

# DORAL PARKS BOND PROGRAM

## Monthly Project Report

**MARCH 2020**



Doral White Course Geotechnical Boring Samples Being Taken



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

Prepared by:



**AECOM**

Imagine it.  
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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 March, the Program Management Team (PMT) along with the City of Doral's selection committee completed the Phase I selection for A/E services and Construction Management at Risk Services (CM@R). Three firms were shortlisted out of the five submissions for both the A/E services and CM@R services. Phase II in person presentations were originally scheduled for mid-March with a recommendation for Council approval at the April Meeting. Due to the COVID-19 pandemic the presentations have been rescheduled for later in April via video presentations. The PMT and City of Doral will present recommendations for the A/E and CM@R at the May meeting with negotiations starting immediately after council approval. This will allow for an NTP late May/ early June and push construction starting from October to December of 2020.

The PMT along with all of the City of Doral's internal departments had project kick-off meetings with Chen Moore Associates (CMA) -design team for White Course and Karmil Construction – Design/ Builder for Doral Meadow Park. The purpose of the meetings is to clearly identify the cost and schedule parameters, project deliverables and expectations from all team members. Both project designs are advancing with program level drawings due in early April.

Lastly, the lighting study evaluating the existing conditions along the City trails and new proposed trails was completed. The lighting engineer has provided multiple options that will provide enhanced light output balanced with cost and maintenance efficiencies with improved aesthetics.

## MARCH KEY ACTIVITIES

- Phase I shortlist selections for A/E firms for Doral Central Park
- Phase I shortlist selections for CM@R firms for Doral Central Park
- Design kick-off meetings for Doral Meadow Park and Doral White Course Park
- 30% Design/ Build bridging documents submitted to FDOT for Pedestrian Bridge
- NTP issued to Engineer for Doral White Course Park design

## PROGRAM LEVEL UPCOMING ACTIVITIES

- Phase II selections for A/E firm for Doral Central Park
- Phase II selections for CM@R firm for Doral Central Park
- Programming/ Design documents for Doral White Course Park
- 90% CD documents for Doral Meadow Park
- Invitation to Bid package for Morgan Levy Park improvements

## 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

- ✓ Design Development drawings completed
- ✓ Work progressing on final set of construction documents
- ✓ Continuous coordination meetings with design firm

### 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

- ✓ Negotiations completed and final construction budget accepted
- ✓ NTP issued for design
- ✓ Design documents progressing

### SCHEDULE/NOTES/ISSUES

Project is on schedule

### PROJECT TEAM

Owner: City of Doral  
 Delivery Method: Design-Build  
 Status: Design  
 Architect: Karmil Construction  
 Contractor: Karmil Construction  
 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

- ✓ 100% Construction Documents complete for modernization of staff lounge
- ✓ Design for upgrading IT component in process
- ✓ Bid package in review with Procurement and Risk

### PROJECT TEAM

Owner: City of Doral  
 Delivery Method: Design-Bid-Build  
 Status: Design  
 Architect: WGI  
 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

- ✓ NTP issued to Engineer
- ✓ Programming/ Concept drawings in process

### SCHEDULE/NOTES/ISSUES

Project is on schedule

### PROJECT TEAM

Owner: City of Doral  
 Delivery Method: Design-Bid-Build  
 Status: Design  
 Engineer: Chen Moore and Associates  
 Contractor: TBD  
 Client Project Executive: Eugene Collings-Bonfill  
 Project Manager: Salome Montoya



### 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

- ✓ 30% bridging documents submitted to FDOT 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: Renee Pfielsticker



