



Hallandale Beach
COMMUNITY REDEVELOPMENT AGENCY

Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

Meeting Date:	March 18, 2026		File No.	Item Type: <i>(Enter X in box)</i>	Resolution		Other	
			26-059		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		Public Hearing: <i>(Enter X in box)</i>		N/A	N/A		
Funding Source:	6342-565000		Advertising Requirement: <i>(Enter X in box)</i>		Yes		No	
					X		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:		C2201,C2202,C2203,C2204, C2205,C2206, & C2207			
	X							
<p>Redevelopment Goals: <i>(Enter X in box)</i></p> <p>Compact & Urban Development Projects</p> <p style="margin-left: 20px;">Goal 1 - Catalytic projects that support the growth of local economy <input checked="" type="checkbox"/></p> <p style="margin-left: 20px;">Goal 2 - Transit supportive Development <input type="checkbox"/></p> <p style="margin-left: 20px;">Goal 3 - Neighborhood-level enhancements <input checked="" type="checkbox"/></p> <p>Improve Connectivity within community</p> <p style="margin-left: 20px;">Goal 1 - Development of complete streets <input checked="" type="checkbox"/></p> <p style="margin-left: 20px;">Goal 2 - Facilitate & Identify safe access to multiple modes of transportation <input type="checkbox"/></p> <p style="margin-left: 20px;">Goal 3- Provide Strategic parking solutions <input type="checkbox"/></p> <p>Create CRA Resiliency</p> <p style="margin-left: 20px;">Goal 1- Utilize innovative means to create sense of place to attract residents & visitors <input type="checkbox"/></p> <p style="margin-left: 20px;">Goal 2- Use diverse architectural styles & messaging to create iconic buildings & destinations <input type="checkbox"/></p> <p style="margin-left: 20px;">Goal 3- Prepare for sustainable future through smart technology, social & economic development Programs and environmental measures <input type="checkbox"/></p>								
Sponsor Name:	Dr. Jeremy Earle, Executive Director		Department:		HBCRA			

SHORT TITLE:

A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY RATIFYING THE FOLLOWING AMENDMENTS TO PROJECT EXPENDITURES IN ORDER TO COMPLY WITH CITY OF HALLANDALE BEACH PROCUREMENT CODE REQUIREMENTS: AMENDMENT #1 IN THE AMOUNT OF \$49,945 AND AMENDMENT #2 IN THE AMOUNT OF \$14,075 TO PO 20221089 - PARKING LOT & N.E. 2ND AVENUE STREETScape; AMENDMENT #1 IN THE AMOUNT OF \$49,920 TO PO 20221090 – N.E. 1ST AVENUE & N.E. 5TH STREET STREETScape; AND AMENDMENT #1 IN THE AMOUNT OF \$49,750 TO PO 20221098 - HALLANDALE BEACH ART TRAIL, ALL IN A NOT TO EXCEED AMOUNT OF \$163,690; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO TAKE ALL ACTION NECESSARY TO RATIFY THE AMENDMENTS TO THE PROJECT EXPENDITURES IN A NOT TO EXCEED AMOUNT OF \$163,690; 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 through the exhibits.

Original Purchase Order Amounts:

P.O. #	Project Code	Project Name	Original Contract Amount
20221089	C2201	Project #1 FADD Parking Lot	\$ 219,700
20221090	C2202	Project #2 FADD NE 1st Ave & NE 5th St Streetscape	\$ 397,320
20221091	C2203	Project #3 Foster Road Streetscape	\$ 374,990
20221098	C2204	Project #4 Art Trail Project	\$ 398,870
20221092	C2205	Project #5 Tree Planting Program	\$ 74,945
20221110	C2206	Project #6 Streetlighting Project	\$ 125,375
20221093	C2207	Project #7 Sidewalk Improvement Project	\$ 74,945
		Cost Proposals Exhibits 3-9	
		TOTAL	\$ 1,666,145

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 A&E services, the agency has 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:

As the agency works to finalize designs for the remaining projects and initiate construction of the NE 1st Ave streetscape project, multiple agreement amendments related to Kimley-Horn's design were required to keep the projects moving forward.

On August 11, 2025, KHA submitted two First Amendments to its agreements with HBCRA, originally dated August 18, 2022, for the following projects:

Project #1 – District 8 (formerly F.A.D.D.) Parking Lot CRA Bond Program (Exhibit 10). The original design contract was \$219,700. The First Amendment increased this by \$49,945, bringing the total to \$269,645.

Project #2 – District 8 (formerly F.A.D.D.) NE 1st Ave Streetscape CRA Bond Program (Exhibit 11). The original design contract was \$397,320. The First Amendment increased this by \$49,920, bringing the total to \$447,240.

The proposed First Amendment(s) increased the original contract amounts to account for additional work completed at the agency's request, all within the approved project budget. This work included:

- Plan revisions and value engineering to provide alternate designs based on the agency feedback after GMP/100% plans were delivered.
- KHA participation in approximately 12 months of additional project progress meetings beyond the original schedule.
- Plan revisions after the parking lot project was removed from the scope, to accommodate 1st Ave improvements at project interfaces, including updates to lighting and hardscape treatments.

