



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:		1 st Reading	2 nd Reading
6/22/2026	26-208	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	N/A	N/A
			Public Hearing	<input type="checkbox"/>	<input type="checkbox"/>
			Advertising Required	<input type="checkbox"/>	<input type="checkbox"/>
			Quasi-Judicial:	<input type="checkbox"/>	<input type="checkbox"/>
Fiscal Impact (\$):	Account Balance (\$):		Funding Source:	Project Number:	
\$111,755.26	\$115,000.00		4610-531010	N/A	
Contract Required:	P.O. Required:		RFP/RFQ/Bid Number:	Sponsor Name:	Department:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	RFP # FY 2024-2025-14 CONSULTANT COMPETITIVE NEGOTIATION ACT (CCNA) CONTINUING PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES AND OTHER SERVICES		Marlon Lobban Director	Public Works
Strategic Plan Focus Areas:					
<input type="checkbox"/> Fiscal Stability	<input type="checkbox"/> Resident Services	<input checked="" type="checkbox"/> Public Safety	<input checked="" type="checkbox"/> Infrastructure & Mobility	<input type="checkbox"/> Economic Development & Affordable Housing	
Implementation Timeline:					
Estimated Start Date: 6/22/2026			Estimated End Date: 9/30/2026		

SHORT TITLE:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING A WORK AUTHORIZATION FOR CCNA FIRM JUSTIN ARCHITECTS, P.A. TO PERFORM THE REQUIRED 40- YEAR BUILDING INSPECTION OF CITY BUILDINGS FOR A NOT TO EXCEED AMOUNT OF ONE HUNDRED, ELEVEN THOUSAND, SEVEN HUNDRED, FIFTY-FIVE DOLLARS AND TWENTY-SIX CENTS (\$111,755.26); AND PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary:

This agenda item seeks the City Commission's approval to retain the services of Justin Architects, P.A., to complete 40-year building inspections as required by the State, in accordance with RFP # FY 2024-2025-14 Consultant Competitive Negotiation Act (CCNA) Continuing Professional Architectural and Engineering Services and Other Services for an amount not-to-exceed \$111,755.26. Justin Architects will be providing services based on the following discipline: Architectural and Engineering Services (Exhibit 2).

Background:

On September 15, 2025, the City Commission approved Resolution No. 2025-113 authorizing continuing service agreements to be awarded in accordance with the Consultant Competitive Negotiation Act (CCNA) per RFP # FY 2024-2025-14 Consultant Competitive Negotiation Act (CCNA) Continuing Professional Architectural and Engineering Services, to a selected group of design professional firms. The City is utilizing Justin Architects from the list of awarded firms.

In response to the Surfside Condo Collapse, the State of Florida enacted enhanced building safety requirements through Florida Senate Bill 4-D. These regulations mandate periodic structural and electrical inspections for buildings meeting certain age, height, and occupancy thresholds.

While much of the focus has been on private condominium and multifamily buildings, these statutory requirements also apply to qualifying City-owned facilities, including administrative buildings, community centers, parking structures, and other public-use facilities.

The City maintains a portfolio of aging infrastructure, several of which are subject to current or upcoming inspection deadlines. Given the coastal environment in Broward County—including exposure to salt air, humidity, and severe weather—proactive inspection and maintenance are critical to ensuring the safety of occupants and the public.

Compliance with mandatory inspection and recertification requirements for City-owned buildings will require the engagement of licensed structural engineers and electrical inspectors to perform detailed assessments and prepare formal reports. In addition, any deficiencies identified may necessitate further evaluation, design, and corrective construction.

Buildings meeting the following requirements are to be inspected: 25-year-old building regardless of its use that is 3,500 square feet (cumulative area, not by footprint) in area (requirement includes warehouse and maintenance buildings). The following City-owned buildings will be part of this inspection: Cultural Community Center, Curci House / Historical Village, Municipal Complex, Ingalls Park, DPW Warehouse, and Public Works.

Current Situation:

Due to the requirements to inspect these buildings, if approved by City Commission, the City will utilize Justin Architects, P.A., and sub-consultants, to perform the required structural and electrical inspections. This contract will report any deficiencies found but it does not fund any remediation work to correct the deficiencies identified, if any. There is an additional requirement that this inspection process is done every 10 years, thereafter.

The Building Safety Inspection Program shall serve as compliance for both phase one and phase two milestone inspection requirements for building or structures as defined under Florida Statutes, Section 553.899, and the Florida Building Code.

Under Florida's milestone inspection requirements established by Florida Senate Bill 4-D, inspections are divided into two phases. These phases are designed to first identify obvious structural concerns and then, if necessary, perform deeper analysis.

Phase 1 Inspection is the initial, non-invasive evaluation. It must be performed by a licensed professional engineer or architect. The purpose is to determine whether a building is structurally safe and whether there are any visible signs of distress or deterioration. This phase is primarily a visual assessment and includes review of key structural components such as columns, beams, slabs, foundations, and load-bearing walls. It also includes a review of the building's electrical systems for general safety.

During Phase 1, the inspector will look for issues such as cracking, spalling concrete, corrosion of reinforcing steel, water intrusion, settlement, or other signs that could indicate structural weakness. The professional may also review available construction documents, prior inspection reports, and maintenance records if they exist.

At the conclusion of Phase 1, the engineer or architect must provide a written report stating one of two outcomes: either the building is structurally safe for continued use, or the building requires further evaluation. If no significant deficiencies are found, the process ends at Phase 1 and the building enters the 10-year reinspection cycle.

Phase 2 Inspection is required only if the Phase 1 report identifies potential structural deficiencies or cannot confirm the building's structural integrity. This phase is more detailed and may involve intrusive or destructive testing. The goal is to fully evaluate the extent of any identified issues and determine what repairs are necessary.

Phase 2 activities can include opening up walls or ceilings, removing sections of concrete to inspect reinforcing steel, conducting material testing, performing load calculations, and using specialized diagnostic tools. The engineer will assess the severity of deterioration and determine whether the building is safe, unsafe, or requires repairs.

At the end of Phase 2, a formal report is issued that outlines required corrective actions, timelines for repairs, and any safety measures that must be implemented. If the building is deemed unsafe, immediate action may be required, including occupancy restrictions or closure until repairs are completed.

In practical terms for a City, Phase 1 is a screening-level evaluation to flag concerns, while Phase 2 is a deeper forensic and engineering analysis used to define and support actual repair work.

Why Action is Necessary:

Pursuant to Code of Ordinances, in accordance with Procurement Code Section 23-5 Competitive procurement required: Procurement Mechanisms, (5) Continuing Services Agreements. Individual purchase of services quoted on a per-project basis pursuant to the terms solicited via RFP. Furthermore, Section 23-9, Award, (e) The City Manager may award procurements within the delegated spending authority. All other procurements, except emergency procurements, require commission approval for award.

Cost Benefit:

Ensuring compliance with State-mandated inspection requirements promotes public safety, protects City assets, and reduces potential liability associated with structural failures. Proactive investment in facility inspections also supports long-term capital planning and asset management.

PROPOSED ACTION:

The City Commission considers the attached Resolution.

ATTACHMENT(S):

- Exhibit 1 – Resolution
- Exhibit 2 – Justin Architects, P.A. Proposal
- Exhibit 3 – Broward County Board of Rules and Appeals Policy #05-05
- Exhibit 4 – Justin Architects., P.A. Executed agreement
- Exhibit 5 – Resolution 2025-113

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