

DORAL PARKS BOND PROGRAM

Monthly Project Report

FEBRUARY 2022



South East view of Doral Cultural Arts Center.



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

Prepared by:



AECOM

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Delivered.

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 Creative Vision Media are responsible for providing the planning, scheduling, management and execution of the design teams and contractors for the program. Additionally, AECOM is developing workflows and best practices for program and budget management. AECOM Staff are working out of the City of Doral Government Center.

For the month of February, the Doral Central Park team consisting of the A/E firm, CMAR, Program Management Team, and City of Doral continued focusing on budget and scope refinement. This culminated in a City Council workshop on February 15 to solidify the final scope and budget of the project moving forward, with completion of the final phase 4 in roughly third/fourth quarter of 2024. The next steps are to obtain final design documents reflecting all changes made in the final workshop decision, followed by the CMAR being issued GMP's for remaining phases of work while simultaneously issuing permit revisions for the drawing changes.

Cultural Arts Center construction continues advancing. February saw the start of gypsum board installation and building exterior paint and primer application. All conduit installation for playground lighting and surveillance cameras was completed on Downtown Doral Park.

White Course Park construction is progressing with completion of the playground area (playground equipment, safety foam, artificial turf, and fencing), the dog area (artificial turf, water features, fencing and the shade structures) the picnic area furniture, and the pavilions.

Trails and Tails Park improvements have stepped up by completing all light poles, luminaire, conduit and wiring installation for the large and small dog parks and the shared path. IT Room build-out has begun.

FEBRUARY KEY ACTIVITIES

- Cultural Arts Center demolition for BOH drop-off and driveways
- White Course Park playground equipment and pavilion furniture installation
- Pedestrian Bridge price proposals received
- Central Park Finalized permits with Public Works department and Miami Dade Water and Sewer
- Central Park final options for scope refinement continued and recommendations agreed
- Central Park final design to be committed early February through city workshop

PROGRAM LEVEL UPCOMING ACTIVITIES

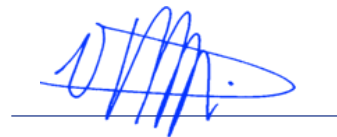
- Central Park final design to be approved
- Cultural Arts Center elevator installation
- Cultural Arts Center exterior glazing installation
- White Course fitness area and sod installation
- Pedestrian Bridge announcing of Technical scores and bid opening

QUALITY INFORMATION

Prepared By:



Jacob Rinard, PMP
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.

Key Activities:

- ✓ Gypsum board installation commenced
- ✓ Building primer application began
- ✓ Positioning of building interior speakers and interior cameras coordinated with City IT Department
- ✓ Wiring of audiovisual components commenced

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
 APM: Joanne Regidor

WORK COMPLETED THIS MONTH

- ✓ Elevator installation completed.
- ✓ Completed Downtown Doral Park conduit installation for playground lighting and surveillance cameras
- ✓ Fire main check valve assembly and domestic water backflow preventer installation completed

SCHEDULE/NOTES/ISSUES

- ✓ Project is currently on schedule

UPCOMING WORK

- ✓ Park playground light poles installation
- ✓ Building glazing installation
- ✓ BOH drop-off driveway installation
- ✓ Stepped terrace and main drop-off construction
- ✓ Metal façade installation



Building Primer
Progress on Courtyard



Building Primer
Progress South Facade

2

DORAL MEADOW PARK

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.

Key Activities:

- ✓ Complete, Final Completion letter received (Sep 22nd)

WORK COMPLETED THIS MONTH

- ✓ Complete
Final Completion letter received (Sep 22nd)

SCHEDULE/NOTES/ISSUES

- ✓ Complete
Final Completion letter received (Sep 22nd)

PROJECT TEAM

Owner: City of Doral
Delivery Method: Design-Build
Status: Completed
Architect: Karmil Construction
Contractor: Karmil Construction
Client Project Executive: Eugene Collings-Bonfill
Project Manager: Jim Violi



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MORGAN LEVY PARK

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.

