

Memorandum



Date: July 8, 2021

To: Honorable Chairman Jose “Pepe” Diaz
and Members, Board of County Commissioners

Agenda Item No. 8(H)(2)

From: Daniella Levine Cava
Mayor

A handwritten signature in blue ink that reads "Daniella Levine Cava".

Subject: Recommendation for Approval to Publish a Solicitation for the Same Project
Purpose as an Unsolicited Proposal for Plan Z

Recommendation

It is recommended that the Board of County Commissioners (Board) approve publication of a solicitation for the same project purpose as an unsolicited proposal received by the County for:

1. The construction and maintenance of recreation, transportation, and sea level rise coastal resiliency improvements along and of the Rickenbacker Causeway to increase bicycle and pedestrian safety;
2. The development, construction, expansion and maintenance of parkland and beachfront along the Rickenbacker Causeway;
3. The replacement of Bear Cut Bridge and maintenance thereafter; and
4. The construction of coastal resiliency improvements for the Venetian Causeway and maintenance thereof for the Parks, Recreation and Open Spaces Department (PROS).

Upon Board approval, a competitive solicitation will be published pursuant to section 2-8.2.6 of the County Code as a non-P3 qualifying project to allow interested firms to submit a proposal for the same project purpose as the unsolicited proposal. Pursuant to section 2-8.2.6 of the County Code and section 255.065, Florida Statutes, the unsolicited proposal remains confidential at this time. A contract award recommendation, if any, will be presented for Board approval at the conclusion of the procurement process.

Scope

The scope of the unsolicited proposal project is countywide in nature as the Rickenbacker and Venetian Causeways, managed by the Parks, Recreation and Open Spaces Department (PROS), are both deemed regional recreation and transportation parkways and countywide in scope. The Rickenbacker Causeway is located within County Commission District 7, which is represented by County Commissioner Raquel A. Regalado. The Venetian Causeway is located within County Commission District 3 on the West, and District 4 on the East, which are represented by County Commissioners Keon Hardemon and Sally A. Heyman, respectively.

Fiscal Impact/Funding Source

The fiscal impact of this item, estimated at an amount not to exceed \$500,000 and funded from Causeways toll revenues, is comprised of the costs to issue the advertisement for the solicitation and to review all proposals submitted. The expense to review the proposals includes expenses related to securing a financial consultant to advise the County and an architectural/engineering firm for the development of the design criteria package, as required by Florida Statutes. The proposed project is anticipated to generate future revenues for PROS and PROS anticipates that all expenses related to the development and issuance of the competitive solicitation, including review of submitted proposals, shall be reimbursed from the revenues generated by this contract.

The competitive solicitation will instruct the respondents to propose a financially feasible program for the design, build, finance, maintenance, and long-term operations of the Rickenbacker and Venetian Causeways, and any recommendation for award brought before the Board will have a comprehensive analysis of the fiscal impact and funding source for the contract at that time. Funding necessary for design, build, finance, maintenance, and long-term operations of the Rickenbacker and Venetian Causeways will be the sole responsibility of the proposer.

Track Record/Monitor

David Cardenas, PROS Deputy Director and Christina Salinas Cotter, PROS Assistant Director will serve as the project managers.

Delegation of Authority

This item delegates authority to the County Mayor or Mayor’s designee to publish a competitive solicitation for the same project purpose as the unsolicited proposal received by the County.

Background

On March 3, 2021, the County received an unsolicited proposal from a consortium of firms identified as the Plan Z Consortium and consisting of equity investor entity Partners Group (USA) Inc., and consultant entities Zyskovich Architects, and J Kardys Strategies, LLC, for the design, build, finance, operation and maintenance of a proposed project that provides a solution for bicycle and pedestrian safety improvements along the Rickenbacker Causeway, recreation, transportation, and sea level rise coastal resiliency improvements, development and expansion of parkland and beachfront along the Rickenbacker Causeway, replacement of Bear Cut Bridge, and sea level rise coastal resiliency improvements and maintenance of the Venetian Causeway. The County evaluated the proposal as required by section 2-8.2.6 of the County Code and requested and received additional information on the proposal as part of its evaluation. At the conclusion of the evaluation, County staff determined that the unsolicited proposal, including all of the additional information provided, was financially viable and proposed solutions consistent with the Miami-Dade Parks and Open Space System Master Plan (Parks Master Plan), Resilience 305, Department of Transportation and Public Works (DTPW) Road and Bridge standards, and Vision Zero, which is a multinational strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, and equitable mobility for all, both previously adopted by the Board.

