

# DORAL PARKS BOND PROGRAM

## Monthly Project Report

JANUARY 2021



Exterior Construction at Morgan Levy Park



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 along with the City of Doral worked with the A/E to complete the Phase 1 (clearing/grubbing/site civil and underground utilities of the entire site) permit submissions to DERM, MDC Fire, SWFP, and City of Doral Building department. The entire PMT, A/E, and CMR teams are continuing to have coordination meetings regarding constructability, schedule and budget. Pricing is expected to be received mid-March with the first GMP submitted for approval in late-March.

Doral Meadow Park construction is substantially complete, and the contractor is working to complete the punchlist.

The Cultural Arts Center project is scheduled to break ground for construction in early February 2021. The PMT, City of Doral and A/E team have been meeting with different departments in DERM to make the final push for permit approval. The team is expecting with the latest design revision to get formal DERM approval in early February to allow the contractor to begin site clearing activities.

Morgan Levy Park is 80% complete with just interior finishes, camera poles and punchlist work remaining. The Parks department is scheduled to paint the remainder of the interior and exterior of the park building. A ribbon cutting is expected in late March.

The Pedestrian Bridge project is continuing on schedule with interested firms submitting their letters of intent in early February.

Doral White Course Park is still in the permitting phase and the PMT and the City of Doral are continuing to negotiate contract terms with the contractor.

Doral Trails and Tails Park Lighting Upgrades Project is completed with the bidding process. The lowest bidder will be recommended for approval at the March Council meeting.

## JANUARY KEY ACTIVITIES

- Bid received for Trails and Tails Park
- PMT ongoing coordination with permitting agencies
- Construction site fencing installed around Cultural Arts Center
- Pedestrian Bridge Pre-Bid Meeting

## PROGRAM LEVEL UPCOMING ACTIVITIES

- Doral White Course Park Groundbreaking
- Doral Central Park Groundbreaking
- NTP for Phase 1 Doral Central Park
- NTP for Doral Cultural Arts Center
- Doral Central Park Recreation Center Foundations permit package
- Doral Central Park Phase 2/3 100% Construction Documents

## 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

- ✓ Perimeter fencing installed around project site
- ✓ Utility location completed underground coordination
- ✓ Approval from MDC Fire

### SCHEDULE/NOTES/ISSUES

Project is on schedule

### PROJECT TEAM

Owner: City of Doral  
 Delivery Method: Design-Bid-Build  
 Status: Construction  
 Architect: Bermello Ajamil & Partners  
 Contractor: KVC Constructors  
 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, an indoor trophy case, modernized bathrooms and a multi-purpose outdoor plaza.

### WORK COMPLETED THIS MONTH

- ✓ Contractor 50% complete with punchlist work

### SCHEDULE/NOTES/ISSUES

Project is on schedule

### PROJECT TEAM

Owner: City of Doral  
 Delivery Method: Design-Build  
 Status: Punchlist/ Closeout  
 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

- ✓ Exterior stonework to match existing façade complete
- ✓ Flooring replacement completed
- ✓ Interior finishes 80% complete

### PROJECT TEAM

Owner: City of Doral  
 Delivery Method: Design-Bid-Build  
 Status: Construction  
 Architect: WGI  
 Contractor: Waypoint  
 Client Project Executive: Eugene Collings-Bonfill  
 Project Manager: David Soler



### SCHEDULE/NOTES/ISSUES

Project is on schedule

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## DORAL WHITE COURSE PARK

### 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

- ✓ Permit review process ongoing with Building Department
- ✓ Permit review process ongoing with DERM
- ✓ Contract negotiations with approved contractor

