



Hallandale Beach
COMMUNITY REDEVELOPMENT AGENCY

Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

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|---|--------------------|----|---------------------------------|-------------------------|--|--------------|-------------------------------|----|
| Meeting Date: | June 22, 2026 | | File No. | Item Type: | Resolution | Other | | |
| | | | 26-232 | <i>(Enter X in box)</i> | | | | |
| Fiscal Impact: <i>(Enter X in box)</i> | Yes | No | Ordinance Reading: | | 1st Reading | | 2nd Reading | |
| | | | <i>(Enter X in box)</i> | | N/A | | N/A | |
| | X | | Public Hearing: | | Yes | No | Yes | No |
| | | | <i>(Enter X in box)</i> | | | X | | |
| Funding Source: | 6342-565000 | | Advertising Requirement: | | Yes | | No | |
| | | | <i>(Enter X in box)</i> | | | | X | |
| Account Balance: | \$9,472,963 | | RFP/RFQ/Bid Number: | | RFP # 2018-2019-012 CCNA Continuing Professional Architectural and Engineering Services | | | |
| | | | | | | | | |
| 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, HALLANDALE BEACH, FLORIDA, APPROVING AMENDMENT NUMBER 2 TO THE CRA PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. IN AN AMOUNT NOT TO EXCEED \$115,605; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AMENDMENT NUMBER 2; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT AMENDMENT NUMBER 2; AND PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY:

Background:

As the Hallandale Beach Community Redevelopment Agency (HBCRA) nears its sunset in 2026-2027, it was essential to make strategic investment decisions to maximize redevelopment potential. To support large-scale projects, the HBCRA required new financing. On July 27, 2020, the HBCRA Board of Directors approved Resolution 2020-023CRA, authorizing a \$20,000,000 redevelopment revenue note to finance the design and construction of public improvements in line with the HBCRA redevelopment plan.

On December 8, 2020, the HBCRA issued a Request for Proposal (RFP) #FY2020-2021-CRA002 for a Construction Manager at Risk (CMAR) to oversee capital improvement projects consistent with the HBCRA redevelopment plan. These projects include, but are not limited to, sidewalks, art trails, bikeways, landscaping, canopy planting, crosswalks, bioswales, roadway construction, streetscape enhancements, lighting, and other public improvements, collectively referred to as the Public Improvements projects throughout the CRA.

On May 5, 2021, the HBCRA Board of Directors awarded RFP #FY2020-2021-CRA002 CMAR for various projects to Burkhardt Construction Inc. via Resolution 2021-013.

Following the CMAR contract award, Burkhardt Construction subcontracted Kimley-Horn & Associates (KHA) to provide architectural and engineering (A&E) services for the capital improvement projects throughout the CRA, consistent with the approved HBCRA redevelopment plan. KHA developed preliminary designs for several HBCRA public improvement projects during this time. However, in accordance with Florida Statutes (F.S.) 255.103 and 287.055, the original CMAR agreement had to be amended to clarify that Burkhardt Construction is no longer responsible for providing any design for the various capital improvement projects. As a result, the HBCRA had to select an A&E firm from the City of Hallandale Beach

prequalified #FY 2018-2019-012 CCNA continuing professional services vendor list pursuant to the Florida Statutes.

Because KHA has already completed preliminary designs, it was in the agency's best interest to select KHA from the #FY 2018-2019-012 prequalified CCNA firms to ensure continuity and efficiency throughout the design phase of the public improvement projects.

On May 16, 2022, the HBCRA Board of Directors approved Resolution 2022-007 CRA, authorizing the Executive Director and HBCRA attorney to negotiate and finalize a professional services agreement with KHA (Exhibit 2). Resolution 2022-007 did not specify a dollar amount for design costs. While design costs for each project were included as Exhibits, the agenda cover memo or resolution did not reference an amount for each project's design. The table below outlines the project design costs authorized by Resolution 2022-007CRA.

