



Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

Meeting Date:	October 14, 2020		File No. 20-385	Item Type: <i>(Enter X in box)</i>	Resolution x	Other	
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>		1st Reading N/A		2nd Reading N/A
	x		Public Hearing: <i>(Enter X in box)</i>		Yes	No	Yes
						X	
Funding Source:	5910-531010		Advertising Requirement: <i>(Enter X in box)</i>		Yes		No X
Account Balance:	\$1,595,562.35		RFP/RFQ/Bid Number:		N/A		
Contract/P.O. Required: <i>(Enter X in box)</i>	Yes	No	Project Number:		N/A		
	X						
Strategic Priority: <i>(Enter X in box)</i> <p>Capital Improvements</p> <p>Goal 1 - Undertake Total Improvements of Public Realm <input type="checkbox"/></p> <p>Goal 2 - Promote Public/Public and Public/Private Partnership <input type="checkbox"/></p> <p>Promote Projects with Large-Scale Impacts</p> <p>Goal 1 - Issue a Request for Proposals (RFP) for NW infill Housing <input type="checkbox"/></p> <p>Goal 2 - Issue a Request for Qualifications (RFQ) for Dixie Highway/Foster Road parcel <input type="checkbox"/></p> <p>Priority Area:</p> <p>North West Quadrant <input type="checkbox"/></p> <p>FEC Corridor <input type="checkbox"/></p> <p>Southwest Quadrant <input type="checkbox"/></p> <p>Northeast Quadrant <input type="checkbox"/></p> <p>Southeast Quadrant <input type="checkbox"/></p>							
Sponsor Name:	Dr. Jeremy Earle, Executive Director		Department:		HBCRA		

SHORT TITLE:

A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING A CHANGE ORDER IN THE AMOUNT OF \$56,485 TO THE AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND CALVIN GIORDANO AND ASSOCIATES, INC. FOR THE POST DESIGN SERVICES FOR AN OFF-STREET SURFACE PARKING FACILITY ON THE HBCRA OWNED REAL PROPERTY LOCATED AT 203/207 N.E. 3RD STREET, HALLANDALE BEACH, FLORIDA; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE CHANGE ORDER AND ANY OTHER DOCUMENTS AS NECESSARY TO AMEND THE AGREEMENT AND IMPLEMENT THE CHANGE ORDER; AND PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY:

Background:

For the past few decades, the area currently known as the Fashion Arts and Design District (FADD), and formerly known as Schmatta Row, has been deemed an area of special interest for the City of Hallandale Beach. Various plans over the past 30 years have called for the redevelopment and economic resurgence of the FADD into an area that would be a draw for new businesses and pedestrian activities. As a part of the effort to revitalize FADD, the City of Hallandale Beach formally created and approved a special district zoning overlay for NE 1st Avenue, from Hallandale Beach Blvd. to NE 5th Street.

Other City initiatives over the years have included, turning NE 1st Avenue into a one-way street, and adding new on-street parking and new landscaping. Yet, despite these efforts, the area has continued to languish, evidenced by boarded up storefronts, and businesses that for the most part create very little pedestrian traffic throughout the day or into the evening.

In May of 2018, HBCRA Staff hosted a FADD stakeholder meeting at Wasser's Furniture Store. In attendance were many property and business owners from the area. HBCRA Staff presented a vision for the area, which included new restaurants, bars, lounges, art galleries, entertainment venues, bakeries and coffee shops to name a few. The stakeholders in attendance were very supportive of the new vision for the area and promised to work with the HBCRA to bring the vision to fruition. At the meeting, some of the stakeholders expressed their concerns that parking was a problem which needed to be addressed in order to revitalize the area. HBCRA Staff promised that the creation of parking would be one of the top priorities of the agency as everyone worked together to make a revitalized FADD a reality.

On January 14, 2019 the Hallandale Beach Community Redevelopment Agency (HBCRA) Board of Directors, approved a motion formerly recognizing FADD as one of the areas of special focus for the HBCRA. The HBCRA Staff has actively been working with business and property owners along NE 1st Ave, to bring new restaurants and other uses to the area.

Since then property owners have signed leases with restaurants and proposed new retailers. HBCRA Staff is also working with other property owners to create additional entertainment, restaurant, and bars uses throughout the area

While HBCRA Staff has seen a positive turning point with outside business-related interest in the FADD, there is much work to do. HBCRA Staff continues to work with the business owners to remedy the parking situation within the district. Restaurants and other uses with a proven concept, and a large customer base will be a major factor in the successful redevelopment of the FADD.

With the increased restaurants and retailers in a revitalized FADD, there is now the need to prepare for the future by utilizing the HBCRA owned lots at 203/207 NE 3rd Street for off-street parking purposes. Based on a previous study, the HBCRA should be able to create approximately 50 parking spaces on-site, which would be able to be used by new customers and businesses to the FADD.

Utilizing the City's CCNA Continuing Services RFP, the HBCRA requested that the engineering firm of Calvin, Giordano & Associates Inc. (CGA), provide a proposal for services relating to the conceptual design of on-street parking facilities on NE 1st Avenue from NE 3rd Street to NE 5th Street, and an off-street surface parking facility on the HBCRA owned lot at 203/207 NE 3rd Street. The total cost of their proposal was \$49,402.50. During the site plan review process there were extra reviews and processes that were not anticipated in the original agreement. This necessitated the need for a change order.

Current Situation

On April 22, 2019 the HBCRA Board of Directors approved the proposal of services from CGA to provide the conceptual design of the of an off-street parking facility located at 203/207 NE 3rd Street. To date, the HBCRA has worked alongside CGA to come up with a concept design for the parking facility. On September 23, 2020 the HBCRA received another proposal from CGA to assist with the post design services that will facilitate the construction of the parking facility. Calvin Giordano proposes to provide professional engineering, construction and landscape architecture services to ensure the award of the construction and completion of the parking facility goes to a capable firm. CGA will act as the project manager for the construction the parking facility and will provide the agency with the much-needed expertise and oversight. It is important to note that this proposal

for the parking facility and the proposed on-street parking was presented to the Planning & Zoning Board on September 23, 2020 and passed unanimously.

Recommendation

Staff recommends that the HBCRA Board approves a change order for CGA in the amount of \$56,485 for construction phase services, for a surface parking facility on the HBCRA owned lot located at 203/207 NE 3rd Street.

Fiscal Impact

\$56,485.00

Why Action is Necessary

Pursuant to the HBCRA By-Laws the HBCRA Board of Directors must approve all procurement for professional services above the HBCRA Executive Directors spending authority of \$25,000.

ATTACHMENT(S):

Exhibit 1 - Resolution

Exhibit 2 - Proposal from CGA

Exhibit 3 - Proposed Agreement

Exhibit 4 - 203 & 207 Parking Lot Site Plan

Exhibit 5 - On Street Parking Concepts