### SCHEDULE/NOTES/ISSUES

Project is on schedule

### PROJECT TEAM

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



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## PEDESTRIAN BRIDGE

### 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

- ✓ Letters of Intent received from interested bidders

### SCHEDULE/NOTES/ISSUES

Project is on schedule

### PROJECT TEAM

Owner: City of Doral  
 Delivery Method: Design-Build  
 Status: Procurement  
 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>	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 1	Q1 2021	Q2 2022	Start/ Complete Construction Phase 1																	
6	Start/ Complete Construction Phase 2, 3	Q2 2021	Q2 2022	Start/ Complete Construction Phase 2 and 3																	
7	Start/ Complete Construction Phase 4	Q3 2021	Q2 2023	Start/ Complete Construction Phase 4																	
8	Closeout Project		Q3 2023	Closeout Project/ Finish Milestone ★																	
9	<b>DORAL WHITE COURSE PARK (GC)</b>	Q4 2019	Q4 2021	← 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	Q1 2021	Q3 2021	Start/ Complete Construction																	
13	Closeout Project		Q4 2021	Closeout Project/ Finish Milestone ★																	
14	<b>MORGAN LEVY PARK (GC)</b>	Q3 2019	Q1 2021	← 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	Q3 2020	Q1 2021	Start/ Complete Construction																	
18	Closeout Project		Q1 2021	Closeout Project/ Finish Milestone ★																	
19	<b>DORAL CULTURAL ARTS CENTER (GC)</b>	Q1 2019	Q1 2022	← 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	Q1 2021	Q4 2021	Start/ Complete Construction																	
23	Closeout Project		Q1 2022	Closeout Project/ Finish Milestone ★																	
24	<b>PEDESTRIAN BRIDGE (DESIGN/BUILD)</b>	Q4 2020	Q1 2023	← 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		Q1 2023	Closeout Project/ Finish Milestone ★																	
29	<b>DORAL MEADOW PARK (DESIGN/BUILD)</b>	Q4 2019	Q1 2021	← 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		Q1 2021	Closeout Project/ Finish Milestone ★																	
34	<b>TRAILS &amp; TAILS PARK</b>	Q4 2019	Q3 2021	← Overall Project Duration																	
35	Start/ Complete Lighting Study (Using Contractor Pool)	Q4 2019	Q3 2020	Start/ Complete Lighting Study																	
36	Procurement Process for Construction	Q4 2020	Q1 2021	★ Procurement Process																	
37	Start/ Complete Construction	Q1 2021	Q3 2021	Start/ Complete Construction																	
38	Closeout Project		Q3 2021	Closeout Project/ Finish Milestone ★																	
39	<b>TRAILS NETWORK</b>	Q2 2020	Q4 2021	← Overall Project Duration																	
40	Start/ Complete Varios Design Pgks(Using Contractor Pool)	Q2 2020	Q2 2021	Start/ Complete Varios Design Packages																	
41	Procurement Process for Construction	Q3 2020	Q4 2020	★ Procurement Process																	
42	Start/ Complete Construction	Q1 2021	Q3 2021	Start/ Complete Construction of Varios Small Projects																	
43	Closeout Project		Q4 2021	Closeout Project/ Finish Milestone ★																	

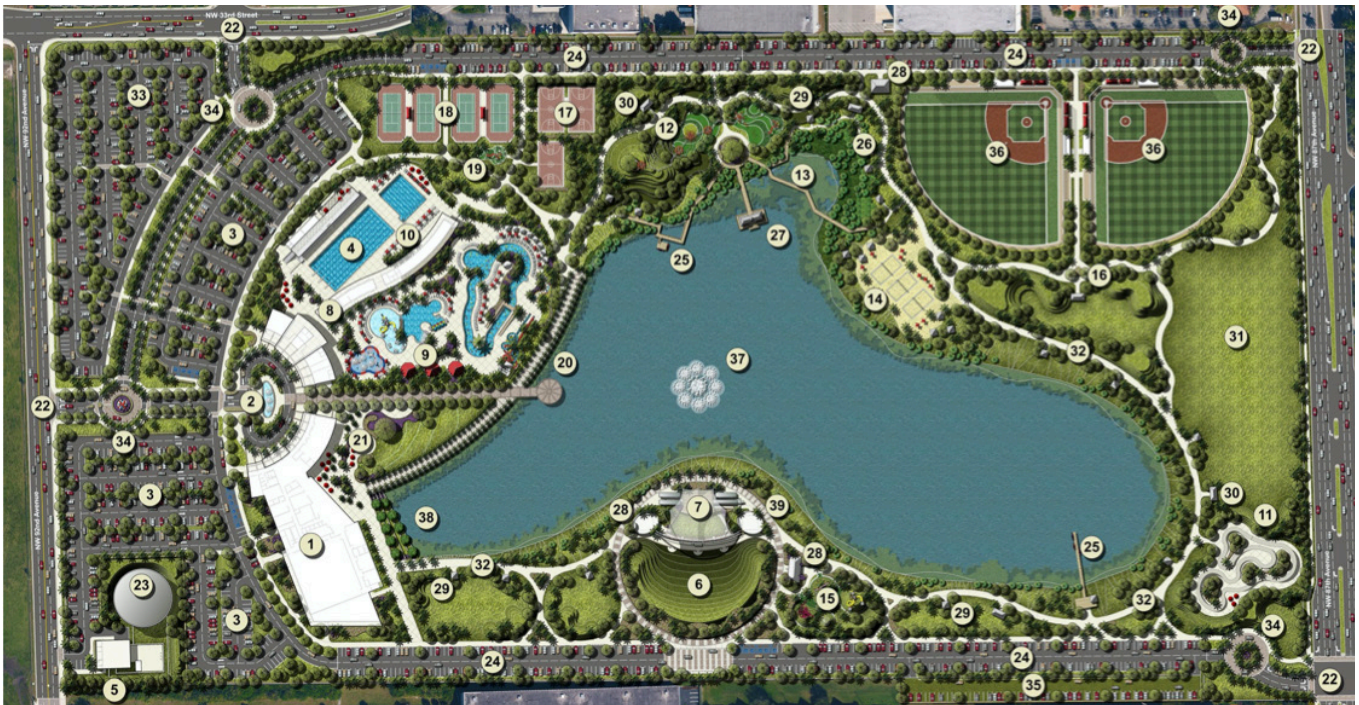
- Summary Bar (project start to finish, includes all phases)
- Design Phase
- Bid/Construction/Closeout Phase

