

REQUEST FOR BID (RFB) 2025-3633

Martin County Board of County Commissioners
Attn: Purchasing Division
2401 SE Monterey Road
Stuart, FL 34996
pur_div@martin.fl.us
www.martin.fl.us

The Board of County Commissioners, Martin County, Florida, will receive sealed bids for:

A LONG TERM LEASE FOR A TRAIN STATION TO PROVIDE HIGH SPEED PASSENGER RAIL SERVICE FOR MARTIN COUNTY, FLORIDA

Martin County Board of County Commissioners is seeking bids from qualified high-speed passenger rail operators for a long-term lease for a train station to provide high-speed passenger rail service connecting Martin County to major destinations in South and Central Florida. This RFB aims to identify a bidder capable of providing a safe, efficient, and customer-focused station which provides high-speed rail transportation. Final award of this lease is contingent on the award of various Federal and State grants and/or appropriations.

Sealed bids will be received by the Information Desk on the 1st Floor at the address above or via DemandStar until **10:00 AM** local time, on **Friday, November 1, 2024**.

The complete bid document may be downloaded from www.demandstar.com (online bidding site) or may be requested from the Purchasing Division at pur_div@martin.fl.us.

Martin County is an equal opportunity/affirmative action employer.

By order of the Board of County Commissioners of Martin County, Florida.

Publish: DemandStar October 24, 2024

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INTRODUCTION

Martin County Board of County Commissioners is seeking bids from qualified high-speed rail operators for a lease of County land for a train station to provide high-speed passenger rail service connecting Martin County to major destinations in South and Central Florida. The Board of County Commissioners have made two parcels available for a potential station site. One site is located on the existing Martin County Fairgrounds on Dixie Highway (a sketch of the site is attached hereto). The other site is located adjacent to the Martin County Courthouse on Flagler Ave (a legal description of the site is attached hereto).

The Board intends to enter into a long-term land lease for the operation of a station and contingent upon receipt of federal and state funds for the design and construction of a station that will provide high speed rail service to its residents and visitors.

This Request for Bid is intended to solicit experienced rail operators capable of delivering safe, efficient, and customer-focused high-speed rail station services. Final award of a long-term lease is contingent on the award of various Federal and State grants and/or appropriations.

PROJECT OVERVIEW

The selected operator will be responsible for:

- Complying with the terms negotiated in a long-term lease of County property and the ability to operate high-speed passenger rail service on infrastructure adjacent to the identified County parcels.
- Managing and maintaining a Martin County station and associated facilities for high-speed rail service from Stuart to South and Central Florida.
- Ensuring compliance with all federal and state rail safety regulations
- Assisting and collaborating with Martin County in the application for Federal and State grants and appropriations for the design and construction of the rail station.

SCOPE OF SERVICES

Operations:

- Provide a minimum of eight (8) daily high-speed rail service stops at the Martin County train station to major destinations in South and Central Florida.
- Maintain punctuality and reliability standards.
- Implement and manage ticketing systems and fare collection.
- Perform regular maintenance on station facilities.
- Ensure cleanliness and functionality of all passenger areas.

Safety and Security:

- Implement a comprehensive station safety management system.
- Coordinate with local law enforcement for station security.

MINIMUM QUALIFICATIONS

Bidders must demonstrate:

- A minimum of 2 years of experience in operating stations for high-speed passenger rail services.
- A proven safety record and compliance with FRA (Federal Railroad Administration) regulations.
- Existing agreements in place to operate high-speed passenger rail service adjacent to one of the County owned parcels identified herein.
- Established infrastructure adjacent to the identified County-owned parcels that supports the operation of high-speed passenger rail station services.

Bidders that do not meet the meet the minimum qualifications and do not provide the required past project references may be deemed “non-responsive” and/or “non-responsible”.

BID CONTENT & FORMAT

GOING GREENER!! One original of the following documents must be returned with bid.

Do not return any other pages or documents unless specifically requested in the RFB.

If e-bidding, upload documents as one complete (.pdf) document rather than separately (no paper copy necessary).

IMPORTANT: FAILURE TO PROVIDE THE FORMS / DOCUMENTATION LISTED BELOW MAY DEEM A BID “NON-RESPONSIVE” AND BE INELIGIBLE FOR CONTRACT AWARD.

FORM OF SUBMITTAL

Submittals should be prepared on 8.5" x 11" single-sided paper, using a 12-point font. Tabs or section separators are allowed and will not count towards the page limit.

