

DORAL PARKS BOND PROGRAM

Monthly Project Report

JANUARY 2020



Rendering of Doral Cultural Arts Center Entrance Lobby. Rendering courtesy of Bermello Ajamil & Partners.



Prepared for the Office of the City Manager
Project # 2019-18

Prepared by:



AECOM

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PROGRAM OVERVIEW

AECOM was awarded the Program Management contract to oversee the City of Doral's \$150 Million Parks Bond program. AECOM and its subconsultants BCC Engineering, PDS, GCES, Dolphin Expediting and CreativeVision Media are responsible for providing the planning, scheduling, management and execution of the design teams and contractors for the program. Additionally AECOM is developing work flows and best practices for program and budget management. AECOM staff are working out of the City of Doral Government Center.

For the month of January, the Program Management Team (PMT) along with the City of Doral completed the review and approval for the Doral Cultural Arts Center final design development package, including the site plan and interior finishes. Additionally, the team led several budget workshops with the design team and cost estimating firm to review the construction cost of work elements and develop an agreed upon list of cost reductions to maintain the overall project budget.

The PMT also participated in the phase 1 and phase 2 evaluations for Doral White Course Park and Doral Meadow Park. Doral White Course Park had 8 design firms submit proposals and 4 advanced to phase 2 oral presentations. Doral Meadow Park had 5 Design/ Build firms submit proposals and only 2 firms advanced past the phase 1 criteria. The City will make the recommendation to the City Council for the selected firms at the February 2020 Council Meeting.

Lastly, the PMT along with the City of Doral Finance Department (Procurement) completed the preparation of the Request for Qualifications (RFQ) and Request for Proposals (RFP) for Doral Central Park. The RFQ and RFP were advertised on January 10, 2020.

JANUARY KEY ACTIVITIES

- A/E Phase 1 and 2 Selection for Doral White Course Park
- Design/Build Phase 1 and 2 Selection for Doral Meadow Park.
- Doral Central Park advertisement of RFQ for Architecture/ Engineering Services
- Doral Central Park - advertisement for RFP for Pre-Construction & Construction Management Services at Risk

PROGRAM LEVEL UPCOMING ACTIVITIES

- A/E firm recommendation for Doral White Course and Council Approval
- Design/ Builder contractor recommendation for Doral Meadow Park and Council Approval
- Doral Central Park Pre-bid Meetings for A/E and Construction Manager @ Risk
- Pedestrian Bridge Draft RFP ready to submit to FDOT for review

QUALITY INFORMATION

Prepared By:



Michael N. Trader, AIA, CCM
Principal-in-Charge - AECOM



Victor H. Herrera, PE
Senior Vice President - BCC Engineering, LLC

PROJECTS LOCATIONS MAP



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DORAL CULTURAL ARTS CENTER

PROJECT OVERVIEW

The Doral Cultural Arts Center site is located between 53rd Street and 53rd Terrace, adjacent to the City of Doral Government Center. This facility will serve to celebrate the variety of cultures, arts, and experiences that make Doral so unique. Features will include a large art gallery space, a multipurpose room, outdoor courtyards, area for catering, and public restrooms.

WORK COMPLETED THIS MONTH

- ✓ Budget review meetings to finalize construction cost estimate
- ✓ Approval of Interior finishes

SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Bid-Build
 Status: In Design
 Architect: Bermello Ajamil & Partners
 Contractor: TBD
 Client Project Executive: Eugene Collings-Bonfill
 Project Manager: David Soler



PROJECT OVERVIEW

The park is located at 11555 NW 58th Street, Doral, FL. The project includes enclosing the existing outdoor patio space to provide 800 square feet of indoor recreation area with a new HVAC system. In addition, the existing building renovation will include a high-tech conference room, a kitchenette, façade treatments, green walls, an indoor trophy case, modernized bathrooms and a multi-purpose outdoor plaza.

WORK COMPLETED THIS MONTH

- ✓ Reviewed proposals for Design/ Build firms and selection of proposed firm for recommendation to City Council

SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Build
 Status: RFQ Development
 Architect: TBD
 Contractor: TBD
 Client Project Executive: Eugene Collings-Bonfill
 Project Manager: Salome Montoya



PROJECT OVERVIEW

Morgan Levy Park is located at 5300 NW 102nd Avenue, Doral, FL. This project involves the removal and replacement of existing flooring, new millwork, painting and the addition of a grease interceptor. The addition of ADA accessible routes to the picnic areas, and transitioning to high efficiency LED fixtures in the parking area as well as adding and enhancing security cameras. The building foot print will be increased by 300 sq.ft +/- for the addition of a new staff break room and dedicated IT room.

WORK COMPLETED THIS MONTH

- ✓ Kick off meeting with Architect to start design
- ✓ Approval of design layout

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Bid-Build
 Status: RFQ Development
 Architect: TBD
 Contractor: TBD
 Client Project Executive: Eugene Collings-Bonfill
 Project Manager: David Soler



SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT OVERVIEW

This Park is located at 8425 NW 41st Street in Doral, FL. This new park will include a shaded playground, a waterfront event plaza, outdoor fitness stations, a multi-purpose green space area, fenced-off dog area, restrooms, and shelters. The park will have limited landscape lighting with general overhead and walkway lighting and security cameras. A new boardwalk will connect this park to the Downtown Doral area.

WORK COMPLETED THIS MONTH

- ✓ Phase 1 and Phase 2 evaluations for A/E Services

SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Bid-Build
 Status: Out to Bid
 Engineer: TBD
 Contractor: TBD
 Client Project Executive: Eugene Collings-Bonfill
 Project Manager: David Soler



PROJECT OVERVIEW

The bridge will connect the north and south portions of the Turnpike Trail along NW 117th Avenue. The bridge will allow pedestrians and cyclists to safely cross over Doral Boulevard (41st Street). The bridge will provide ADA accessibility via ramps and elevators. A covered roof and open sided breeze way with lighting and security cameras will provide residents with an unobstructed view of the city.

WORK COMPLETED THIS MONTH

- ✓ PHD submitted 60% design aesthetic package for review

SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Build
 Status: 30% Bridging Design
 Engineer: TBD
 Contractor: TBD
 Client Project Executive: Eugene Collings-Bonfill
 Project Manager: David Soler



SUMMARY PROJECT SCHEDULES

ID	TASK NAME	Start	Finish	2019		2020				2021				2022				2023				
				Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
1	PARKS BOND PROGRAM			← Work Completed to Date																		
2	DORAL CENTRAL PARK (CM@R)	Q1 2020	Q3 2023	← Overall Project Duration																		
3	Procurement Process	Q1 2020	Q2 2020	★ Start Procurement Process Milestone																		
4	Start/ Complete Design	Q2 2020	Q2 2021	Start/ Complete Design																		
5	Start/ Complete Construction Phase 1A, 1B	Q4 2020	Q2 2021	Start/ Complete Construction Phase 1A, 1B																		
6	Start/ Complete Construction Phase 2	Q2 2021	Q2 2022	Start/ Complete Construction Phase 2																		
7	Start/ Complete Construction Phase 3	Q3 2021	Q2 2023	Start/ Complete Construction Phase 3																		
8	Closeout Project		Q3 2023	★ Closeout Project/ Finish Milestone																		
9	DORAL WHITE COURSE PARK (GC)	Q4 2019	Q4 2021	← Overall Project Duration																		
10	Procurement Process	Q4 2019	Q1 2020	★ Start Procurement Process Milestone																		
11	Start/ Complete Design	Q1 2020	Q4 2020	Start/ Complete Design																		
12	Start/ Complete Construction	Q4 2020	Q3 2021	Start/ Complete Construction																		
13	Closeout Project		Q4 2021	★ Closeout Project/ Finish Milestone																		
14	MORGAN LEVY PARK (GC)	Q3 2019	Q4 2020	← Overall Project Duration																		
15	Start/ Complete Design (Using Contractor Pool)	Q3 2019	Q1 2020	Start/ Complete Design																		
16	Procurement Process for Construction	Q2 2020	Q2 2020	★ Start Procurement Process Milestone																		
17	Start/ Complete Construction	Q2 2020	Q4 2020	Start/ Complete Construction																		
18	Closeout Project		Q4 2020	★ Closeout Project/ Finish Milestone																		
19	DORAL CULTURAL ARTS CENTER (GC)	Q1 2019	Q4 2021	← Overall Project Duration																		
20	Procurement Process	Q1 2019	Q3 2019	★ Start Procurement Process Milestone																		
21	Start/ Complete Design	Q3 2019	Q2 2020	Start/ Complete Design																		
22	Start/ Complete Construction	Q3 2020	Q4 2021	Start/ Complete Construction																		
23	Closeout Project		Q4 2021	★ Closeout Project/ Finish Milestone																		
24	PEDESTRIAN BRIDGE (DESIGN/BUILD)	Q4 2020	Q4 2022	← Overall Project Duration																		
25	Procurement Process	Q4 2020	Q3 2021	★ Procurement Process																		
26	Start/ Complete Design	Q3 2021	Q3 2022	Start/ Complete Design																		
27	Start/ Complete Construction	Q4 2021	Q3 2022	Start/ Complete Construction																		
28	Closeout Project		Q4 2022	★ Closeout Project/ Finish Milestone																		
29	DORAL MEADOW PARK (DESIGN/BUILD)	Q4 2019	Q1 2021	← Overall Project Duration																		
30	Procurement Process	Q4 2019	Q1 2020	★ Start Procurement Process Milestone																		
31	Start/ Complete Design	Q1 2020	Q4 2020	Start/ Complete Design																		
32	Start/ Complete Construction	Q2 2020	Q1 2021	Start/ Complete Construction																		
33	Closeout Project		Q1 2021	★ Closeout Project/ Finish Milestone																		
34	TRAILS & TAILS PARK (TBD)	Q1 2020	TBD	← Overall Project Duration																		
35	Procurement Process	Q1 2020	TBD																			
36	Start/ Complete Design	TBD	TBD																			
37	Start/ Complete Construction	TBD	TBD	ADDITIONAL RESEARCH AND SCOPE DEVELOPMENT REQUIRED																		
38	Closeout Project		TBD																			
39	ADDITIONAL TRAILS (TBD)	Q1 2020	TBD	← Overall Project Duration																		
40	Procurement Process	Q1 2020	TBD																			
41	Start/ Complete Design	TBD	TBD																			
42	Start/ Complete Construction	TBD	TBD	ADDITIONAL RESEARCH AND SCOPE DEVELOPMENT REQUIRED																		
43	Closeout Project		TBD																			

- Summary Bar (project start to finish, includes all phases)
- Design Phase
- Bid/Construction/Closeout Phase

PROJECT OVERVIEW

Doral Central Park is located at 3000 NW 87th Avenue. The site is situated on 82 acres of which 25 are the lake. It will be largest park in the City, and one of the largest in the region. The park will include an indoor recreational facility, and aquatics venue with a competition pool, learn to swim pool, splash park and lazy river. Outdoor amenities will include meandering walking paths, tennis courts, basketball courts, baseball/softball diamonds, picnic areas, skate spot and pump track and sensory playscape area. Additional activities that will take advantage of the lake are a wetland trail, canoe/ kayak/ paddle boat launch, lake front trails and a lake front promenade. The park will have a formal events lawn to serve as the city's special-events hub with the addition of an open-air amphitheater. All new vehicular traffic pathways, parking and normal and special occasion lighting and landscaping will also surround the park.

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Construction Management at Risk
 Status: RFQ Development
 Master Plan Architect: Browning Day Mullins Dierdorf
 Architect: TBD
 Contractor: TBD
 Client Project Executive: Eugene Collings-Bonfill
 Project Manager: David Soler



WORK COMPLETED THIS MONTH

- ✓ Advertisement of RFQ for Design Services and RFP for CM@Risk services

UPCOMING WORK

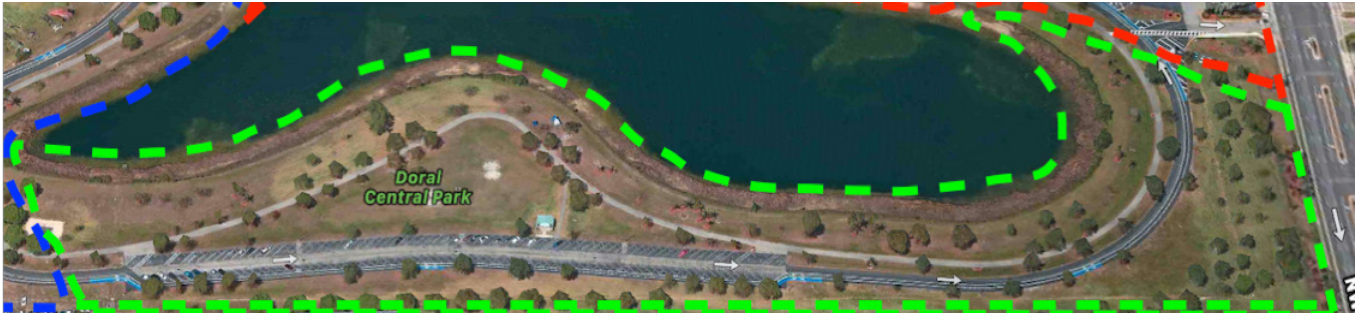
- Submission of proposals for A/E and CM@Risk
- Phase 1 and 2 evaluation

SCHEDULE/NOTES/ISSUES

Project is on schedule

PHASE 1

PHASE 1 of the park will primarily consist of the Amphitheater and large outdoor green spaces with picnic areas and other shade venues. It's planned that all phases of the site will begin with the same activities: clearing, grubbing, cutting of the soil, underground utilities, storm and sewer piping, telecommunications and electrical ductbank distribution followed by fill and activities related specifically to Phase 1.



PHASE 2



PHASE 2 of the park will have a nature conservatory, wetlands boardwalk trail, sand volleyball courts, shaded picnic areas, open green space and other ancillary support services. Phase 2 early site preparation activities will share the same resources as Phase 1 and take longer to complete due to the added venues that don't exist in Phase 1.

PHASE 3

PHASE 3 will take the longest of the 3 phases to complete. This part of the site contains all the surface parking lots, and vertical construction components - aquatic venue and indoor recreation building.

Additionally, the hardscape and landscaping is more dense in this area of the site along with more intersecting underground utilities. Planning, coordination and sequencing of work will take more time.



PROJECT OVERVIEW

The park is located at 11645 NW 50th Street , Doral FL. The project includes the installation of additional light fixtures to increase security in the area, replace existing fixtures and or supports and add lighting to the dog and play areas. The existing small and big dog play areas will have their fences checked and any broken areas repaired.

WORK COMPLETED THIS MONTH

✓ Lighting consultant's contract approved for release

SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Bid-Build
 Status: Programing
 Architect: TBD
 Contractor: TBD
 Client Project Executive: Eugene Collings-Bonfill
 Project Manager: Salome Montoya



PROJECT OVERVIEW

The project includes improvements and additions of more than 11 miles of multi-purpose trails around the City of Doral. Existing segments enhancements will include trail lighting, pavement markings, and signage.

WORK COMPLETED THIS MONTH

✓ PMT worked on developing pricing matrix to identify priority of projects.

SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Bid-Build
 Status: Planning Internally
 Architect: TBD
 Contractor: TBD
 Client Project Executive: Eugene Collings-Bonfill
 Project Manager: Salome Montoya





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PROGRAM MANAGEMENT TEAM

AECOM

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