

Date: November 22, 2023

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
Professional Services Agreement for Ludlum Trail Development.
Project: 403502-16-001. Project No: A23PR03

The Parks, Recreation and Open Spaces Department (PROS) is recommending a 10.00% Small Business Enterprise (SBE) participation goal for the Professional Services for Ludlum Trail Development project, Located at Ludlum Trail. The projected base cost for the requested design is \$8,439,603.00 with a 10% contingency. The total cost for the requested design is \$9,533,563.00.

BACKGROUND

Miami-Dade County Parks, Recreation and Open Spaces Department (PROS) operates over 290 parks and manages over 13,436 acres of land. PROS seeks a consultant committed to building a healthier, more vibrant and livable community through the implementation of the Parks and Open Space System Master Plan.

Miami-Dade County, hereinafter referred to as the "County," as represented by PROS is seeking proposals from interested parties to submit their qualifications to provide various types of park planning services to the County, as may be required, for Park, Recreation and Open Space Planning Services.

In July 2017, the Miami-Dade County Board of County Commissioners ("Board") adopted the Ludlum Trail Corridor District (LTCD) into the County's comprehensive plan. This innovative planning effort sought to turn an approximately 5.6 mile long and ±100-foot-wide privately-owned inactive railroad corridor connecting key areas of the County into a continuous bicycle/pedestrian trail linking vibrant open spaces. The Ludlum Trail is a key component of Miami-Dade County's Open Space Master Plan that envisions an interconnected trail system offering transportation alternatives and reducing traffic congestion for a more livable, sustainable County. This vital link will connect the Metrorail Dadeland North Station to the south and to other planned trails including The Underline, South Dade Trail, Snapper Creek Trail, East/West Trail, and Merrick Trail. Additionally, the Ludlum Trail is part of the Inner Loop, along with the Underline and Miami River Greenway. This Inner Loop around the core of Miami-Dade County is part of the larger Miami Loop effort to create a 225-mile, connected transportation route around the county. While the former railroad created a barrier in the community, the improved Trail will create a gathering place for the community, enhance mobility, strengthen connections to neighboring communities, and provide increased opportunities for economic development.

The Ludlum Trail corridor spans or abuts multiple neighborhoods and land uses, including single and multifamily residential areas, commercial zones, major arterial roadways, two parks, and three schools—all of which have their own unique character and needs. The Ludlum Trail is expected to

enhance overall accessibility to schools, parks, and transit for as many as 30,550 people living within two miles of the corridor.

The Ludlam Trail Development project is a transformative initiative that not only enhances mobility and connectivity but also creates a vibrant community gathering place and supports economic development in the Miami-Dade County area.

PROJECT DESCRIPTION

Miami-Dade County Parks, Recreation and Open Spaces Department (PROS) seeks the professional services of a prime consultant team composed of Architecture and Landscape Architecture professionals for design, including post-design services, civil engineering, highway systems, etc. for the “Ludlam Trail” Development project. The Ludlam Trail will transform a 5.6-mile segment of the former Florida East Coast Railroad into a new continuous, publicly accessible shared-use trail in Miami-Dade County. This trail will include safe, dedicated pathways for walking, running, and cycling, encouraging active lifestyles and the use of green non-motorized modes of transportation, enhancing overall connectivity and accessibility between schools, parks, transit stops, residences, workplaces, and shopping.

The Ludlam Trail Development within the former railroad corridor between approximately 400 ft. north of NW 7th Street and the North ROW line of SW 80th Street will include, but is not limited to: construction of a shared bicycle and pedestrian trail with pavement markings, park and neighborhood connections, street crossings, canal crossings, signage, site furnishings, access control measures, contamination remediation review and coordination, site preparation, shade trees, and integrated landscaping with the drainage plan. The project also involves coordination with private development node areas and iconic bridges designed by the Florida Department of Transportation (FDOT).

The Consultant team shall develop a design that results in a harmonious landscape that integrates remediation, aesthetically appealing earthwork, stormwater management, planting design, trail facilities, and other program elements, such as gardens, shelters, play areas, trailheads, public art, and gathering areas. Ultimately, the Trail should have a unique and identifiable brand and design language that sets it apart from other Miami-Dade County trails.

The overall trail design should be context-sensitive and compatible with the varying needs and character along the trail corridor. It must be designed to be constructed in phases and integrated with the design aesthetic for the iconic bridges located at Bird Rd., Flagler St. and 8th St., which will be built by FDOT.

All activity as a result of this contract shall comply with Chapter 2, Article I, Sec. 2-1, Rule 5.10, and Chapter 9, Article III, Sec. 9-71 through 9-75, of the Code of Miami-Dade County, along with Implementing Order 8-8, which established a County policy to incorporate, wherever practical, Green Building Practices into the planning, budgeting, design, construction, operations, management, renovation, maintenance and decommissioning of Public Projects. These sections of the code, together with the IO, are referred to as the “Sustainable Buildings Program”.

The trail must be designed to be constructed in phases and the design must be integrated with the design aesthetic for the iconic bridges (located at Bird Rd., Flagler St. and 8th St.) that will be built by FDOT. The Consultant shall incorporate resiliency and sustainable development best practices building measures into the design (where applicable), including but not limited to LEED Silver Certification, LEED SITES Certification, and Envision Certification. The consultant must also comply with NEPA commitments and lead NEPA compliance contract and reevaluation for the overall Ludlam Trail Project. It is highly preferred that the Prime and/or Sub-consultants (Team) submitting a proposal be experienced in the design, construction documents, permitting and construction administration and management services of Public Safety Facilities. LEED or ENVISION Certification and Experience with solar power is also highly preferred of the firm(s).

The project will aim to obtain at least ENVISION Silver formal certification, following the most recently adopted version by the Institute for Sustainable Infrastructure, along with the required IO 8-8 Section VII Prescriptive Path elements (where applicable). The project budget should account for associated costs related to compliance with the Sustainable Buildings Program.

The Scope also includes presenting to the Ludlam Advisory Board, (inclusive of all presentations and formal submittals required), assisting during the Bidding and Award of the Construction Contract, and Construction Administration. The selected consultant will report directly to PROS Project Manager.

TECHNICAL CERTIFICATION CATEGORIES

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

Miami-Dade County Certification

Type	Code	Description	Estimated Cost	Percentage	Percentage SBE
PRIME	14.00	Architecture	\$759,564.25	9.00%	
PRIME	20.00	Landscape Architecture	\$2,363,088.78	28.00%	
Type	Code				
Sub	1.01	Urban Design	\$253,188.08	3.00%	
Sub	3.01	Highway Systems - Site Development (and Parking Lot Design - N/A)	\$84,396.03	1.00%	
Sub	3.02B	Highway Systems - Minor Highway Design	\$84,396.03	1.00%	
Sub	3.03	Highway Systems - Bridge Design	\$253,188.08	3.00%	
Sub	3.04	Traffic Engineering Studies	\$168,792.06	2.00%	
Sub	3.09	Signing, Pavement Marking, and Channelization	\$168,792.06	2.00%	
Sub	3.11	Signalization	\$84,396.03	1.00%	
Sub	9.01	Drilling, Subsurface, Investigations and Seismographic Services	\$84,396.03	1.00%	
Sub	9.02	Geotechnical and Material Engineering Services	\$168,792.06	2.00%	
Sub	10.01	Stormwater Drainage Design Engineering Services	\$84,396.03	1.00%	
Sub	10.03	Biology Services	\$84,396.03	1.00%	
Sub	10.05	Contamination Assessment and Monitoring	\$84,396.03	1.00%	
Sub	10.06	Remedial action plan design	\$84,396.03	1.00%	
Sub	10.07	Remedial action plan Implementation/Operation/Maintenance	\$84,396.03	1.00%	
Sub	10.09	Wellfield, Groundwater, and Surface Water Protection and Management	\$84,396.03	1.00%	
Sub	11.00	General Structural Engineering	\$84,396.03	1.00%	
Sub	12.00	General Mechanical Engineering	\$84,396.03	1.00%	
Sub	13.00	General Electrical Engineering	\$675,168.22	8.00%	8.00%
Sub	15.01	Land Surveying	\$253,188.08	3.00%	
Sub	15.03	Underground Utility Location	\$168,792.06	2.00%	2.00%
Sub	15.04	Hydrographic Surveys	\$84,396.03	1.00%	
Sub	16.00	General Civil Engineering	\$1,012,752.34	12.00%	
Sub	17.00	Engineering Construction Management	\$590,772.20	7.00%	
Sub	18.00	Architectural Project Management	\$337,584.11	4.00%	
Sub	22.00	ADA Title II Consultant	\$168,792.06	2.00%	
Total			\$8,439,603.00	100.00%	10.00%

