



Hallandale Beach
COMMUNITY REDEVELOPMENT AGENCY

Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

Meeting Date:	April 15, 2026		File No.	Item Type: <i>(Enter X in box)</i>	Resolution		Other	
			26-119		X		Click or tap here to enter text.	
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>		1st Reading		2nd Reading	
	X				N/A		N/A	
Funding Source:	6342-565000		Advertising Requirement: <i>(Enter X in box)</i>		Yes	No		
						X		X
Account Balance:	\$370,082		RFP/RFQ/Bid Number:		RFP # FY2020-2021-CRA002 CONSTRUCTION MANAGER AT RISK (CMAR) SIDEWALKS, STREETLIGHTS, STREETScape, LANDSCAPE, TRAILS AND OTHER PUBLIC PROJECTS			
Contract/P.O. Required: <i>(Enter X in box)</i>	Yes	No	Project Number:		C2202			
		X						

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

Sponsor Name:	Dr. Jeremy Earle, Executive Director	Department:	HBCRA
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SHORT TITLE:

A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A CHANGE ORDER IN THE AMOUNT OF \$571,961.08 TO THE GUARANTEED MAXIMUM PRICE FOR THE N.E. 1ST AVENUE STREETScape 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 CHANGE ORDER FOR THE N.E. 1ST AVENUE STREETScape IMPROVEMENTS PROJECT; AND PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY:

Background:

The Hallandale Beach Community Redevelopment Agency (HBCRA) is dedicated to fostering economic development and improving the overall quality of life within the community. Through strategic partnerships and targeted initiatives, the HBCRA works to eliminate blight, prevent its recurrence, and enhance neighborhood vitality. Its mission includes facilitating community collaboration, supporting business growth, stimulating job creation, and revitalizing key commercial corridors within the redevelopment area.

District 8, located along NE 1st Avenue, has been identified as a key commercial and cultural corridor within the HBCRA redevelopment area. Over the years, the HBCRA has implemented a variety of initiatives aimed at strengthening this district through business attraction, retention, and placemaking efforts. These initiatives have included marketing and promotional campaigns, façade improvement programs, tenant lease subsidies, and special events designed to increase visibility and economic activity. District 8 continues to play a critical role in the City's broader economic development strategy by supporting small businesses, restaurants, and creative enterprises that contribute to the area's unique identity and vibrancy.

The Northeast corridor, particularly NE 1st Avenue, is a priority area for both the HBCRA and a growing business community. Over the last several years, the corridor has experienced a significant surge in economic development, enticing business owners to commit to the area. Several HBCRA investments and partnerships are currently in progress or already operational within District 8, including notable projects such as Design Flex, Los Verdes, and KAO Bar & Grill, to name a few.

On March 19, 2025 the HBCRA Board of Directors approved Reso No. 2025-005 authorizing the Executive Director to execute a GMP agreement between the

HBCRA and Burkhardt Construction Inc (BCI) for the NE 1st Ave streetscape improvement project. The project design will realign NE 1st Ave right-of-way (ROW), incorporate pedestrian lighting, improve the existing transportation network, implement traffic calming strategies, feature gateway signage, install site furnishings, and re-green portions of the ROW. Project completion is slated for April 2027.

Current Situation:

Following funding approval for the NE 1st Ave streetscape improvement, BCI began construction in October 2025. BCI has since completed right-of-way improvements for Phases 1 and 2, including curbing, sidewalks, ADA ramps, electrical work, irrigation, drainage structures, tie-ins to existing catch basins, and paver installation in crosswalks. Due to the project phasing and duration, pavers and landscaping will be installed in Phase 5 as construction progresses north of NE 3rd Street. The project remains on schedule and is expected to be completed in April 2027.

The HBCRA remains committed to transforming NE 1st Avenue into a vibrant, connected, and welcoming corridor that supports local businesses, enhances mobility, and fosters community engagement. To advance the agency's goals of placemaking, connectivity, corridor functionality, beautification, and event activation, the agency recommends adding environmental audio integration and multi-color-changing festoon lighting to further support these objectives.

The addition of an audio system and multi-color festoon lighting will help define NE 1st Avenue as a destination rather than a pass-through street. Background music during regular hours and curated soundscapes or announcements during events can create a warm, inviting atmosphere that reinforces the corridor's identity as a civic and cultural hub. Similarly, the multi-color festoon lighting allows for visual storytelling—celebrating holidays, cultural moments, or community milestones through customizable color themes that make the space uniquely Hallandale Beach.

In addition, lighting plays a critical role in pedestrian comfort and safety, especially in the evening. The multi-colored festoon lighting not only beautifies but also enhances visibility and encourages foot traffic between neighboring businesses and outdoor gathering spaces. The audio system, when integrated thoughtfully, can serve functional purposes such as broadcasting event information, safety notices, or community updates—supporting both connectivity and wayfinding.

On March 26, 2026 the agency received multiple change order (C.O.) proposals from BCI for the implementation of environmental audio integration, multi-color-changing festoon light poles, and power pedestal revisions.

C.O. #1 Multi-Color Changing Lumetech Festoon Poles - **\$65,632.00**

Replace the original Lumetech festoon pole with an RGBW multi-color-changing beacon fixture instead of the current white-only beacon lights.

C.O. #2 Power Pedestal Revisions - **\$81,844.00**

Update power pedestal locations per the latest landscape plans to add power pedestals in the landscape islands from Hallandale Beach Blvd to NE 5th Street.

C.O. #3 Environmental Integrated Audio System (Ground-mounted speaker system) - **\$424,485.08**

Install 35 ground-mounted speakers, including all necessary audio components and labor for infrastructure such as underground boring and conduit installation.

The change order total cost is **\$571,961.08**

The long-term success of NE 1st Avenue depends on its ability to host small and large-scale street events that drive local commerce and community participation. The proposed audio system removes the need for temporary sound rentals, providing flexible infrastructure for live music, markets, and public gatherings. Together with programmable lighting, the corridor will be fully equipped to accommodate a range of activations, enhancing the visitor experience while reducing logistical costs for organizers and businesses.

In short, the audio system and multi-color festoon lighting are not merely aesthetic additions—they are essential tools for achieving the HBCRA's vision of a functional, beautiful, and event-ready corridor that drives economic growth and community connection.

Recommendation:

HBCRA staff recommends the HBCRA Board of Directors approve the attached resolution, authorizing the Executive Director to execute a change order in the amount of \$571,961.08 for the implementation of environmental audio integration, multi-color-changing festoon light poles, and power pedestal revisions.

Fiscal Impact:

\$571,961.08

Why Action is Necessary:

Pursuant to Code of Ordinances, in accordance with Procurement Code Section 23-16, Change Orders, (a) Any change in the contract price, scope of work or time for completion of any project purchase following the award of a contract shall be by a written change order, approved and executed with the same formalities as the contract.

PROPOSED ACTION:

HBCRA Board of Directors approves the attached resolution.

ATTACHMENT(S):

- Exhibit 1 – Resolution
- Exhibit 2 – Change Order #1 Multi-Color Changing Lumetech Festoon Poles
- Exhibit 3 - Change Order #2 Power Pedestal Revisions
- Exhibit 4 - Environmental Integrated Audio System (Ground-mounted speaker system)