



**Hallandale Beach**  
COMMUNITY REDEVELOPMENT AGENCY

## Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

<b>Meeting Date:</b>	November 20, 2024		<b>File No.</b>	<b>Item Type:</b>	<b>Resolution</b>	<b>Other</b>		
			24-510	<i>(Enter X in box)</i>	<b>X</b>			
<b>Fiscal Impact:</b> <i>(Enter X in box)</i>	<b>Yes</b>	<b>No</b>	<b>Ordinance Reading:</b> <i>(Enter X in box)</i>		<b>1<sup>st</sup> Reading</b>		<b>2<sup>nd</sup> Reading</b>	
	<b>X</b>				<b>Public Hearing:</b> <i>(Enter X in box)</i>		<b>N/A</b>	
			<b>Advertising Requirement:</b> <i>(Enter X in box)</i>				<b>Yes</b>	<b>No</b>
<b>Funding Source:</b>	<b>5910 – 565000</b>				<b>Account Balance:</b>		<b>Yes</b>	
			<b>\$2,000,000</b>					
					<b>RFP/RFQ/Bid Number:</b>		<b>BID # FY 2023-2024-CRA04 LAKE HOUSES RENOVATIONS – 1016 &amp; 1018 NW 8<sup>TH</sup> STREET</b>	
<b>Contract/P.O. Required:</b> <i>(Enter X in box)</i>	<b>Yes</b>	<b>No</b>	<b>Project Number:</b>				<b>C1502</b>	
	<b>X</b>							

**Redevelopment Goals:**  
*(Enter X in box)*

**Compact & Urban Development Projects**

- Goal 1 – Catalytic projects that support the growth of local economy
- Goal 2 – Transit supportive Development
- Goal 3 – Neighborhood-level enhancements

**Improve Connectivity within community**

- Goal 1 – Development of complete streets
- Goal 2 – Facilitate & Identify safe access to multiple modes of transportation
- Goal 3- Provide Strategic parking solutions

**Create CRA Resiliency**

- Goal 1- Utilize innovative means to create sense of place to attract residents & visitors
- Goal 2- Use diverse architectural styles & messaging to create iconic buildings & destinations
- Goal 3- Prepare for sustainable future through smart technology, social & economic development Programs and environmental measures

<b>Sponsor Name:</b>	Dr. Jeremy Earle, Executive Director	<b>Department:</b>	HBCRA
----------------------	---	--------------------	-------

**SHORT TITLE:**

**A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AWARDDING INVITATION TO BID (ITB) BID # FY 2023-2024 CRA04 LAKE HOUSES RENOVATIONS – 1016 & 1018 S.W. 8<sup>TH</sup> STREET TO JULIANA ENTERPRISES, INC. DBA ADAL FGC AS THE LOWEST, RESPONSIVE AND RESPONSIBLE BIDDER IN THE AMOUNT OF \$492,264 WITH AN OWNER’S CONTINGENCY OF \$73,839 FOR A TOTAL NOT TO EXCEED AMOUNT OF \$566,103; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE A CONTRACTOR AGREEMENT WITH JULIANA ENTERPRISES, INC. DBA ADAL FGC IN THE NOT TO EXCEED AMOUNT OF \$566,103; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE CONTRACTOR AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE CONTRACTOR AGREEMENT AND PROVIDING AN EFFECTIVE DATE.**

**STAFF SUMMARY:**

**Background:**

One of the primary functions of a Community Redevelopment Agency is to provide affordable housing opportunities within the community. Over the past few years, the Hallandale Beach Community Redevelopment Agency (HBCRA) has made a concerted effort to combat the affordable housing crisis by providing rent subsidies, increasing grant funding for first-time home buyers, partnering with private developers to negotiate the construction of affordable housing units, as well as spearheading new construction and rehab of affordable units.

On August 5, 2020, the City Commission approved Resolution No. 2020-054 authorizing continuing service agreements to be awarded to a selected group of professional services firms, in accordance with the Consultant Competitive Negotiation Act (CCNA) per the Request for Proposal (RFP) # FY2018-2019-012. On December 7, 2023, the HBCRA utilized the CCNA list to engage 2 Plus Architects, to provide design services and produce Construction Documents for the renovation of 1016 – 1018 SW 8th St, a multi-family duplex owned by the HBCRA.

This project, also called the Lake Houses Renovations, involves a full renovation of two existing rental units, each consisting of two bedroom, one bathroom and one half-bathroom. On the interior of the building, improvements include all new interior finishes and insulation with some reconfiguration of interior spaces, all new equipment, and updates to the mechanical, electrical, and plumbing systems. Exterior improvements include the addition of some covered walkways, terraces, fencing and landscaping; as well as, all new exterior finishes such as stucco and roofing which will extend the life of the building, enhance energy efficiency and improve aesthetics.

**Current Situation:**

On September 19, 2024, the release notice regarding the construction Invitation to Bid (ITB) for the renovation of the existing duplex housing unit at 1016 – 1018 SW 8<sup>th</sup> Street was sent to over two thousand (2,000) vendors including, vendors from the City’s Vendor list and pertinent vendors that have a City Business Tax License to operate in the City. In addition, the Bid was advertised through several platforms including: Hallandale Beach Chamber of Commerce website, City’s website, City Social Media pages, U.S. Small Business Administration, Broward County Community Relations and Outreach Section Office of Economic and Small Business Development, etc.