Bid to be provided in the order below:

1. **Cover Letter / Statement of Interest** *including e-mail address of person to be notified of award*, signed by an authorized corporate officer, principal, or partner. Include physical address of Bidder. *(2 page limit)*

Note: Bidders who are nonresident corporations shall furnish to the County evidence of their ability to transact business in the State of Florida along with their bid.
<https://dos.myflorida.com/sunbiz/>

2. **Company Profile and Qualifications, Including Operational Experience, Safety Record for High-Speed Rail Passenger Service Train Stations** *(5 page limit)*

Provide a summary of the company's history, structure, and relevant experience in operating high-speed rail. Highlight the safety record and compliance with federal and state regulations, showcasing the company's ability to deliver reliable and safe services. Additionally, include experience in high-speed rail passenger service stations.

3. **Agreements in Place to Utilize Adjacent Railway Track Infrastructure**

Provide proof of existing agreements allowing the use of rail infrastructure adjacent to County-owned parcels. This ensures the operator has legal access to the necessary tracks for service.

4. **Proposed Number of Daily Trains for the 1st Quarter of Service** *(1 page limit)*

Outline the number of daily train stops to be operated during the first three months (service commencement date: April 15, 2027). Include a justification for this schedule based on expected demand and operational capacity.

5. **Existing Network That Martin County Residents Will Have Access To** *(2 page limit)*

Describe the existing rail network the operator offers, including routes and connections that will benefit Martin County citizens. Explain how the service will integrate with regional transportation systems.

6. Price Proposal Detailing the Cost Structure for Operating the High-Speed Rail Service (3 page limit)

Provide an estimated cost for operating the station service, including labor, maintenance, and operational expenses. Provide an amount that as an operator you are willing to pay for land rent and the desired lease term you would enter with the County.

7. Information regarding any legal or administrative actions, past or pending, that might impact the capacity of the Bidder (or its principals or affiliates) to complete the tasks must be disclosed. Disclosure of any bankruptcies, foreclosures and other legal actions past or pending by any of the above or related entities during the past ten (10) years must be made with the RFB.

8. Affidavit Regarding the use of Coercion for Labor & Services

9. Bidder's Qualification Statement

10. Conflict Affidavit

11. Drug Free Workplace Certification

12. Equal Opportunity Statement

13. E-Verify

14. Non-Collusion Certification

15. Public Entity Crimes Statement

16. Vendor Certification Regarding Discriminatory Vendor List

17. Vendor Certification Regarding Scrutinized Companies Lists

18. W-9 (2024 Form Version)

19. Signed Addenda (if any)

CRITERIA FOR SELECTION OF FIRM(S)

Bids shall be reviewed by a selection committee, ranked based on the following criteria, and negotiation for contracts shall follow the order of ranking from highest to lowest score.

The County will award the Bid to the **highest and best bid** for the purpose stated in this RFB.

The County may require presentations or interviews with one or more firms.

SELECTION CRITERIA TO DETERMINE THE MOST FINANCIALLY ADVANTAGEOUS BID	POINT VALUE
Experience in train station facility operation	0 – 30
Existing Legal rights to utilize rail infrastructure adjacent to identified Martin County parcel <i>(established and in place agreements will receive highest point score)</i>	0 – 30
Existing network accessibility	0 – 20
Price Proposal and Lease Term Length <i>(40 years or greater receives max points)</i>	0 – 20
TOTAL POINTS	0 – 100

SCHEDULE OF EVENTS

The County currently plans to use the following tentative schedule during this RFB process. The County reserves its right to change and/or delay the scheduled dates and times shown below:

EVENT	DATE/TIME
Release of Request for Bids (RFB)	October 24, 2024
Deadline for Questions/Inquiries (emailed to: pur_div@martin.fl.us)	No later than 5:00 PM on Monday the week prior to the qualification due date.
Bid Due Date and Time (Deadline)	November 1, 2024 at 10:00 AM
Selection Committee Meeting (Scoring/Recommendation of Award)	November 4, 2024 at 11:30 AM
Anticipated Ranking Approval (Contract Award)	November 12, 2024

SUBMITTAL INSTRUCTIONS

Delivery of Bids:

Bids may be submitted via hand delivery, mail, or e-bid (www.demandstar.com).

Hand Delivery or Mail:

One (1) **electronic copy** (single file in PDF format) of the Bid must be submitted in a sealed envelope, plainly marked on the outside with the Bidder's name, RFB number and bid due date. Bids shall be delivered to the address detailed on the cover page of this RFB. If forwarded by regular mail or express mail, the sealed envelope containing the bid and marked as directed above, shall be enclosed in another envelope addressed to the U.S. Mail address indicated on the cover page. If forwarded by overnight courier services (other than United States Postal Service Express Mail), the sealed envelope containing the bid and marked as directed above, shall be enclosed in another envelope addressed to the street address indicated on the cover page. Bids may be hand-delivered. Bids by fax or e-mail will **NOT** be accepted. The County cautions bidders to assure actual delivery of mailed or hand-delivered bids directly to the Martin County Administrative Center (Attn: Purchasing Division), 1st Floor, Information Desk, 2401 S.E. Monterey Road, Stuart, Florida. Confirmation of timely receipt of the bid may be made by e-mailing pur_div@martin.fl.us before bid opening time. Bids received after the established deadline shall **not** be considered.

E-Bidding (via DemandStar) www.demandstar.com ****PREFERRED METHOD****

Upload one (1) electronic copy (**single file**) in PDF format to DemandStar. E-bidding through the online bidding site shall be accepted in lieu of a sealed bid as outlined above. However, the bidder shall be responsible for ensuring that the required bid documents are properly uploaded and accepted by the online bidding site. The County shall not be responsible for nor accept bids not properly uploaded by the bid due date and time.

ADDITIONAL INFORMATION

1. All questions concerning this selection process, the RFB document and all attachments must be addressed in writing to the Purchasing Division and e-mailed to pur_div@martin.fl.us

Questions shall be received no later than 5:00 PM on Monday the week prior to the bid due date.

2. No oral interpretation of this RFB shall be considered binding. The County shall be bound only when such statements are written and executed under the authority of the Purchasing Manager. Any and all interpretations and any supplemental instructions will be in the form of written addendum via the online bidding site (www.demandstar.com). Failure of any Bidder to receive such addendum shall not relieve said Bidder from any obligation under the RFB submitted. All addenda issued shall become part of the Contract Documents.
3. The County reserves the right to reject any and all submittals with or without cause, to waive technicalities, or to accept those submittals which best serve the interests of the County.
4. Bids become a “public record” and shall be subject to disclosure consistent with Chapter 119, Florida Statutes, thirty (30) calendar days after the bid opening or upon bid award in accordance with Chapter 119, Fla. Stat.. Marking a bid “confidential” or “proprietary” does not exclude all or any part of the bid from disclosure under public records requirements. To claim the bid or a portion thereof as exempt or confidential and exempt from disclosure, you must state the basis of the exemption, including the statutory citation to an exemption created or afforded by Florida Statutes; state in writing and with particularity the reasons for the conclusion that the bid is exempt or confidential and exempt; and if only a portion of the bid is claimed to be exempt or confidential and exempt, provide a redacted version of the bid showing those portions claimed to be exempt or confidential and exempt. Bids submitted with claimed exemptions shall be reviewed and release of these records shall be at the County’s discretion. Failure to notify the County of claimed exemptions constitutes a waiver and the submittal will be released as requested.
5. Submittals may be withdrawn prior to due date by written request dispatched by the Bidder and received by the Purchasing Division before the time for receiving Submittals has expired.
6. The County reserves the right to request clarification of information submitted and to request additional information of one or more Bidders after the deadline for receipt of Submittals.
7. Costs for preparation of a response to this request are solely those of the Bidder and the County assumes no responsibility for any such costs incurred by the Bidder. The County will not be liable for any costs incurred by the Bidder prior to execution of the contract by the parties.
8. Submittals shall be formatted to letter sized paper (8.5” x 11”) and with a minimum 12-point font.

9. Bidders are instructed NOT to fax or e-mail their submittal as they shall be rejected as non-responsive.
10. Bidders must indicate on the outside of their envelope the following:
- RFB Number and Name
 - Due Date and Time
 - Name of Bidder

11. All Submittals must be manually and duly signed by an authorized corporate officer, principal, or partner (as applicable) with a signature in full on the Cover Letter/Statement of Interest.

Bidders who are nonresident corporations shall furnish to the County evidence of their ability to transact business in the State of Florida along with their bid.

12. Submittals that contain any limiting terms and conditions that do not explicitly agree to provide the scope in the contract documents may be disqualified.

13. Any Bidder who presents in its RFB to the County, any information which is determined by the County, in its sole opinion, to be substantially inaccurate, misleading, exaggerated, or incorrect, may be disqualified from consideration.

14. The Bidder shall not discriminate on the basis of race, color, national origin or sex in the performance of this contract. The Bidder shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of U.S. Department of Transportation assisted contracts. Failure by the Bidder to carry out these requirements is a material breach of the contract which may result in the termination of the contract or such other remedy as the recipient deems appropriate.

15. It is the policy of the United States, the State of Florida, or the County that small business concerns, veteran-owned small business concerns, service-disabled veteran-owned small business concerns, HUBZone small business concerns, small disadvantaged business concerns, and women-owned small business concerns (hereinafter "small business concerns") shall have the maximum practicable opportunity to participate in performing contracts, including contracts and subcontracts. It is further the policy that its prime contractors establish procedures to ensure the timely payment of amounts due pursuant to the terms of their subcontracts with small business concerns. The Contractor hereby agrees to carry out this policy in the awarding of subcontracts to the fullest extent consistent with efficient contract performance. The Contractor further agrees to cooperate in any studies or surveys as may be conducted by the appropriate government agency as may be necessary to determine the extent of the Contractor's compliance with this clause.

16. The successful bidder(s) will be required to monitor the performance of his employees on a periodic basis while they are assigned to the County. The successful bidder(s) is required to comply with the Immigration Reform Act of 1986 (IRCA) which requires all individuals hired after November 6, 1986, to provide employers with proof of citizenship or authorization to work in the United States.

17. As required by FS 287.133; "A person or affiliate who has been placed on the convicted

vendor list following a conviction for Public Entity crime may not submit a bid on a contract to provide goods or services to a public entity, may not submit a bid or contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or Vendor under a contract with a public entity, and may not transact business with any public entity in excess of the threshold amount in Section 287.017, for category two for a period of thirty-six months from the date of being placed on the convicted vendor list".

18. Protests shall be in accordance with the procedure outlined in the Martin County Purchasing Manual which is available at www.martin.fl.us. Type Purchasing Manual into the Search field.
19. Selection Committee meetings are posted on the County's website at www.martin.fl.us in accordance with the Florida Sunshine Law. Selection Committee meetings are open to the public.
20. Notification of shortlist, if applicable, shall be within 72 hours of a selection committee meeting via e-mail to all bidders. Bidders that do not provide an e-mail address as requested above shall not be notified.
21. In compliance with Section 112.313(12), Florida Statutes, any affected public officer or employee of Martin County must file a statement with the Supervisor of Elections of Martin County prior to submitting a bid. This statement should disclose their interest, or that of their spouse or child, and the nature of the intended business, as specified in Florida Commission on Ethics Form 3A. Additionally, advisory board members must ensure that any business relationships comply with Sections 112.313(3) and 112.313(7), Florida Statutes. Any conflicts of interest for advisory board members should be disclosed in accordance with Florida Commission on Ethics Form 4A.
22. E-Verify. In compliance with Section 448.095, Fla. Stat., Consultant and its subconsultants shall, prior to beginning work under this Agreement, register with and use the E-Verify system to verify work authorization status of all employees hired after January 1, 2021.

MARTIN COUNTY (TOTAL ACRES)
 ALL OF LOTS 1 THROUGH 70 BLOCK 169 AND ALL OF LOTS 1 THROUGH 40 BLOCK 223 AND LOTS 1 THROUGH 64 BLOCK 225, TOGETHER WITH THE FOLLOWING ABANDONED RIGHT-OF-WAYS, RAILROAD AVE, DANIELA AVE, DALTON AVE LYING BETWEEN THE F.E.C. RAILROAD AND WESTERN OF A-1-A, AS RECORDED IN P.B. 1, PAGE 50A OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 RIGHT-OF-WAYS LESS THAN 50 FEET WIDE (741791.65 SQ. FT.) MORE OR LESS. (INCLUDES ABANDONED RIGHT-OF-WAYS OCCUPIED BY IMPROVEMENTS TO THE PROPERTY)

