$58.5 million, to fund these improvements.

The Historical Village project, located at 324 SW 2nd Avenue, features the Curci House (built in 1924 and listed on the U.S. National Register of Historic Places). The 0.63-acre site included the now-demolished Moffitt House, removed due to unsafe conditions, clearing space for new amenities supporting the Curci House and the Historical Village.

The park improvements are funded by the GO Bond approved by voters in 2014.

Bid #FY 2021-2022-011 for the Historic Village and Curci House Improvements was released on May 16, 2022. A non-mandatory pre-bid meeting occurred on June 1, 2022, and bids were due by July 11, 2022. On September 12, 2022, the City Commission awarded the construction contract to Campus Construction Group, Inc. via Resolution No. 2022-088.

Groundwork for the project is complete; the only remaining major item is installation of the ADA Lift for the Curci House, which has already been fabricated.

During demolition to install the ADA Lift, structural discrepancies were found: the existing steel reinforcement differed from the plans. Bliss & Nyitray, Inc., the City's structural engineering consultant, updated the plans to address this, following the closure of ACAI Associates, Inc. in March 2024. New structural supports, including columns, beams, and window lintel shoring, are required to meet the ADA Lift's design needs.

Current Situation:

The project requires additional funding to complete needed structural reinforcements and drywall repairs, based on the updated structural drawings. These changes are necessary to safely install the ADA Lift and maintain the Curci House's structural integrity.

Previous Change Orders #1 and #2, approved administratively under City procurement policies, included \$46,312 for walkway pavers, \$22,274.75 for improved drainage, and a credit of \$9,579 for unused materials. The net increase from these changes totaled \$59,008. The original project contingency approved was \$69,417; after these previously approved change orders, \$10,409 remains available in project contingency.

The proposed additional work, quoted at \$74,637 (Exhibit 4), includes new structural supports, including columns, beams, and window lintel shoring, which are required to meet the ADA Lift's design needs. Considering the available contingency of \$10,409, a total of \$64,228 additional funding is required to complete additional work.

With the additional \$64,228, if approved, the revised project total will be \$661,442; and the additional work activity provides a new anticipated completion date of September 30, 2025. A detailed breakdown of the total project cost is shown below:

Contract Cost	\$ 462,777
Total Previous C.O.	\$ 59,008
Revised Project Total	\$ 521,785

Proposed C.O.	\$ 74,637
Revised Construction Costs	\$ 596,422

Permitting	\$ 15,000
Staff Costs	\$ 50,000

Total Project Cost	\$ 661,422
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Why Action is Necessary:

Pursuant to Code of Ordinances, Chapter 23, Section 23-12 Procedures for purchases in excess of \$50,000, item (7) Change Orders, any change in the contract price, scope of work or time for completion of any project following the award of a contract shall be by a written change order, approved by the City Manager and executed with the same formalities as the contract. (7)(a) The City Manager may approve any change orders so long as the total sum of all change orders does not exceed the total amount awarded by the City Commission by more than either ten percent of the contract cost or \$50,000, whichever is less. The scope of any project may not be changed without prior approval of the City Commission.

Cost Benefit:

The funding increase and structural modifications are essential to provide safe, reliable ADA access to the Curci House and park grounds. These improvements support the City's goal of creating an inclusive, welcoming environment, ensuring all visitors can access and enjoy the historical and cultural features of the park.

PROPOSED ACTION:

The City Commission considers the attached Resolution.

ATTACHMENT(S):

Exhibit 1 – Resolution
Exhibit 2 – Resolution No. 2022-088
Exhibit 3 – Contract – Historic Village and Curci House Improvements
Exhibit 4 - Campus Construction Change Order Request COR#5.1

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Interim Director of Public Works

Reviewed By: *Noemy Sandoval*
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Assistant City Manager