

**This document is a draft of a future solicitation and is
subject to change without notice.
This is not an advertisement.**

**MIAMI-DADE COUNTY, FLORIDA
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT
(PROS)
REQUEST FOR DESIGN-BUILD SERVICES FOR
THE TROPICAL PARK MULTI-USE RECREATIONAL FACILITIES AND EQUESTRIAN
COMPLEX
SPD PROJECT NO. DB25PR01**

The County Mayor, Miami-Dade County, pursuant to Chapter 287.055 of Florida Statutes, and Sections 2-8.1 and 2-10.4 of the Miami-Dade County Code, Implementing Order 3-34, Administrative Order 3-39 of Miami-Dade County, announces that the Miami-Dade County Parks, Recreation and Open Spaces Department (PROS) will require one (1) qualified Design-Builder to provide Design-Build Services for the Tropical Park Equestrian Complex Project.

PARTICIPATION RESTRICTIONS

The Design Criteria Professional for this Project is Red Design Group. The sub-consultant(s) are Jacobs Engineering Group, Inc.; Absolute Civil Engineering; and Manuel G. Vera & Associates, Inc. Pursuant to Florida Statute 287.055, “A *design criteria professional who has been selected to prepare the design criteria package is not eligible to render services under a design-build contract executed pursuant to the design criteria package.*” Therefore, the prime consultant and sub-consultants aforementioned are not eligible to render services on this Project. The County reserves the right to disqualify any proposal from a team, which includes any sub-consultant and/or individual who has played a substantial role in the development of the design criteria package or whose involvement with the design-build team would confer upon that team an unfair competitive advantage because of such sub-consultant’s or member’s prior involvement in the Project. Refer to Scope of Services below.

BACKGROUND

As a cornerstone for community outdoor recreation, the Tropical Park is seeing a significant rise in usage due to Miami-Dade County’s increasing population and evolving public interest. With over 2.7 million residents — and a steady annual growth rate of approximately 1% — Miami-Dade is experiencing a steady surge in demand for public spaces. Additionally, the County welcomed more than 23 million tourists in the past year, further emphasizing the need for expanded recreational areas. Tropical Park is at the heart of meeting these growing needs.

This large-scale redevelopment of Tropical Park demands unparalleled design and construction expertise. We are seeking a firm with a robust portfolio in architectural, landscape architecture, and park design, as well as proficiency in creating multifunctional, recreational, and sustainable community spaces. The team shall include consulting services for equestrian architecture, incorporating the services of a veterinarian, as well as consulting services for audio-visual and information technology, signage and wayfinding, and cost estimating. Moreover, the selected firm must demonstrate a deep understanding of environmental sustainability, particularly in reducing energy consumption during construction and operations.

**This document is a draft of a future solicitation and is
subject to change without notice.
This is not an advertisement.**

The selected firm will play a crucial role in expanding Tropical Park’s capacity to host a diverse range of recreation programs, catering to the needs of a county that is not only growing in population but also increasingly becoming a destination for international tourists. Their expertise will be critical in ensuring that Tropical Park not only meets the current demands but is also poised to adapt to future growth and environmental challenges, thereby maintaining its status as a cherished and sustainable community destination.

SCOPE OF SERVICES

The scope includes design-build services to design, renovate and provide demolition and new construction services at the Tropical Park Equestrian Center which includes:

The Visitor Center/Clubhouse

- **Design Excellence Expectations:** The Visitor Center should serve as a formal gateway to the Equestrian Complex combining functionality with an iconic design that captures the essence of the park's identity. It should seamlessly integrate into the surrounding landscape while standing out as a landmark for visitors.
- **Programming and Features:**
 - **Lobby, Multi-Use Room, Office Area, Restrooms, Service Area and Support Rooms:** User-friendly layout for a welcoming and efficient visitor experience, with comfortable and well-equipped office space.
 - **Gateway Feature:** A distinctive architectural feature that creates a sense of arrival and acts as a visual anchor for the entire area, the archway should expand over the entrance of the Event Plaza while connecting spaces at both sides.

