



# Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

<b>Meeting Date:</b>	September 18, 2023		<b>File No.</b> 23-325	<b>Item Type:</b> (Enter X in box)	<b>Resolution</b> <b>X</b>	<b>Other</b>	
<b>Fiscal Impact:</b> (Enter X in box)	<b>Yes</b>	<b>No</b>	<b>Ordinance Reading:</b> (Enter X in box)	<b>1st Reading</b> <b>N/A</b>		<b>2nd Reading</b> <b>N/A</b>	
	<b>X</b>		<b>Public Hearing:</b> (Enter X in box)	<b>Yes</b>	<b>No</b>	<b>Yes</b>	<b>No</b>
					<b>x</b>		
<b>Funding Source:</b>	<b>6342-565000</b>		<b>Advertising Requirement:</b> (Enter X in box)	<b>Yes</b>		<b>No</b>	
						<b>X</b>	
<b>Account Balance:</b>	<b>\$ 15,143,550</b>		<b>RFP/RFQ/Bid Number:</b>	<b>N/A</b>			
<b>Contract/P.O. Required:</b> (Enter X in box)	<b>Yes</b>	<b>No</b>	<b>Project Number:</b>	<b>N/A</b>			
		<b>X</b>					
<b>Redevelopment Goals:</b> (Enter X in box) <ul style="list-style-type: none"> <li><b>Compact &amp; Urban Development Projects</b> <ul style="list-style-type: none"> <li>Goal 1 – Catalytic projects that support the growth of local economy <input type="checkbox"/></li> <li>Goal 2 – Transit supportive Development <input type="checkbox"/></li> <li>Goal 3 – Neighborhood-level enhancements <input checked="" type="checkbox"/></li> </ul> </li> <li><b>Improve Connectivity within community</b> <ul style="list-style-type: none"> <li>Goal 1 – Development of complete streets <input checked="" type="checkbox"/></li> <li>Goal 2 – Facilitate &amp; Identify safe access to multiple modes of transportation <input checked="" type="checkbox"/></li> <li>Goal 3- Provide Strategic parking solutions <input type="checkbox"/></li> </ul> </li> <li><b>Create CRA Resiliency</b> <ul style="list-style-type: none"> <li>Goal 1- Utilize innovative means to create sense of place to attract residents &amp; visitors <input checked="" type="checkbox"/></li> <li>Goal 2- Use diverse architectural styles &amp; messaging to create iconic buildings &amp; destinations <input type="checkbox"/></li> <li>Goal 3- Prepare for sustainable future through smart technology, social &amp; economic development Programs and environmental measures <input type="checkbox"/></li> </ul> </li> </ul>							
<b>Sponsor Name:</b>	Dr. Jeremy Earle, Executive Director		<b>Department:</b>	HBCRA			

<b>SHORT TITLE:</b>
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**A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A GUARANTEED MAXIMUM PRICE PROPOSAL BY BURKHARDT CONSTRUCTION INC. IN THE AMOUNT OF \$2,163,695.04 FOR THE SIDEWALK IMPROVEMENTS PROJECT PURSUANT TO THE CONSTRUCTION MANAGEMENT AT RISK AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND BURKHARDT CONSTRUCTION INC.; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE GUARANTEED MAXIMUM PRICE PROPOSAL FOR THE SIDEWALK IMPROVEMENTS PROJECT; AND PROVIDING AN EFFECTIVE DATE.**

<b>STAFF SUMMARY:</b>
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**Background:**

In 2018, the City of Hallandale Beach (COHB) contracted IBI Group, a global architecture, engineering, and planning firm, to update/modify the Hallandale Beach Community Redevelopment Plan. IBI Group's scope included comprehensive surveying of the Hallandale Beach CRA's existing conditions, such as demographics, existing policies, market trends, existing built form, transportation networks, infrastructural capacity, etc. Along with analyzing existing conditions, IBI Group conducted community engagement meetings to understand residents' and stakeholders' priorities. During the community engagement process, residents and stakeholders throughout each quadrant provided similar feedback regarding street improvements such as sidewalk upgrades, bike lanes, on-street parking, micro-transit, street lighting, and re-greening. Once IBI concluded its report, the firm provided the City with a 2020 Redevelopment Plan modification. The modified redevelopment plan provides a strategic guide for future development for the community based on the feedback from the community engagement, planning & zoning, and consultants' expertise. The 2020 redevelopment modification plan identifies areas throughout the CRA that need sidewalks and areas stakeholders requested sidewalks be implemented.

On July 27, 2020, the Hallandale Beach Community Redevelopment Agency (HBCRA) Board of Directors approved the redevelopment revenue note series in the amount of \$20,000,000 to finance public improvements consistent with the redevelopment plan. To that end, the HBCRA issued a Request for Proposal ( RFP) #FY2020-2021-CRA002 Construction Manager at Risk (CMAR) for various projects on December 8, 2020, for a CMAR to oversee the construction of public improvements, including but not limited to sidewalks, art trails, bikeways, green projects, landscaping canopying planting, bike paths, crosswalks, bioswales,

roadway construction, stormwater projects, streetscape projects, lighting projects, and other public projects named hereafter as Improvements Program, throughout the CRA. The RFP sought to identify firms that could be selected as Construction Management firms (CM) that would be capable of providing construction and management services necessary to assist with the build-out of redevelopment improvements.

On May 5, 2021, the HBCRA Board of Directors awarded Burkhardt Construction Inc. RFP #FY2020-2021-CRA002 Construction Manager at Risk (CMAR) for various projects to oversee the public improvements identified in the 2020 HBCRA redevelopment modification plan.

On May 16, 2022, the HBCRA Board of Directors approved Reso No. 2022-007, allowing the HBCRA Executive Director to negotiate an agreement with Kimley-Horn to provide design services for the aforementioned projects related to the CMAR.

### **Current Situation:**

Since awarding Burkhardt Construction Inc. RFP #FY2020-2021-CRA002 and executing a CCNA agreement with Kimley-Horn to provide design services for the various public improvement projects, HBCRA staff has met weekly with the two consultants to facilitate the design phases of these projects. In accordance with the modified redevelopment program, design consultant Kimley-Horn provided plans for the creation of new sidewalks throughout each quadrant of the COHB.

Most recently, HBCRA staff have received the Sidewalk improvement project plans, which is in the 90% design phase from Kimley-Horn. The plans were then given to Burkhardt Construction Inc. to begin soliciting for bids to provide a Guaranteed Maximum Pricing (GMP) to the HBCRA. On August 18, 2023, Burkhardt Construction Inc. provided a GMP of \$2,163,695.04 for sidewalk improvements throughout each quadrant of the CRA.

Per section 3.3.1 of the executed CMAR agreement, "Upon receipt of the Proposed GMP, if the HBCRA and the CONTRACTOR are able to negotiate and agree upon a GMP, an agenda item will be prepared for submission to the HBCRA Commission for approval of a GMP."

### **Recommendation**

HBCRA staff recommends approval of the proposed GMP by resolution.

### **Fiscal Impact**

\$2,163,695.04

### **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.

<b>PROPOSED ACTION:</b>
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HBCRA Board of Directors approves the resolution.

<b>ATTACHMENT(S):</b>
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Exhibit 1 – Resolution

Exhibit 2 - Burkhardt Construction Inc (Sidewalk Improvement Project GMP)

Exhibit 3 – Executed CMAR Agreement

Exhibit 4 - 2020 Redevelopment Modification Plan