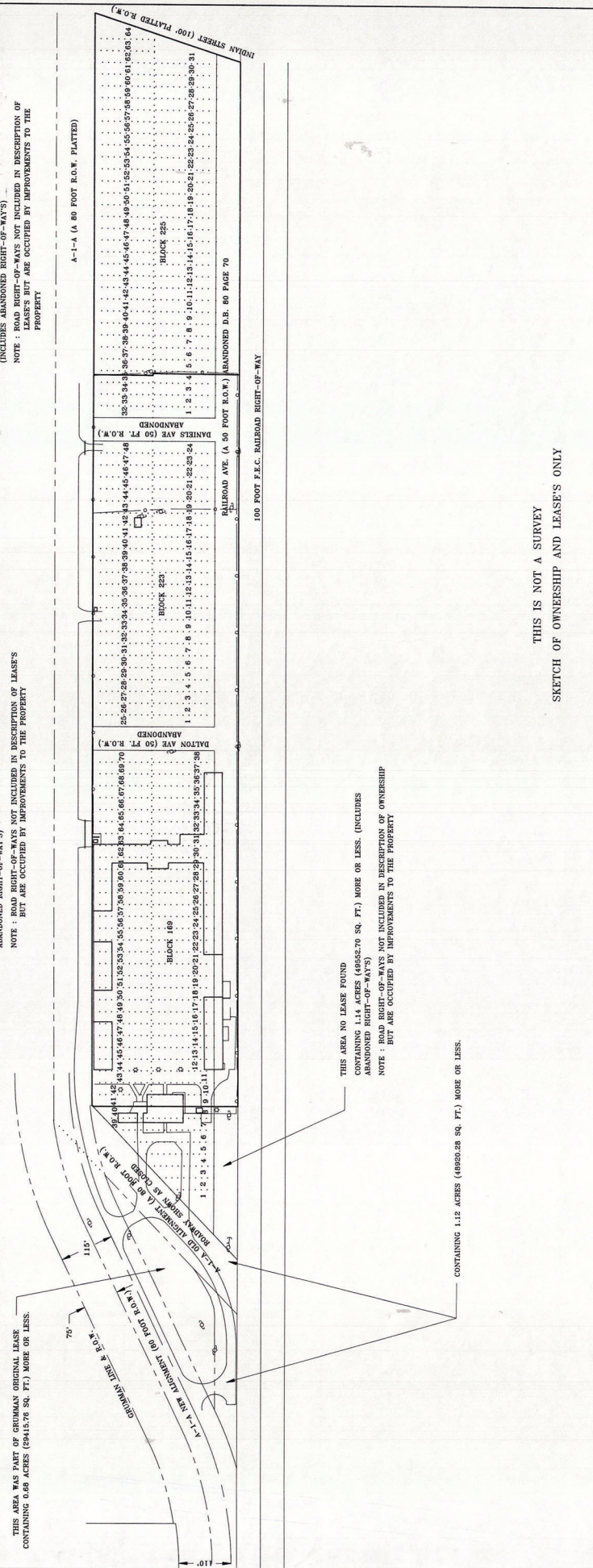
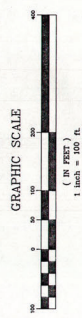
MARTIN COUNTY FAIR GROUNDS
 LOTS 6 THROUGH 35 & 41 THROUGH 70 BLOCK 169 AND ALL OF BLOCK 223 AND LOTS 1 THROUGH 64 BLOCK 225, TOGETHER WITH THE FOLLOWING ABANDONED RIGHT-OF-WAYS, RAILROAD AVE, DANIELA AVE, DALTON AVE LYING BETWEEN THE F.E.C. RAILROAD AND WESTERN OF A-1-A, AS RECORDED IN P.B. 1, PAGE 50A OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 CONTAINING 10.88 ACRES (474707.72 SQ. FT.) MORE OR LESS. (INCLUDES ABANDONED RIGHT-OF-WAYS)
 NOTE: ROAD RIGHT-OF-WAYS NOT INCLUDED IN DESCRIPTION OF LEASES BUT ARE OCCUPIED BY IMPROVEMENTS TO THE PROPERTY

PARKS & RECREATION DEPARTMENT
 ALL OF BLOCK 225 GOLDEN GATE PARK LESS LOTS 1 THROUGH 64 AS RECORDED IN P.B. 1, PAGE 50A OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 CONTAINING 5.01 ACRES (218168.24 SQ. FT.) MORE OR LESS.
 (INCLUDES ABANDONED RIGHT-OF-WAYS)
 NOTE: ROAD RIGHT-OF-WAYS NOT INCLUDED IN DESCRIPTION OF LEASES BUT ARE OCCUPIED BY IMPROVEMENTS TO THE PROPERTY

THIS AREA WAS PART OF CREHMAN ORIGINAL LEASE CONTAINING 0.69 ACRES (29415.76 SQ. FT.) MORE OR LESS.

THIS AREA NO LEASE FOUND CONTAINING 1.14 ACRES (49562.70 SQ. FT.) MORE OR LESS. (INCLUDES ABANDONED RIGHT-OF-WAYS)
 NOTE: ROAD RIGHT-OF-WAYS NOT INCLUDED IN DESCRIPTION OF OWNERSHIP BUT ARE OCCUPIED BY IMPROVEMENTS TO THE PROPERTY

CONTAINING 1.12 ACRES (46520.28 SQ. FT.) MORE OR LESS.



THIS IS NOT A SURVEY
 SKETCH OF OWNERSHIP AND LEASE'S ONLY

DATE	BY	DESCRIPTION	REVISIONS	DATE	BY	DESCRIPTION

MARTIN COUNTY
 2401 S.E. MONTEREY ROAD STUART, FL 34986
 PHONE NO. 561-288-5927

MARTIN COUNTY PROPERTY GOLDEN GATE PARK
 BLOCKS 169, 223 & 225 SKETCH OF LEASE'S

DESIGNED BY
 FIELD BK. 87-4

DRAWN BY
 WSN 12-10-96

CHECKED BY

SUPERVISED BY
 GSF SCALE: 1" = 100' DRAWING NO. 96-430-D

EXHIBIT "A"

The Properties
(Consisting of 3 Parcels)

Parcel 1:

04-38-41-000-000-00310-1 .64 Acres

A parcel of land in the Southwest one-quarter of Section 4, Township 38 South, Range 41 East, Martin County, Florida, more particularly described as follows:

Starting at an iron post which marks the intersection of the East line of the right of way of F.E.C. Rwy, and the south line at East Fourth Street (being a paved street running east and west) in the Town of Stuart, Florida;

thence run Southeasterly along the east line of said railway right-of-way a distance of 712.85 feet to an iron post marking the N.W. corner of the tract herein described;

thence continuing southeasterly along the east line of said right-of-way 200 feet to an iron post;

thence northeasterly in a straight line at right angles to the east line of said railway right-of-way a distance of 140 feet to an iron post;

thence northwesterly in a straight line parallel to the east line of said railway right-of-way a distance of 90 feet to a point;

thence southwesterly in a straight line at right angles to the east line of said railway right-of-way a distance of 100 feet to a point;

thence northwesterly in a straight line parallel to the east line of said railway right-of-way a distance of 110 feet to a point;

thence southwesterly in a straight line at right angles to the east line of said railway right-of-way a distance of 40 feet to the point of beginning; and being a part of a tract of land conveyed by George W. Lainhart and Minnie H. Lainhart, his wife and George W. Potter and Ella D. Potter, his wife, to Southern Utilities Company by deed dated May 1, 1917, recorded in March 13, 1918, in Deed Book 99, page 203, among the public records of Palm Beach County, Florida, said lands now being in Martin County, Florida.

As recorded in Official Records Book 710, Page 2559, of the Public Records of Martin County, Florida.

Parcel 2:

04-38-41-010-000-00090-5 .65 Acres

Lots I and J, less the East 6 feet thereof, Lainhart & Potter's Addition To Stuart, according to Plat thereof filed 4 December, 1922 and recorded in Plat Book 9, page 61, Palm Beach (now Martin) County, Florida public records.

Being part of Parcel III in deed recorded in Official Records Book 696, Page 1898, of the Public Records of Martin County, Florida.

Parcel 3 (consisting of 3 subparcels):

04-38-41-004-004-00010-2 1.06 Acres

- A. Lot 1, Block 4, less the East 6 feet thereof, The 47 Acre Addition, according to plat thereof recorded in Plat Book 1, page 27, Martin County, Florida public records.

Being part of Parcel III in deed recorded in Official Records Book 696, Page 1898, of the Public Records of Martin County, Florida.

- B. Lots 2, 3 and 4, Block 4, The 47 Acre Addition to the City of Stuart, according to the plat thereof recorded in Plat Book 1, page 27, Martin County, Florida public records.

As recorded in Official Records Book 680, Page 839, of the Public Records of Martin County, Florida.

- C. Lots 5, 6, 7, 8, 9, 10, 11, 12, and 13, LESS the Southerly 15 feet of Lot 13, Block 4, The 47 Acre Addition to the City of Stuart according to plat thereof filed January 7, 1926 and recorded in Plat Book 1, page 27, Martin County, Florida public records.

Being Parcel IV in deed recorded in Official Records Book 696, Page 1898, of the Public Records of Martin County, Florida.