Equestrian Stable Buildings

- **Design Excellence Expectations:** The Equestrian Stables are expected to encompass five (5) individual buildings, should be an example of current best practices in equestrian facility design, prioritizing the well-being and care of the horses per modern standards while showcasing architectural design that facilitates the management of a high-quality facility, in order to meet or exceed the current capacity and the demand for the facility.
- **Programming and Features:**
 - **Best Practices:** Climate-controlled environment, with individual water and electrical facilities, and high-speed Wi-Fi connectivity.
 - **Center Vehicle Access:** Ensuring easy and efficient movement of vehicles for staging, logistics for equestrian daily operations and events, maintenance, and emergency situations. Large, wide doors at both ends of the alley are needed.
 - **Porches:** It shall include porches along the long side of the buildings, or at a minimum, on the facade facing the Event Plaza, providing the height clearance for horses.
 - **Amenities and Support rooms:** In addition to the horse stalls the stable buildings shall include but not be limited to Wash and Grooming Stalls, Feed, Storage, Tack, Utility Rooms, Veterinarian’s Office, Office Space, Employee Lounge and Restrooms, as well as Electrical, Mechanical, and Telecom Rooms, as needed to

**This document is a draft of a future solicitation and is
subject to change without notice.
This is not an advertisement.**

support the main function.

New Indoor Arena

- **Design Excellence Expectations:** The large new air-conditioned arena should become the prime building for indoor equestrian events regardless of the weather. The building shall provide a safe environment for horses and their owners while accommodating a multitude of equestrian special events. The design should incorporate a sense of openness with plenty of natural lighting.
- **Programming and Features:**
 - **Amenities and Support rooms:** Retractable bleaches for no less than 1000 spectators, restrooms and large multiuse pen as well as and specialized audio visual, sound system and lighting components. Support rooms as needed to support
 - **High-end horse footing:** Provide the most current industry recommended product for this application based on the type of events intended for the arenaas referenced in the Design Criteria Package.

Event Plaza (Promenade)

- **Design Excellence Expectations:** The Event Plaza should become a vibrant public destination and the centerpiece of the Equestrian Center. It shall be designed to host year-round events and recreational events such as equestrian events, farmers' markets, youth recreation programs and other recreational activities.
- **Programming and Features:**
 - **Sustainable Landscaping:** Use of native plants and eco-friendly landscaping practices. The entire space will be irrigated and sodded with Zoysia Empire. Shade trees to be provided along walkways.
 - **Adaptable Spaces:** This pedestrian focused corridor shall be designed as a multi-functional and flexible space to adapt over time to changing events, shall provide clear, safe, and inviting circulation, shall include enhanced hardscape and landscape areas with plenty of newly planted shade trees, site furnishings, lighting, and wayfinding. Relief areas shall be provided along the way. Passive cooling design strategies shall be included to reduce the impact of extreme heat. Access points will be designed to facilitate set up of special events as well as emergency response while ensuring the safe flow of pedestrians. The Event Plaza shall include fixed seating throughout, drinking fountains, lighting, wayfinding. Provide a grid of hose bibs, water connections, electrical outlets, Wi-fi, and lighting to support various events.

Main Entrance from Bird Road

- **Design Excellence Expectations:** The entrance must be welcoming and exhibit landscape design excellence as an entrance to a Miami Dade County Park, setting the tone for the Tropical Park visitor experience. It should be both aesthetically pleasing and highly functional, with smooth traffic flow and safety features.
- **Programming and Features:**

**This document is a draft of a future solicitation and is subject to change without notice.
This is not an advertisement.**

- **Roadway Improvements:** Shall include the redesign of roads, green spaces, pedestrian pathways and wayfinding for enhanced traffic management that allows for event staging and management of high traffic events throughout the park.

Entrance Pavilion

- **Design Excellence Expectations:** The design shall be structure shall be roofed open-air and simple but cohesive with the rest of the project. To be located and design as a focal point on the green in front of the Visitor Center. Its design shall have the same architectural character, quality, materiality, and attention to detail as the Visitor Center.
- **Materials:** The proposed materials shall offer unique benefits in terms of durability, maintenance, and aesthetic appeal.
- **Programming and Features:** Built-in seating, hose bib, electrical outlets, and lighting shall be included.

Parking

- **Design Excellence Expectations:** The design of these parking lots should be cohesive with the rest of the project and ensure direct access to the entire Equestrian Center Complex. The location of the parking areas should be determined based on usage, with overflow areas to accommodate high usage or special events. It shall provide convenient exit and return access to the complex.
- **Programming and Features:** The parking area shall ensure easy and efficient movement of vehicles for staging, logistics for equestrian daily operations, maintenance, and emergencies. Parking areas should provide shade trees, ensure a safe pedestrian flow to and from parking areas, avoid crossing traffic, and include safer crosswalks, traffic calming devices, and ADA-compliant sidewalks.