Originally opened in November 1947, the four-mile Rickenbacker Causeway connects Miami to the barrier islands of Virginia Key and Key Biscayne across Biscayne Bay and includes three bridges: Bear Cut Bridge, West Bridge, and William Powell Bridge. While it serves as a key transportation corridor, it is also one of the most popular locations for thousands of residents and visitors who enjoy cycling, walking, exercising, picnicking, swimming, fishing, nature viewing, and other leisure recreation activities along the Parks and Causeway. In 1985, the William Powell Bridge was constructed to replace the prior bridge. In 2011, the West Fishing Pier adjacent to the bridge was demolished. Beginning in 2012, the Bear Cut and West Bridges underwent significant repair and rehabilitation, including the demolition and construction of a new superstructure, with work completed in 2014.

Originally constructed in 1927, the Venetian Causeway crosses Biscayne Bay between the City of Miami on the mainland and the City of Miami Beach, spanning 11 man-made Venetian Islands across 12 bridges (10 fixed and two bascule bridges). A long-standing and unique feature of Miami-Dade County, the Venetian Causeway was included in the National Register of Historic Places in

1989, and the cities of Miami Beach and Miami have also designated the Causeway as a local historic landmark. The Venetian Causeway Bridge Replacement Project has gone through an Florida Department of Transportation led Project Development and Environment (PD&E) study which began in 2014 and is expected to end in 2021 with design of new bridges already beginning and anticipated for completion in 2024. The County undertook the PD&E with the expectation to pursue federal funding; however, at this time, it is uncertain whether the County will secure federal funding before the issuance of the competitive solicitation. Because of the proximity to the harsh saltwater environment and the age of the structure, portions of the Venetian Causeway bridges have undergone significant repairs and replacement in 1999, 2009, and most recently in 2015. The western portion of the Venetian West Bridge underwent a complete replacement from June 2015 to February 2016. As with Rickenbacker Causeway, significant additional investments will be required to ensure continued operations.

The proposed project addresses the County’s need to provide cyclist, pedestrian, and driver safety along the most heavily traveled County corridors and aligns with Vision Zero. The Rickenbacker and Venetian causeways are traveled by more than 11 million vehicles annually. Cyclist and pedestrian counts for Rickenbacker Causeway are estimated at approximately 500,000 cyclists and 250,000 pedestrians per year. Although bicycling is very popular on the Rickenbacker and Venetian Causeways, no physical division exists between the cars and bikes. This lack of separation between bikes and cars, excessive speeds and driving under the influence has contributed to multiple fatalities since 2006 and has spurred many cyclists and motorists to push for better bike lanes and barriers to protect them from the high-speed traffic on the bridge.

The evaluation and analysis of the unsolicited proposal were performed by a team of planners, engineers, architects, senior management in PROS, and a cross-functional team from the County that included staff from Regulatory and Economic Resources, DTPW, Internal Services Department, and the Finance Department. Additionally, a financial consultant was secured to assist with analyzing the financial viability of the project. Evaluation of the project including the services provided by the financial consultant did not require expenditure of additional funds beyond the application fee submitted with the unsolicited proposal. The evaluation considered several factors pursuant to the County Code for unsolicited proposals to include: whether the project is in the public’s best interest; fiscal impact and financial structure; whether the project may be accomplished through the use of County or other resources; the need for the project; and contribution of the project to the County’s goals and objectives of transportation, parks stewardship, accessibility and coastal resiliency. Based on the evaluation, it is recommended that the unsolicited proposal be accepted and that a solicitation for the same project purpose be published.