Key Activities:

- ✓ Permitting coordination with DERM

SCHEDULE/NOTES/ISSUES

- ✓ Submit certified grease trap invert elevations to DERM
- ✓ Finalize permitting at DERM

UPCOMING WORK

- ✓ Grease trap air valve installation

PROJECT TEAM

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

WORK COMPLETED THIS MONTH

- ✓ Agreement reached with DERM for grease trap drawing set approval



PROJECT OVERVIEW

This Park is located at 8429 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.

Key Activities:

- ✓ Playground Equipment, safety foam, artificial turf, and fence installation 100% complete
- ✓ Concrete/Paver main center sidewalk 95% complete
- ✓ Fitness area concrete renovation and light pole relocation complete
- ✓ Sod placement 95% complete

UPCOMING WORK

- ✓ Fitness area safety foam and artificial turf installation upcoming
- ✓ Addressing minor corrections throughout the park via the RFI process
- ✓ Complete the south side walk and parking area
- ✓ Complete all perimeter fencing

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Bid-Build
 Status: Construction
 Engineer: Chen Moore and Associates
 Contractor: Waypoint Construction
 Client Project Executive: Eugene Collings-Bonfill
 Project Manager: Jim Violi
 APM: Joanne Regidor

WORK COMPLETED THIS MONTH

- ✓ Pavilion metal roof installation for the dog area and picnic area 100% complete and final inspection passed
- ✓ All underground irrigation lines have installed
- ✓ Playground Equipment, safety foam, artificial turf, and fence installation 100% complete
- ✓ Concrete/Paver main center sidewalk 95% complete

SCHEDULE/NOTES/ISSUES

Project is in construction



Fitness Area Renovation



Playground Area

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.

Key Activities:

- ✓ Price proposals due at end of the month

WORK COMPLETED THIS MONTH

- ✓ Firms submitted Pricing Proposals (1/31)

UPCOMING WORK

- ✓ Public Notice Technical Scores and Bid Price Proposal Review
- ✓ Anticipated Execution Date (2/25) | RFP #2021-09 Construction of Pedestrian Bridge

PROJECT TEAM

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

SCHEDULE/NOTES/ISSUES

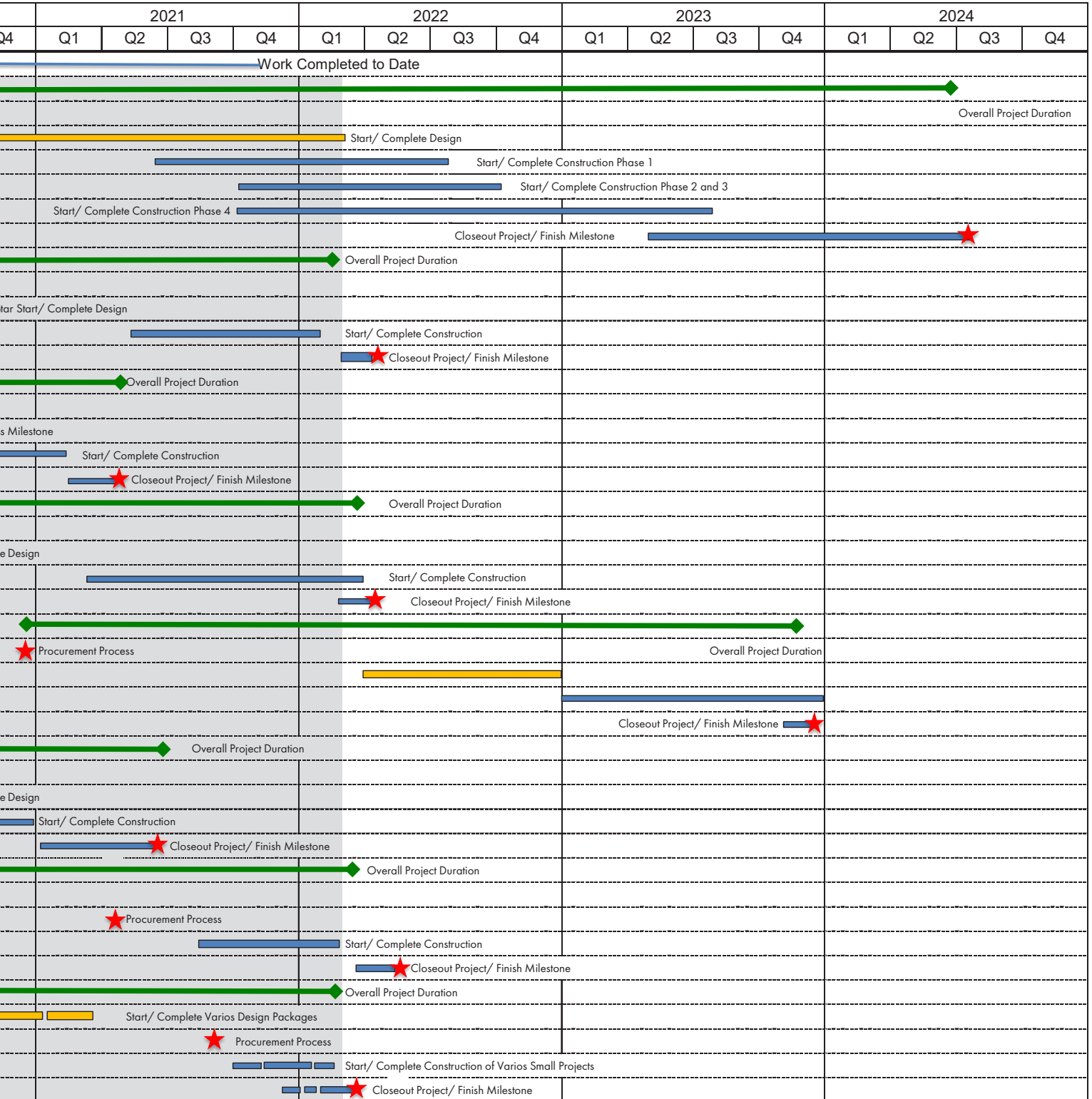
- ✓ Technical Proposals due November 30th
- ✓ Technical Proposals Page Turn Meeting
- ✓ Potential schedule impacts due to longer procurement times



SUMMARY PROJECT SCHEDULES

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

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 the 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.

Key Activities:

- ✓ City Council Workshop on February 15, 2022, confirmed the final scope and budget refinements made discussed the previous months. Design team and contractor have been given clear direction on how to proceed with final drawing changes, permitting, and procurement of contractors for scopes of work

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
 Senior Construction Manager: James Wille
 Project Manager: George Garcia
 APM: Joanne Regidor

WORK COMPLETED THIS MONTH

- ✓ To prevent stoppage in work, no construction was done in February. This will not delay the final completion date of the project, only move the civil work in phase 1 slightly into the beginning of phase 2/3, so they are worked on concurrently

SCHEDULE/NOTES/ISSUES

- ✓ Project is currently under budget and scope refinement with anticipated impacts

UPCOMING WORK

- ✓ Installation of water, sewer, and remaining drainage mains and laterals will begin as soon as the design, GMP, and contract schedules are confirmed and agreed upon. Estimated start for this work is slated for the end of March, beginning of April