Survey/GPR:

All areas within the Project Site must include, but not limited to, the following surveys:

- Boundary, Environmental, Legal, Geotechnical, Topography & GPR with materials and methods meeting the requirements of Miami-Dade County.

Sustainability:

Project will be LEED and Envision registered and certified as required and must meet all criteria applicable in Implementing Order 8-8 (IO 8-8) "Sustainable Buildings Program".

PROJECT COST

The duration for the proposed design-build contract is four hundred and twenty-five (425) calendar days, excluding warranty administration period. The estimated total design-build cost is \$90,506,000.00.

EXPERIENCE AND QUALIFICATIONS

(1) The Lead Contractor is preferred to have completed, at least fifty percent (50%) complete, prior to the submittal deadline, three (3) construction projects within the last fifteen (15) years of similar or greater scope and construction value.

**This document is a draft of a future solicitation and is
subject to change without notice.
This is not an advertisement.**

(2) The Lead A/E Firm is preferred to have completed the design of three (3) projects, at least fifty percent (50%) complete, prior to the submittal deadline, within the last fifteen (15) years of similar or greater scope.

(3) Preferred Design-Build Team Key Personnel Experience and Qualifications as follows:

The key A/E Personnel: State of Florida Registered Architect with equestrian experience should possess ten (10) years of experience and demonstrate experience in three (3) design projects with similar or greater scope, in a similarly responsible position.

The expertise must be met by a qualified individual(s) of the Lead A/E firm and its sub-consultants as applicable. The Design-Build Team must demonstrate experience in all disciplines and areas as described in the Project Description above.

A/E TECHNICAL CERTIFICATION REQUIREMENTS

14.00 Architecture (Lead A/E)

18.00 Architectural Construction Management (Lead A/E)

3.01 - HIGHWAY SYSTEMS - SITE DEVELOPMENT AND PARKING LOT DESIGN

6.01 WATER AND SANITARY SEWER SYSTEMS - Water Distribution and Sanitary Sewage Collection and Transmission Systems

6.02 WATER AND SANITARY SEWER SYSTEMS - Water and Sanitary Sewage Pumping Facilities

8.00 Telecommunications Systems

9.02 Soils, Foundations and Material Testing - Geotechnical and Materials Engineering Services

9.03 Soil, Foundation and Materials Testing – Concrete and Asphalt Testing Services

10.01 Environmental Engineering - Stormwater Drainage Design Engineering Services

10.05 Environmental Engineering - Contamination Assessment and Monitoring

10.06 Environmental Engineering - Remedial Action Plan Design

11.00 General Structural Engineering

12.00 General Mechanical Engineering

13.00 General Electrical Engineering

15.01 Surveying and Mapping - Land Surveying

15.03 Surveying and Mapping - Underground Utility Location

16.00 General Civil Engineering

17.00 Engineering Construction Management

20.00 Landscape Architecture

22.00 ADA Title II Consultant

CONTRACT MEASURES

The Miami-Dade Small Business Enterprise (SBE) Goal: TBD

END OF DOCUMENT

Consultant Survey – Architecture, Engineering, and Design-Build Services

ISD Project No.	DB25PR01
Title:	REQUEST FOR DESIGN-BUILD SERVICES FOR THE TROPICAL PARK MULTI-USE RECREATIONAL FACILITIES AND EQUESTIAN COMPLEX
A/E Consultant Selection Coordinator:	Jorge Vital

Please complete the form, and email to the attention of the A/E Consultant Selection Coordinator assigned to this project at: Jorge.Vital@miamidade.gov.

1. Are there any factors deterring your firm from pursuing the subject project? (Please check off applicable boxes or write a comment).

- Downloaded Future Solicitation document for information purposes only
- Our firm is not certified in the required technical category(ies)
- We are encountering difficulties in joining/creating a Team
- Our firm does not have the preferred/required experience
- Our firm is unable to meet the SBE/DBE goals
- We made the decision to not participate due to the preclusion language or potential Organizational Conflict of Interest
- We made a business decision to not pursue the subject project
- Other (you may enter your comments below)

Comments: