



Hallandale Beach
COMMUNITY REDEVELOPMENT AGENCY

Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

Meeting Date:	February 4, 2026		File No. 25-576	Item Type: (Enter X in box)	Resolution X	Other
Fiscal Impact: (Enter X in box)	Yes	No	Ordinance Reading: (Enter X in box)		1 st Reading N/A	2 nd Reading N/A
	X		Public Hearing: (Enter X in box)		Yes X	No
Funding Source:	5910 – 565000		Advertising Requirement: (Enter X in box)		Yes	No
Account Balance:	\$8,128,570.67		RFP/RFQ/Bid Number:		BID 25-26-CRA01 632 SW 6TH TERRACE RENOVATION	
Contract/P.O. Required: (Enter X in box)	Yes	No	Project Number:		C1502	
	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 AWARDING INVITATION TO BID (ITB) BID # FY 2025-26-CRA001 632 SW 6TH TERRACE RENOVATION TO DAN ENTERPRISES TEAM LLC AS THE LOWEST, RESPONSIVE AND RESPONSIBLE BIDDER IN THE AMOUNT OF \$196,777 WITH AN OWNER'S CONTINGENCY OF \$29,516.55 FOR A TOTAL NOT TO EXCEED AMOUNT OF \$226,293.55; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE A CONTRACTOR AGREEMENT WITH DAN ENTERPRISES TEAM LLC IN THE NOT TO EXCEED AMOUNT OF \$226,293.55; 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 rehabilitation of affordable housing 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 October 30, 2024.

On May 15, 2024, the HBCRA Board approved Reso 2024-011, authorizing the Executive Director to negotiate and finalize an agreement with 2 Plus Architects to provide design services for the HBCRA-owned property at 632 SW 6th Ter.

This project design involves a comprehensive renovation of two existing rental units, each featuring three bedrooms and two bathrooms. The renovation at 632 SW 6th Ter includes:

Interior upgrades

- Replacing existing deteriorating tile with vinyl flooring
- Resurfacing existing kitchen cabinetry
- Removal and repair of existing deteriorating drywall

- Baseboard replacement
- Ceiling repair
- Replace ceiling fixtures
- Replace bathroom vanity and plumbing fixtures
- Interior painting
- Installation of new appliances

Exterior upgrades

- Installation of impact doors and windows
- Exterior painting

Exterior upgrades (To be completed separately due to FEMA floodplain ordinance)

- Landscape improvements
- Parking lot repair and grading
- PVC privacy fence installation

Current Situation:

On November 20, 2025, the COHB procurement department released Invitation to Bid (ITB) 2025-26-CRA001 632 SW 6th Ter Rennovation for the improvements to the existing duplex housing unit at 632 SW 6th Ter, Hallandale Beach, FL. The ITB was sent to over two thousand (2,000) contractors, including vendors from the pre-approved list of 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 December 1, 2025 an in-person non-mandatory Pre-Bid meeting was held followed by a site visit in which 13 firms voluntarily attended. All questions from bidders were received and responded to within ten days. The COHB procurement department received five bids by the closing date of January 5, 2026.

Responsive Firms

DAN ENTERPRISES TEAM LLC	Bid Amount	Bid Bond and Bonding Capacity	Variances	Legal Proceedings	References
	\$196,777.00	Risk Approved	None	None	Included
	MQR 1	MQR 2	MQR 3	MQR 4	MQR 5
	Met	Met	Met	Met	Met

FLORIDA ENTRY BUILDERS LLC	Bid Amount	Bid Bond and Bonding Capacity	Variances	Legal Proceedings	References
	\$229,000.00	Risk Approved	None	None	Included
	MQR 1	MQR 2	MQR 3	MQR 4	MQR 5
	Met	Met	Met	Met	Met

ULLOA MANAGEMENT GROUP LLC	Bid Amount	Bid Bond and Bonding Capacity	Variances	Legal Proceedings	References
	\$280,420.00	Risk Approved	None	None	Included
	MQR 1	MQR 2	MQR 3	MQR 4	MQR 5
	Met	Met	Met	Met	Met

Non-Responsive Firms

Firm	Explanation of Non-Responsiveness
JULIANA ENTERPRISES, INC. dba ADAL FGC	The firm did not provide a Bonding Capacity Letter as required to meet <i>MQR # 4 BONDING CAPACITY LETTER</i> . The charts submitted for <i>MQR # 5 PREVIOUS EXPERIENCE</i> did not provide the correct information.
VITTORIUM DESIGN CORPORATION	The firm did not provide a Certified/Registered General Contractor license as required to meet <i>MQR # 2 CONTRACTOR LICENSE</i> . The firm did not provide a Bonding Capacity Letter as required to meet <i>MQR # 4 BONDING CAPACITY LETTER</i> .

Upon review of the Bids received, it was determined that Dan Enterprises LLC is the lowest, responsive, and responsible bidder. The total amount for the renovation, including alternates, is \$196,777. In addition, staff recommends carrying an Owner's contingency amount of approximately 15% (\$29,516.55) 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 the renovation at 632 SW 6th Ter with Dan Enterprises Team LLC in the amount of \$196,777, and carry an Owner's Contingency of \$29,516.55

Fiscal Impact

\$226,293.55

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 approves the proposed resolution authorizing the HBCRA Executive Director to negotiate a construction contract for the renovation of the duplex at 632 SW 6th Ter with Dan Enterprises Team LLC in the amount of \$196,777 and carry an Owner's Contingency of \$29,516.55.

ATTACHMENT(S):

Exhibit 1 – Resolution

Exhibit 2 – Invitation to Bid (ITB) 25-26-CRA01 632 SW 6th Ter Renovation

Exhibit 3 – COHB Procurement Award Memo

Exhibit 4 – 632 SW 6th Ter Renovation floor plan (Construction Documents)