# 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	<b>DORAL CENTRAL PARK (CM@R)</b>	<b>Q1 2020</b>	<b>Q3 2023</b>	← 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	Q1 2020	← Start/ Complete Construction Phase 1A, 1B																	
6	Start/ Complete Construction Phase 2	Q2 2021	Q3 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	<b>DORAL WHITE COURSE PARK (GC)</b>	<b>Q4 2019</b>	<b>Q4 2021</b>	← Overall Project Duration																	
10	Procurement Process	Q4 2019	Q1 2020	★ Start Procurement Process Milestone																	
11	Start/ Complete Design	Q1 2020	Q3 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	<b>MORGAN LEVY PARK (GC)</b>	<b>Q3 2019</b>	<b>Q4 2020</b>	← Overall Project Duration																	
15	Start/ Complete Design (Using Contractor Pool)	Q3 2019	Q2 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	<b>DORAL CULTURAL ARTS CENTER (GC)</b>	<b>Q1 2019</b>	<b>Q4 2021</b>	← 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	<b>PEDESTRIAN BRIDGE (DESIGN/BUILD)</b>	<b>Q4 2020</b>	<b>Q4 2022</b>	← 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	<b>DORAL MEADOW PARK (DESIGN/BUILD)</b>	<b>Q4 2019</b>	<b>Q4 2020</b>	← Overall Project Duration																	
30	Procurement Process	Q4 2019	Q1 2020	★ Start Procurement Process Milestone																	
31	Start/ Complete Design	Q1 2020	Q2 2020	← Start/ Complete Design																	
32	Start/ Complete Construction	Q2 2020	Q4 2020	← Start/ Complete Construction																	
33	Closeout Project		Q4 2020	★ Closeout Project/ Finish Milestone																	
34	<b>TRAILS &amp; TAILS PARK</b>	<b>Q4 2019</b>	<b>Q3 2021</b>	← Overall Project Duration																	
35	Start/ Complete Design (Using Contractor Pool)	Q4 2019	Q2 2020	← Start/ Complete Design																	
36	Procurement Process for Construction	Q3 2020	Q4 2020	★ Procurement Process																	
37	Start/ Complete Construction	Q4 2020	Q2 2021	← Start/ Complete Construction																	
38	Closeout Project		Q3 2021	★ Closeout Project/ Finish Milestone																	
39	<b>TRAILS NETWORK</b>	<b>Q2 2020</b>	<b>Q4 2021</b>	← Overall Project Duration																	
40	Start/ Complete Design (Using Contractor Pool)	Q2 2020	Q3 2020	← Start/ Complete Design																	
41	Procurement Process for Construction	Q3 2020	Q4 2020	★ Procurement Process																	
42	Start/ Complete Construction	Q4 2020	Q3 2021	← Start/ Complete Construction																	
43	Closeout Project		Q4 2021	★ Closeout Project/ Finish Milestone																	

- 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: Procurement  
 Master Plan Architect: Browning Day Mullins Dierdorf  
 Architect: TBD  
 Contractor: TBD  
 Client Project Executive: Eugene Collings-Bonfill  
 Project Manager: Renee Pfielsticker



## WORK COMPLETED THIS MONTH

- ✓ Phase I shortlist process completed advance selected A/E and Construction Manager at Risk firms.

## UPCOMING WORK

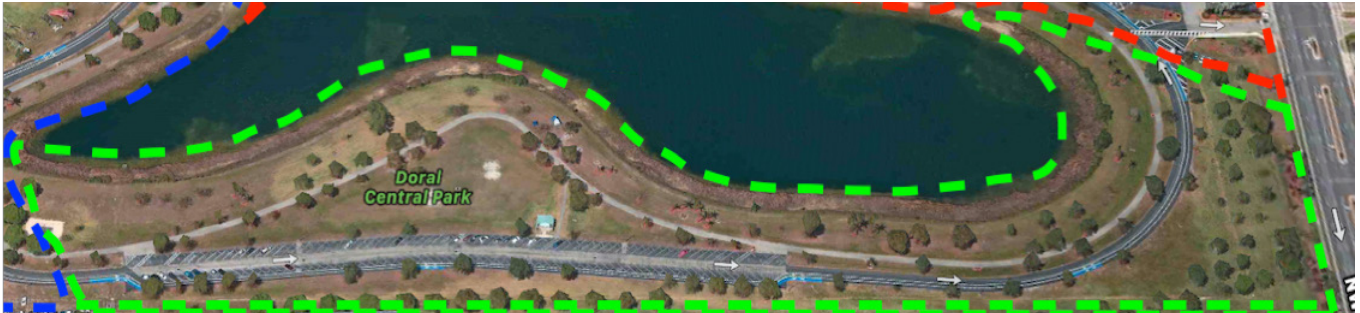
- NTP Kick off Meetings
- Phase 2 evaluation

## SCHEDULE/NOTES/ISSUES

Project has been impacted by 1 month due to COVID-19. PMT will work with Designer and CM@R to provide alternatives to minimize impact on completion of project.

# 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 study along with proposed options submitted for City selection

### SCHEDULE/NOTES/ISSUES

Project is on schedule

### PROJECT TEAM

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



### 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 and City identified putting sharrows (shared bike lanes) on the following streets:
  - NW 112th Avenue between NW 82nd Street to NW 90th Street
  - NW 109th Avenue between NW 50th Street to NW 58th Street
  - NW 77th Terrace between NW 102nd Avenue to NW 99th Path

### 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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