Original Kimley-Horn Design Purchase Order Amounts:

| P.O. | Project Cod | Project Name | Original Contract Amount |
|--------------|--------------------|--|---------------------------------|
| 20221089 | C2201 | Project #1 - FEC Parking Lot & NE 2nd St | \$ 219,700.00 |
| 20221090 | C2202 | Project #2- FADD NE 1st Ave & 5th St | \$ 397,320.00 |
| 20221091 | C2203 | Project #3 - Foster Road | \$ 374,990.00 |
| 20221098 | C2204 | Project #4 - Hallandale Beach Art Tr | \$ 398,870.00 |
| 20221092 | C2205 | Project #5 - Tree Planting program | \$ 74,945.00 |
| 20221110 | C2206 | Project #6 - Street Lighting program | \$ 123,375.00 |
| 20221093 | C2207 | Project #7 - Sidewalk program | \$ 74,945.00 |
| Total | | | \$ 1,664,145.00 |

On August 11, 2025, KHA submitted a First Amendment to its agreement with HBCRA, originally dated August 18, 2022. This amendment pertains to Project #2 – District 8 (formerly F.A.D.D.) NE 1st Ave Streetscape CRA Bond Program (Exhibit 3) and addresses value engineering, plan revisions, and participation in progress meetings 12 months beyond the original timeline. The First Amendment increased the original design contract amount of \$397,320 by \$49,920, resulting in a new total of \$447,240. This amount was approved internally and later ratified by the HBCRA Board of Directors on March 18, 2026, through Resolution No. 2026-008.

The HBCRA aims to substantially complete its Public Improvement projects by the end of FY 2027. Since awarding the CMAR contract to Burkhardt Construction and authorizing KHA for architectural and engineering services, the agency has successfully completed four of the seven proposed projects listed below.

| Project Code | Project Name | Project status |
|--------------|--|--|
| C2201 | Project #1 FADD Parking Lot | Permitting |
| C2202 | Project #2 FADD NE 1st Ave & NE 5th St Streetscape | In Construction |
| C2203 | Project #3 Foster Road Streetscape | Substantially Complete March 19, 2025 |
| C2204 | Project #4 Art Trail Project | Design |
| C2205 | Project #5 Tree Planting Program | Substantially Complete May 9, 2024 |
| C2206 | Project #6 Streetlighting Project | Substantially Complete December 22, 2025 |
| C2207 | Project #7 Sidewalk Improvement Project | Substantially Complete September 6, 2024 |

Current Situation:

On May 8, 2026, Kimley-Horn submitted Amendment #2 (Exhibit 4) to the agreement with HBCRA, originally dated August 18, 2022, concerning Project #2 – District 8 (formerly F.A.D.D.) NE 1st Ave Streetscape CRA Bond Program. Amendment #2 seeks to increase the design purchase order for the specific project by \$115,605. This amendment is necessary due to work completed outside the scope of the original contract at the agency's request, as well as construction that extends beyond the original schedule.

The work completed outside the original scope includes:

- Preparation of design concepts for the parking lot pedestrian plaza located south of the parking lot.
- Coordination and design for the audio system for NE 1st Ave, which involved research and providing options.
- Coordination and plan revisions to address holiday lighting throughout the area, adding "wow factor" lighting with color on the gateway features.
- Revisions to the landscape plan at the request of City staff, which also necessitated changes to the irrigation system.
- Modifications to drainage structures and minor design revisions due to unforeseen underground issues uncovered by Burkhardt Construction, which were necessary to keep the construction project moving forward.

The work covered by Amendment #2 includes:

- Audio system design: The City of Hallandale requires plans for the low-voltage audio system and equipment to permit this aspect of the project.
- Parklet design at the northwest corner of NE 3rd St and NE 1st Ave: Additional design concepts and drawings have been requested to create a casual gathering space at this corner of the project, which may partially extend into the FEC right-of-way. This additional impervious area may also

require new drainage calculations and a permit revision with Broward County Surface Water Management.

- Resubmittal for parking lot revisions: The planning approvals for the parking lot project have expired, so a resubmittal of all plans, including the parklet mentioned above, is required. Additional impervious areas will also need to be addressed.

Recommendation:

Staff recommends that the HBCRA Board of Directors approve the attached resolution authorizing the Executive Director to execute the Second Amendment to the Professional Services Agreement between Kimley-Horn and the HBCRA.

Fiscal Impact:

\$115,605

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 Executive Director may award procurements within the delegated spending authority. All other procurements, except emergency procurements, require HBCRA Board approval for award.

PROPOSED ACTION:

The HBCRA Board of Directors considers the attached Resolution.

ATTACHMENT(S):

- Exhibit 1 – Resolution
- Exhibit 2 - Kimley-Horn Professional Services Agreement
- Exhibit 3 - First Amendment (Project #2 NE 1st Ave Streetscape)
- Exhibit 4 - Second Amendment (Project #2 NE 1st Ave Streetscape)