## 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: Design  
 Master Plan Architect: Browning Day Mullins Dierdorf  
 Architect: Bermello Ajamil and Partners  
 Contractor: Kaufman-Lynn Construction  
 Client Project Executive: Eugene Collings-Bonfill  
 Project Manager: Renee Pfielsticker



## WORK COMPLETED THIS MONTH

- ✓ Continued coordination with A/E and CMR on construction approach
- ✓ Pricing and scope verification meetings with A/E, CMR and PMT
- ✓ Coordination meetings with COD departments

## UPCOMING WORK

- CD Documents for Phase 1 Sitework

## SCHEDULE/NOTES/ISSUES

PMT, CMR and A/E have evaluated deliverable schedule and project is still on schedule to complete by mid 2023.

# PHASE 1

**PHASE 1** of the park will consist of the Construction Manager taking control of the entire site, fencing it, setting up controlled access entry points and the CM's trailer administration area and trade contractors' area. Specific construction activities during Phase 1 include site demolition, tree relocation, site grading, cut and fill and underground site utility components and rough grading.



# PHASES 2 & 3

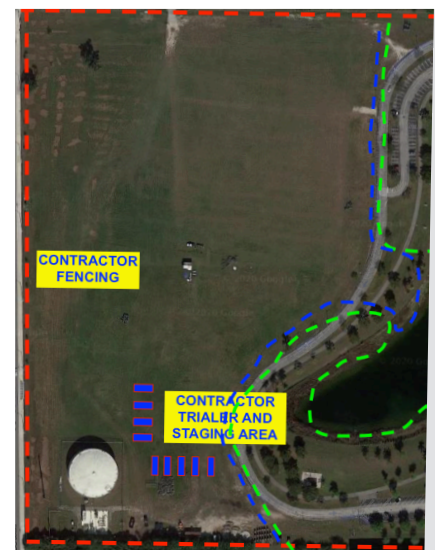


**PHASES 2 & 3** of the project will consist of the Construction Manager completing the final grading, tying in below and above ground utilities and construction of the Amphitheater, nature conservatory, wetlands boardwalk trail, shaded picnic areas, ballfields, multipurpose fields, skate/ pump track and other ancillary support services.

# PHASE 4

**PHASE 4** 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

- ✓ Permit process completed
- ✓ Bids received and recommendation prepared for lowest qualified bidder

### SCHEDULE/NOTES/ISSUES

Project is on schedule

### PROJECT TEAM

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

- ✓ NTP to Design Team for bike enhancement project
- ✓ Coordination meetings with PMT and COD to review opportunities for grant funding of trail upgrades

### SCHEDULE/NOTES/ISSUES

Project is on schedule

### PROJECT TEAM

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





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PROGRAM MANAGEMENT TEAM

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