On October 1, 2024 an in-person non-mandatory Pre-Bid meeting was held followed by a site visit in which nine firms voluntarily attended. All questions from bidders were received and responded to within ten days and five Bids were received by the closing date of October 21, 2024.

**Responsive Firm**

	Bid Amount	Bid Bond and Bonding Capacity	Variances	Legal Proceedings	References
Juliana Enterprises, Inc. DBA Adal FGC	\$492,264.00	Risk Approved	None	None	Included
	MQR 1	MQR 2	MQR 3	MQR 4	MQR 5
	Met	Met	Met	Met	Met

**Non-Responsive Firms**

<b>*Bid Price Sheet states: V. Not applicable or “N/A” is not acceptable and will cause Bidder to be determined nonresponsive. Item number ‘06 40 13’ has Total Price listed as "N/A".</b>					
	Bid Amount	Bid Bond and Bonding Capacity	Variances	Legal Proceedings	References
Constant Builders	\$670,521.62	NON-RESPONSIVE*			
	MQR 1	MQR 2	MQR 3	MQR 4	MQR 5
	NON-RESPONSIVE*				

**\*Bid Price Sheet states: V. Not applicable or "N/A" is not acceptable and will cause Bidder to be determined nonresponsive. Item number '06 40 13' has Total Price listed as "N/A".**

Gemstone Builders LLC	Bid Amount	Bid Bond and Bonding Capacity	Variances	Legal Proceedings	References
	\$509,234.76	NON-RESPONSIVE*			
	MQR 1	MQR 2	MQR 3	MQR 4	MQR 5
	NON-RESPONSIVE*				

**\*\*This firm did not include MQR # 3, 10% BID BOND, and MQR # 4, BONDING CAPACITY LETTER, in the initial submission. The firm was contacted for these items and the firm was unable to do submit.**

PiF Construction Group	Bid Amount	Bid Bond and Bonding Capacity	Variances	Legal Proceedings	References
	\$863,381.86	NON-RESPONSIVE**			
	MQR 1	MQR 2	MQR 3	MQR 4	MQR 5
	Met	Met	Not Met	Not Met	

**\*\*\*Submittal by 2 firms represented as one citing a DBA. The firms are two separate companies, with different tax ID numbers. Both firms must meet all MQRs.**

- TPM Construction Inc did not meet MQR # 1, section *b*. *Provide a copy of your Sunbiz with your Bid showing a date filed of 2021 or earlier.*
- STNS INVESTMENT, LLC did not meet MQR # 2, section *a*. *Bidder's must be licensed as a Certified/Registered General Contractor licensed by State of Florida Department of Business and Professional Regulations. OR b. Bidder's must be licensed as a Certified/Registered Building Contractor licensed by State of Florida*
- *Department of Business and Professional Regulations.*

TPM Construction Inc and (STNS INVESTMENT, LLC)	Bid Amount	Bid Bond and Bonding Capacity	Variances	Legal Proceedings	References
	\$520,964.00	NON-RESPONSIVE***			
	MQR 1	MQR 2	MQR 3	MQR 4	MQR 5
	Not Met	Not Met			

Upon review of the Bids received, it was determined that Juliana Enterprises, Inc. DBA Adal FGC is the lowest, responsive and responsible bidder. The total amount for the construction including alternates and allowances is \$492,264.00. In addition, staff recommends carrying an Owner's contingency amount of approximately 15% (\$73,839.00) to cover possible unforeseen conditions during construction.

**Recommendation:**

HBCRA staff recommends the HBCRA Board of Directors approve the attached resolution, authorizing the HBCRA to negotiate a construction contract for site improvements and the full renovation of the Lake Houses duplex at 1016 – 1018 SW 8th St with Juliana Enterprises, Inc. DBA Adal FGC in the amount of \$492,264.00 and carry an Owner's Contingency of \$73,839.00.

**Fiscal Impact**

\$566,103.00

**Why Action is Necessary:**

Pursuant to Chapter 23, Section 23-4, Competitive Bidding Required, all purchases of and contracts for equipment, supplies and contractual services, when the estimated cost shall exceed \$50,000.00 shall be based on competitive bids. Furthermore, pursuant to Chapter 23, Section 23-6, Award of Contract, the CRA Executive Director, shall have the authority to recommend to the HBCRA Board of Directors award of contracts.

**PROPOSED ACTION:**

HBCRA Board of Directors approve the proposed resolution authorizing the HBCRA to negotiate a construction contract for site improvements and full renovation of the duplex at 1016 – 1018 SW 8th St with Juliana Enterprises, Inc. DBA Adal FGC in the amount of \$492,264.00 and carry an Owner's Contingency of \$73,839.00.

**ATTACHMENT(S):**

- Exhibit 1 – Resolution
- Exhibit 2 – BID # FY 2023-2024-CRA04 Lake Houses Renovations - 1016 & 1018 SW 8th Street
- Exhibit 3 – Award Information Memo for BID # FY 2023-2024-CRA04
- Exhibit 4 – Bid Tabulation