

**Mini Train Track Installation Services Project
Safe Neighborhood Parks (SNP)
Historic Virginia Key Beach Park
Miami, FL**



December 2007

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Summary

Background: Historic Virginia Key Beach Park has been closed to daily public traffic for more than 20 years. As part of the Park's redevelopment and opening the Virginia Key Beach Park Trust is restoring and improving many features on the Park. The park improvements include a parking lot, interior roads and walkways, trails, picnic areas, and snack bar; restoration of the mini-train, carousel, bath houses; and the addition of a cultural center, playground, natural landscaping and gardens.

The mini train was a cherished feature on the historic beach park for many years, its return to public service is highly anticipated by the general public, young and old.

Currently: The Virginia Key Beach Park Trust has issued a Request For Proposals (RFP) for the installation of the mini train track that will place the train track back in its original location and provide additional improvements.

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Mini Train Track Installation Services Project Safe Neighborhood Parks (SNP) Historic Virginia Key Beach Park

SPECIFICATIONS / SCOPE OF WORK

Background Information

The Trust was created and established as a limited agency and instrumentality of the City. The Trust, in cooperation with the Department of Parks and Recreation and other City departments is guided by its vision to preserve the Historic Virginia Key Beach Park (the "Park") property in a manner consistent with the environmental health, public use, historical importance and consistent with the aspiration of the African-American community and proposes policy, planning, and design to ensure maximum community utilization, enjoyment, and maintenance of the Park as an open green space compatible with its historical and recreational characteristics and accessible to the public. The Trust endeavors to promote activities and functions at the Park consistent with this purpose and with the nature of the Park and Virginia Key.

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The Trust, in conjunction with the City, is soliciting Proposals from contractors qualified and experienced in design, engineering and construction services licensed to operate in the State of Florida and/or similar construction or design firms licensed to operate in the State of Florida for the purpose of furnishing all qualified and certified labor, materials, equipment, permits, and licenses to complete the construction of the miniature railroad and associated facilities within the limits of the Virginia Key Beach Park (the "Project"). The project will include site prep and civil work required to install approximately 2,500 track feet of 16-inch gauge rail, compacting, fill and ballast; design and construction of two at-grade crossings; design and install a rail "turnout" of approximately 300 feet of maintenance track; coordinate with the VKBPT on any significant revisions; design and build proper drainage; provide general clean up of materials and debris.

Please refer to a copy of the Virginia Key Beach Park Master Plan November 2003, prepared by Wallace Roberts & Todd, LLC and Judson and Partners (See Attachment No. 1) and the Virginia Key Beach Park railroad project 2007, Mini

Train Railroad Alignment, Scope of Work and design build standards and specifications (See Attachment No. 2) to have an understanding of Trust's future capital improvement projects, ecosystem restoration strategy and general scope of work required herein.

Performance Requirements / Scope of Services

The Scope of Services includes, but is not limited, to the following:

Construction for the Restoration of the Virginia Key Beach Park Miniature Railroad: The Virginia Key Beach Park Trust (OWNER) is seeking to hire the services of a Contractor to build a miniature railroad track and associated facilities (PROJECT).

A. The Contractor shall furnish all qualified and certified labor, materials, equipment, permits, and licenses to purchase, deliver, and complete the construction of the miniature railroad and associated facilities within the limits of the Virginia Key Beach Park. The miniature railroad and associated facilities shall include the following:

1. 2043 feet of track consisting of jointed rail on treated timber ties and ballast.
 - i. Rail section shall be at least 12 LB ASCE Tee Rail or greater.
 - ii. Rail milling stamps and associated information shall be clearly legible on all rail segments.
 - iii. Construction of track within an existing mock tunnel section. The tunnel is actually a structure built at grade.
 - iv. Construction of track adjacent to an existing station platform area.
2. Two At-Grade Crossings, measuring 3 feet wide, 24 feet in length, and 1 foot in depth.
 - i. At-Grade crossings shall be comprised of concrete and reinforcing steel.
3. 300 feet of Maintenance and Storage Track and one area of special track work (turnout). Contractor shall be responsible for the layout of the turnout.
4. Extra track materials – specifically an additional 205 feet (approximately) of extra rail and associated appurtenances (i.e. joint bars, spikes, etc.).
5. ALTERNATIVE 1 – Contractor shall provide a separate cost associated with the elevated section of track. The base price for the miniature track construction shall be at the same elevation throughout.

A. The Contractor shall be responsible for providing all materials necessary to complete the installation of the track work, including, but not limited to, rail, special track work, joint bars, treated ties, tie plates, spikes, bolts, shims, and anchors.

B. The Contractor shall be responsible for transporting and storing all materials to the site and to the point of final installation. The Contractor shall provide all suitable fill required for the PROJECT.

1. Fill material must comply with Florida Department of Transportation (FDOT) specifications as being suitable for roadway sub-base.

General Requirements

A. The Contractor shall be responsible, but not limited to, the following:

1. All technical submittals and construction layout
2. Locating and designating all on site utilities within and adjacent to the PROJECT and notifying all utility owners prior to the start of construction.
3. Mobilization and demobilization
4. All site survey, alignment layout, and grading work
5. Installation and maintenance of construction site access on property owned by the Owner.
6. All erosion and sediment control measures within the limits of the PROJECT
7. Protection of exotic vegetation within the limits of the PROJECT
8. Removal, transportation, and storage of soils associated with the grading of the track bed and the elevated embankment section.
 - a. Disposal of all clean soils shall be performed at an on-site location specified by the Owner.
 - b. Any damage to Owner's property and associated existing facilities caused by the Contractor during the performance of the PROJECT shall be repaired by the Contractor at the Contractor's expense.
9. Construction of all new track and all associated civil and track work.
10. Construction of the new maintenance and storage track and all associated civil and track work.
11. Construction of two new concrete at-grade crossings and all associated civil and track work.
12. Construction of railroad flashers and power supply for the two at-grade crossings.
 - i. The Owner requires the use of solar power for the grade crossing flashers.
13. Cooperation and coordination with all other contractors working for the Owner on the PROJECT site.

Furthermore, the mini train railroad project shall be performed in compliance within the requirements of:

- 1) The applicable provisions of the City of Miami Code, as amended, the applicable provisions of the Miami-Dade County Code, as amended, and any other applicable Florida Statutes, as amended
 - 2) Regulations of the State of Florida Department of Environmental Protection
 - 3) Any other applicable federal, state, local regulations or professional guidance not specifically listed above as well as any additional requirements, which may be adopted by these organizations in the future.
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- A. The contractor will follow the recommendations outlined in the Virginia Key Beach Park Master Plan November 2003, prepared by Wallace Roberts & Todd, LLC and Judson and Partners (See Attachment No. 1)
 - B. The contractor will follow the recommendations outlined in the Virginia Key Beach Park railroad project 2007, Mini Train Railroad Alignment, Scope of Work and design build standards and specifications prepared by Eric Liberman, Consultant (See Attachment No. 2)
 - C. The contractor will provide a separate project cost estimate supplement outlining any conceptual mitigation, drainage needs, architectural or structural designs that may have exorbitant maintenance or construction costs.
 - D. The contractor will use reasonable best efforts, subject to the requirements of applicable professional standards, to complete the project by February 15th, 2008.
 - E. The contractor will use reasonable best efforts to coordinate the project's planning, design and surveying schedule with the planning, design/build timeline, construction schedule of other Trust contractors that may be engaged in substantial capital improvement projects, infrastructure installation and design projects in the Park during the projected length of the contract.
 - F. Agree to communicate with and provide weekly progress reports to the Trust's Executive Director and Director of Operations during the project in writing or by formal presentation. The proposer will provide a final report to the Trust's Executive Director and/or the Trust's Director of Operations no later than February 14th, 2008. Should the project be extended by the contractor or the Trust for any reason, then the Successful Proposer will provide a report to the Trust's Executive

Director and/or the Trust's Director of Operations no later than February 14th, 2008.

- G. The contractor shall provide the Trust with copies of any letters, construction drawings, plans and schedules related to this project.
- H. Timeliness is critical in the performance of the project. The contractor should coordinate with the Trust's Executive Director and/or Director of Operations and endeavor to accomplish the project in a phased in approach throughout the length of the project to anticipate and manage hindrances to the project or any possible work stoppages. The Trust will make necessary reports, records and plans available to the contractor to assist in this regard.
- I. The contractor agrees to notify the Trust immediately if any regulatory or other government agency or private citizen requests a review of the project's scope, purpose, plans, permitting or financing.
- J. The contractor agrees to notify the Trust immediately should any disciplinary actions be taken or complaints filed with any regulatory bodies against any of the contractor's staff, sub-contractors or the contractor itself in relation to this project.
- K. The contractor must designate two (2) "key" members of its project management team. The Trust shall reserve the right to approve any substitutions or changes in those staff designated as "key".
- L. The contractor will meet with designated representative(s) of the Trust for a pre-construction review meeting; review of any conceptual mitigation plans; landscaping recommendations, conceptual alterations to the railroad track alignment if deemed necessary and to review any calculations and specifications for conceptual site drainage.

The Trust reserves the right to add, delete and/or modify services in the scope of work when required by any entity(s) of the City or other regulatory organization listed here in, at any time throughout the duration of the project.