On January 6, 2026, KHA submitted a Second Amendment (Exhibit 12) to the agreement for Project #1, for additional electrical engineering services to modify existing designs to incorporate hard-wired lighting in the parking lot.

On January 21, 2026, the HBCRA Board adopted Resolution 2026-002 (Exhibit 13), authorizing the Executive Director to execute Amendment #2 for a not-to-exceed amount of \$14,075. This amendment increased the total design contract for Project #1 to \$283,720.

On January 15, 2026, KHA submitted a First Amendment to its agreement with HBCRA, originally dated August 18, 2022, for Project #4 Art Trail (Exhibit 14). This amendment increases the original contract value (\$398,879) by \$49,750, for a new total of \$448,620. The additional amount covers the following engineering services:

- Site data collection at up to 10 trailhead locations to identify proposed tie-in points for new electrical circuits.
- Preparation of electrical plans for up to 10 trailhead locations, showing proposed pathways and describing new work to support additional loads.
- Site Plan Modifications. The 10 proposed trailhead site plans will be evaluated and modified to accommodate the IKE Smart City kiosk footprint.

This agenda item seeks CRA Board approval for the ratification of expenses to finalize design services for three CRA projects. The additional design services were provided by Kimley-Horn & Associates (KHA). In order to maintain the HBCRA's goal of completing its Public Improvement projects by the end of FY 2027, additional design services were required to keep the projects moving forward. HBCRA staff recommends ratification of the project expenditures in the amount of \$163,690.

Below are the breakdowns of the original amounts for design services:

P.O. #	Project Code	Project Name	Original Contract Amount
20221089	C2201	Project #1 FADD Parking Lot	\$ 219,700
20221090	C2202	Project #2 FADD NE 1st Ave & NE 5th St Streetscape	\$ 397,320
20221091	C2203	Project #3 Foster Road Streetscape	\$ 374,990
20221098	C2204	Project #4 Art Trail Project	\$ 398,870
20221092	C2205	Project #5 Tree Planting Program	\$ 74,945
20221110	C2206	Project #6 Streetlighting Project	\$ 125,375
20221093	C2207	Project #7 Sidewalk Improvement Project	\$ 74,945
TOTAL			\$ 1,666,145

Recommendation:

HBCRA staff recommends ratification of the project expenditures below, made contrary to the COHB procurement requirements.

Project Name	Original Contract Amount	Amendment #1	Amendment #2	Contract Amount as of 2/19/2026
Project #1 FADD Parking Lot	\$ 219,700	\$ 49,945	\$ 14,075	\$ 283,720
Project #2 FADD NE 1st Ave & NE 5th St Streetscape	\$ 397,320	\$ 49,920	\$ -	\$ 447,240
Project #3 Foster Road Streetscape	\$ 374,990	\$ -	\$ -	\$ 374,990
Project #4 Art Trail Project	\$ 398,870	\$ 49,750	\$ -	\$ 448,620
Project #5 Tree Planting Program	\$ 74,945	\$ -	\$ -	\$ 74,945
Project #6 Streetlighting Project	\$ 125,375	\$ -	\$ -	\$ 125,375
Project #7 Sidewalk Improvement Project	\$ 74,945	\$ -	\$ -	\$ 74,945
TOTAL	\$ 1,666,145	\$ 149,615	\$ 14,075	\$ 1,829,835

Total Contract Increase **\$ 163,690**

Fiscal Impact:

\$163,690

Why Action is Necessary:

Pursuant to Code of Ordinances, in accordance with Procurement Code Section 23-10, Exception to competitive solicitation requirements, (4) Best interest of city, Where the city commission declares by majority vote that the process of competitive solicitations is not in the best interest of the city and the reasons therefore, for example, if the City elects to conduct a limited time pilot to test the viability and impacts of a program, or ratification of expenditures made contrary to the requirements stated herein.

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 - FADD Parking Lot (KHA Cost Proposal)
- Exhibit 4 - FADD NE 1st Ave & NE 5th St Streetscape (KHA Cost Proposal)
- Exhibit 5 - Foster Road Streetscape (KHA Cost Proposal)
- Exhibit 6 - Art Trail (KHA Cost Proposal)
- Exhibit 7 - Tree Planting Program (KHA Cost Proposal)
- Exhibit 8 - Streetlighting Project (KHA Cost Proposal)
- Exhibit 9 - Sidewalk Project (KHA Cost Proposal)
- Exhibit 10 - First Amendment (Project #1 FADD Parking Lot)
- Exhibit 11 - First Amendment (Project #2 NE 1st Ave Streetscape)

Exhibit 12 - Second Amendment (Project #2 NE 1st Ave Streetscape)
Exhibit 13 - Resolution 2026-002
Exhibit 14 - First Amendment (Project #4 Art Trail)