

Date: January 17, 2025

Memorandum



To: Gary Hartfield, Director
Small Business Development Division

From: Monique Perez, PROS Contract Administrator *MPM*
Parks, Recreation and Open Spaces Department

Subject: Notice of Professional Services – Goal Memo
Request to Advertise for Parks, Recreation and Open Spaces (PROS) for Design-Build Services for the Tropical Park Multi-Use Recreational Facilities and Equestrian Complex, Contract No:402202-23-002; SPD Project No: DB25PR01.

The Parks, Recreation and Open Spaces Department (PROS) is recommending a 10.00% Small Business Enterprise (SBE) participation goal as identified in the chart below; and having completed at least one project in the past five years similar to the subject project. The Design teams expertise for this specialized equestrian center must be met by a qualified individual(s) of the Prime firm and its subconsultants. The Team must demonstrate experience in all disciplines and areas as described in the Project Description below. The total cost for the requested design is \$9,213,600.00.

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, consulting services from veterinary, 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.

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.

PROJECT DESCRIPTION

Miami-Dade County Parks, Recreation and Open Spaces Department (PROS) has the need to establish a contract for a Design-Build project where the successful firm will design, renovate and provide demolition and new construction services at the Tropical Park Equestrian Center:

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

Memorandum



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 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 bleachers 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 intended uses.
 - **High-end horse footing:** Provide the most current industry recommended product for this application based on the type of events intended for the arenas 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

Memorandum



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 lawns 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:**
 - **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.

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.

The breakdown for the A/E services is as follows:

TECHNICAL CERTIFICATION CATEGORIES

Miami-Dade County Certification

TYPE	CODE	DESCRIPTION	Percentage	Percentage SBE	ESTIMATED COST
PRIME	14.00	Architecture	25%		\$2,303,400.00
PRIME	18.00	Architectural Construction Mgmt. (Lead A/E)	10%		\$921,360.00
PRIME	22.00	ADA Title II Consultant	1.00%		\$92,136.00

Memorandum



TYPE	CODE				
Sub	6.01	Water Distribution and Sanitary Sewage Collection and Transmission Systems	3.00%		\$276,408.00
Sub	6.02	Water and Sanitary Sewage Pumping Facilities	3.00%		\$276,408.00
Sub	9.02	Soils, Foundations and Material Testing - Geotechnical and Materials Engineering Services	2.00%	2.00%	\$184,272.00
Sub	10.00	Environmental Engineering	2.00%		\$184,272.00
Sub	10.01	Stormwater Drainage Design Engineering Services	3.00%		\$276,408.00
Sub	10.05	Contamination Assessment and Monitoring	2.00%		\$184,272.00
Sub	10.06	Remedial Action Plan Design	2.00%		\$184,272.00
Sub	11.00	Structural Engineering	10.00%		\$921,360.00
Sub	12.00	Mechanical Engineering	5.00%		\$460,680.00
Sub	13.00	Electrical Engineering	5.00%	5.00%	\$460,680.00
Sub	14.00 A	Interior Design	1.00%		\$92,136.00
Sub	15.01	Surveying and Mapping-Land Surveying	3.00%		\$276,408.00
Sub	15.03	Surveying and Mapping-Underground Utility Location	3.00%	3.00%	\$276,408.00
Sub	16.00	General Civil Engineering	10.00%		\$921,360.00
Sub	17.00	Engineering Construction Management	3.00%		\$276,408.00
Sub	19.00	Value Analysis and Life-Cycle Costing	2.00%		\$184,272.00
Sub	20.00	Landscape Architecture	5.00%		\$460,680.00
		Total	100.00%	10.00%	\$9,213,600.00

EXPERIENCE AND QUALIFICATIONS

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

(2) Lead A/E Firm is preferred to have completed the design of three (3) projects, at least fifty percent (50%) complete, prior to the required submittal date, 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.

cc: Joe Cornely, Assistant Director PDC&E, PROS
Mahe Brunet, Construction Manager 2, PROS
Miguel Iglesias, Contracts Manager, PROS