EXPERIENCE AND QUALIFICATIONS

The Prime Consultant must hold technical certifications 14.00, 20.00 and hold active professional registration status as required by the State of Florida.

PREFERRED EXPERIENCE AND QUALIFICATIONS

Prime Consultant, through full time-personnel, should demonstrate a preferred five (5) years of experience as the prime consultant on similar projects with project scopes that are comparable to the Project Scope of Services for this project. A preferred three (3) projects are to have been completed within the last ten (10) years.

Recommended SBE Participation: 10.00%

DEPARTMENT INPUT
CONSTRUCTION CONTRACT/PROJECT MEASURE ANALYSIS AND RECOMMENDATION

Check applicable Ordinance(s): 90-143 Responsible Wage and Benefits 03-1 Community Workforce Program (CWP)

PROJECT INFORMATION See attachment

Project No.: A23PR03 **Contract No.** E23PR01

Contract/Project Title: Professional Services Agreement for Ludlam Trail Development Services

Description/Scope of Work: Miami-Dade County Parks, Recreation and Open Spaces Department (PROS) seeks the professional services of a prime consultant team composed of Architecture and Landscape Architecture professionals for design, including post-design services, civil engineering, highway systems, etc. for the “Ludlam Trail” Development project. The Ludlam Trail will transform a 5.6-mile segment of the former Florida East Coast Railroad into a new continuous, publicly accessible shared-use trail in Miami-Dade County. This trail will include safe, dedicated pathways for walking, running, and cycling, encouraging active lifestyles and the use of green non-motorized modes of transportation, enhancing overall connectivity and accessibility between schools, parks, transit stops, residences, workplaces, and shopping.

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The Scope also includes presenting to the Ludlum Advisory Board, (inclusive of all presentations and formal submittals required), assisting during the Bidding and Award of the Construction Contract, and Construction Administration. The selected consultant will report directly to PROS Project Manager.

Estimated Cost: \$\$8,439,603.00 **Funding Source:** Future Finance

Location of Project: Ludlum Trail

PROJECT ANALYSIS FOR GOAL RECOMMENDATION (CWP) See attachment

Engineer's Estimate of required Workforce:

Trade/Skills Required	Est. # of workforce required	Est. # of total days to complete job
N/A		

Comments: _____

PROJECT ANALYSIS FOR GOAL RECOMMENDATION (CSBE) See attachment

Sub-Trade	Est. Cost	% of Item to Base/Contingency	Availability
13.00 General Electrical Engineering	\$675,168.22	8%	
15.03 Underground Utility Location	\$168,792.06	2%	
Total	\$846,960.28	10%	

RECOMMENDATION

Set-Aside: Level 1 Level 2 Level 3 Trade Set-Aside Sub-Contractor Goal Workforce Goal No Measure

Basis for Recommendation: An analysis of the CSBE Program Ordinance 97-52 as amended and by I.O. 3-22 has been conducted and indicates that a 10% measure is appropriate for this project.

Prepared By: Monique Perez, PROS Contracts Administrator *MPM*

Approved By: Michael J. Cornely, Assistant Director

Signature: *[Signature]*

Date submitted to SBD: _____







PSA Ludlam Trail- SBD Memo -

Final Audit Report

2023-11-28

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