At the conclusion of the evaluation, it was determined that publication of a competitive solicitation for the same project purpose is in the best interest of the County because of the proposed project’s alignment with the Great (Complete) Streets Vision for designing tree lined streets for optimal pedestrian and cyclist mobility as outlined in the Parks Master Plan, unanimously approved by the Board of County Commissioners in 2008 and incorporated in the Comprehensive Development Master Plan in 2009 to guide existing and future development. The Venetian Causeway and The Rickenbacker Causeway, particularly, as a Heritage/Scenic Street defined in the Parks Master Plan, provides a key piece of the green infrastructure linkage to the Miami Loop consisting of Ludlam Trail, the Underline and Miami River Greenway, and together feed into PROS’ vision of greenways, parkways, and overall connectivity of the County’s transportation corridors. It is anticipated that the successful completion of the Project will significantly improve the safety for drivers, pedestrians and cyclists, improve automobile traffic flow, access, and connectivity to causeway amenities and businesses, and improve the overall quality of

life for its citizens and visitors, improve access to heritage sites and scenic natural resources, parks and public spaces on Virginia Key and Key Biscayne, and improve connectivity to downtown Miami, Miami Beach, and the Miami River. The project will also require the selected proposer to take responsibility for funding and implementing all required repairs and upgrades to Causeway infrastructure and to design, construct, and operate the infrastructure for the term of the agreement in a manner that ensures continued operability in the face of the uncertain impacts of climate change and sea level rise.

The County evaluated the costs of the project, funding sources, and the financial viability of the project. A project of this scope would have a significant capital cost that would typically require the County to pursue bond funding. While the contents of the proposal remain confidential in accordance with section 255.065, Florida Statutes, it does provide a compelling financial solution that would allow the County to move forward with the project under a public-private partnership.

The issuance of a competitive solicitation for the same project purpose would allow the County to receive proposals from potential other interested parties to further analyze the bicycle and pedestrian safety improvement elements, the hardening of the Rickenbacker and Venetian Causeway infrastructure to provide coastal resiliency and mitigate future sea level rise, evaluate access to complete and safe streets, causeways and trails, as well as access to outstanding recreational, natural, and cultural experiences that will enhance the quality of life for our community, and the financial feasibility of all contemplated project elements.

Upon approval of this recommendation, the County will publish an open and competitive Request for Proposals (RFP) as a non-P3 qualifying project for the same project purpose as the unsolicited proposal. At the conclusion of the RFP, the County Mayor may forward a recommendation to the Board to enter into either a comprehensive agreement or an interim agreement, as provided in Section 255.065 of the Florida Statutes, to allow the County and the selected proposer to finalize designs, costs, financing, and revenue structure in addition to incorporating any public feedback into the final project scope. The negotiated comprehensive agreement or interim agreement would then be submitted for Board consideration and approval.



Jimmy Morales
Chief Operations Officer




MEMORANDUM

(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: July 8, 2021

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(H)(2)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☒ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(H)(2)
7-8-21

RESOLUTION NO. _____

RESOLUTION ACCEPTING PURSUANT TO SECTION 2-8.2.6 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA AND SECTION 255.065, FLORIDA STATUTES, AN UNSOLICITED PROPOSAL AND AUTHORIZING THE COUNTY MAYOR OR THE MAYOR'S DESIGNEE TO ADVERTISE A COMPETITIVE SOLICITATION FOR THE SAME PROJECT PURPOSE AS THE UNSOLICITED PROPOSAL TO DESIGN, BUILD/REPLACE/REPAIR, FINANCE, OPERATE AND MAINTAIN: (1) VENETIAN AND RICKENBACKER CAUSEWAYS, INCLUDING THE BEAR CUT, WEST, AND WILLIAM POWELL BRIDGES, TO INCORPORATE TRANSPORTATION AND RECREATIONAL IMPROVEMENTS; AND (2) CERTAIN PARKLAND AND BEACHES ALONG THE RICKENBACKER CAUSEWAY

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board, pursuant to section 2-8.2.6 of the Code of Miami-Dade County, Florida and section 255.065, Florida Statutes, hereby accepts the unsolicited proposal and authorizes the County Mayor or County Mayor's designee to prepare and advertise a competitive solicitation for the same project purpose as the unsolicited proposal received to design, build/replace/repair, finance, operate and maintain: (1) the Venetian and Rickenbacker Causeways, including the Bear Cut, West and William Powell bridges, to incorporate transportation and recreational elements; and (2) certain parkland and beaches along the Rickenbacker Causeway.

The foregoing resolution was offered by Commissioner ,
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Jose "Pepe" Diaz, Chairman	
Oliver G. Gilbert, III, Vice-Chairman	
Sen. René García	Keon Hardemon
Sally A. Heyman	Danielle Cohen Higgins
Eileen Higgins	Joe A. Martinez
Kionne L. McGhee	Jean Monestime
Raquel A. Regalado	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared this resolution duly passed and adopted this 8th day of July, 2021. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

mjs

Melanie J. Spencer