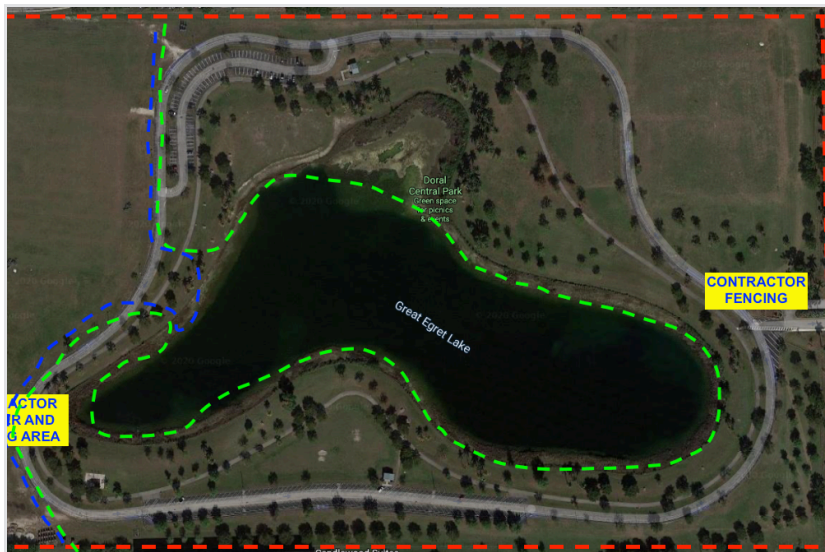


PHASE 1

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

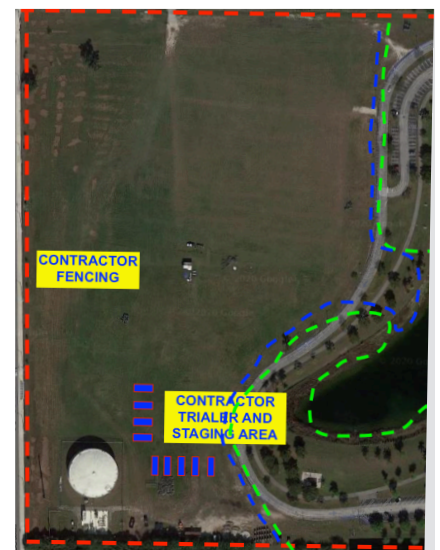


PHASES 2 & 3 of the project will consist of the Construction Manager completing the final grading, tying in below and above ground utilities and construction of the Amphitheater, nature conservatory, wetlands boardwalk trail, shaded picnic areas, ballfields, multipurpose fields, skate/ pump track and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

Key Activities:

- ✓ Began buildout of the IT room
- ✓ Installed light poles in the N side of the large dog area and began on the S side
- ✓ Performed field meetings with the IT Dept to clarify details of the IT room

WORK COMPLETED THIS MONTH

- ✓ Installed light poles, luminaires, pull boxes, conduit and wiring for the N side of the large dog area
- ✓ Overcame all permitting roadblocks and complications for the IT room
- ✓ Continued with Parking lot conduit installation

UPCOMING WORK

- ✓ Complete all operations for the S side of the large dog area.
- ✓ Advance the buildout of the IT room
- ✓ Complete all boring operations within the park

PROJECT TEAM

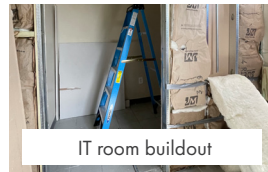
Owner: City of Doral
 Delivery Method: Design-Bid-Build
 Status: Construction
 Engineer: H.W. Lochner
 Contractor: Horsepower Electric
 Client Project Executive: Eugene Collings-Bonfill
 Project Manager: Jim Violi
 APM: Joanne Regidor

SCHEDULE/NOTES/ISSUES

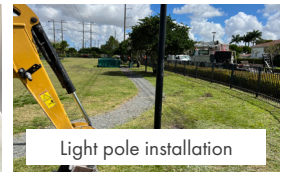
- ✓ Close small dog park on 11/15/21 and begin conduit installation
- ✓ Install light poles and connect to light poles in small dog area during closure
- ✓ Penetrate park office with conduit for IT room
- ✓ Build out park office and IT room



Boring conduit for the large dog are



IT room buildout



Light pole installation

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.

Key Activities:

- ✓ All pavement marking has been applied (Bike symbols, Solid green lane marking with green skips and white thermoplastic striping including skips)
- ✓ All work has been completed for this project and the Public Works Department has approved the final product

SCHEDULE/NOTES/ISSUES

- ✓ Receive work order response for contractor
- ✓ Initiate the project and assist with facilitating a rapid completion

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Bid-Build
 Status: Ongoing
 Contractor: H&J Asphalt
 Client Project Executive: Eugene Collings-Bonfill
 Project Manager: Jim Violi

WORK COMPLETED THIS MONTH

- ✓ All pavement marking has been applied (Bike symbols, Solid green lane marking with green skips and white thermoplastic striping including skips)

UPCOMING WORK

- ✓ Pay the final invoice and close the project



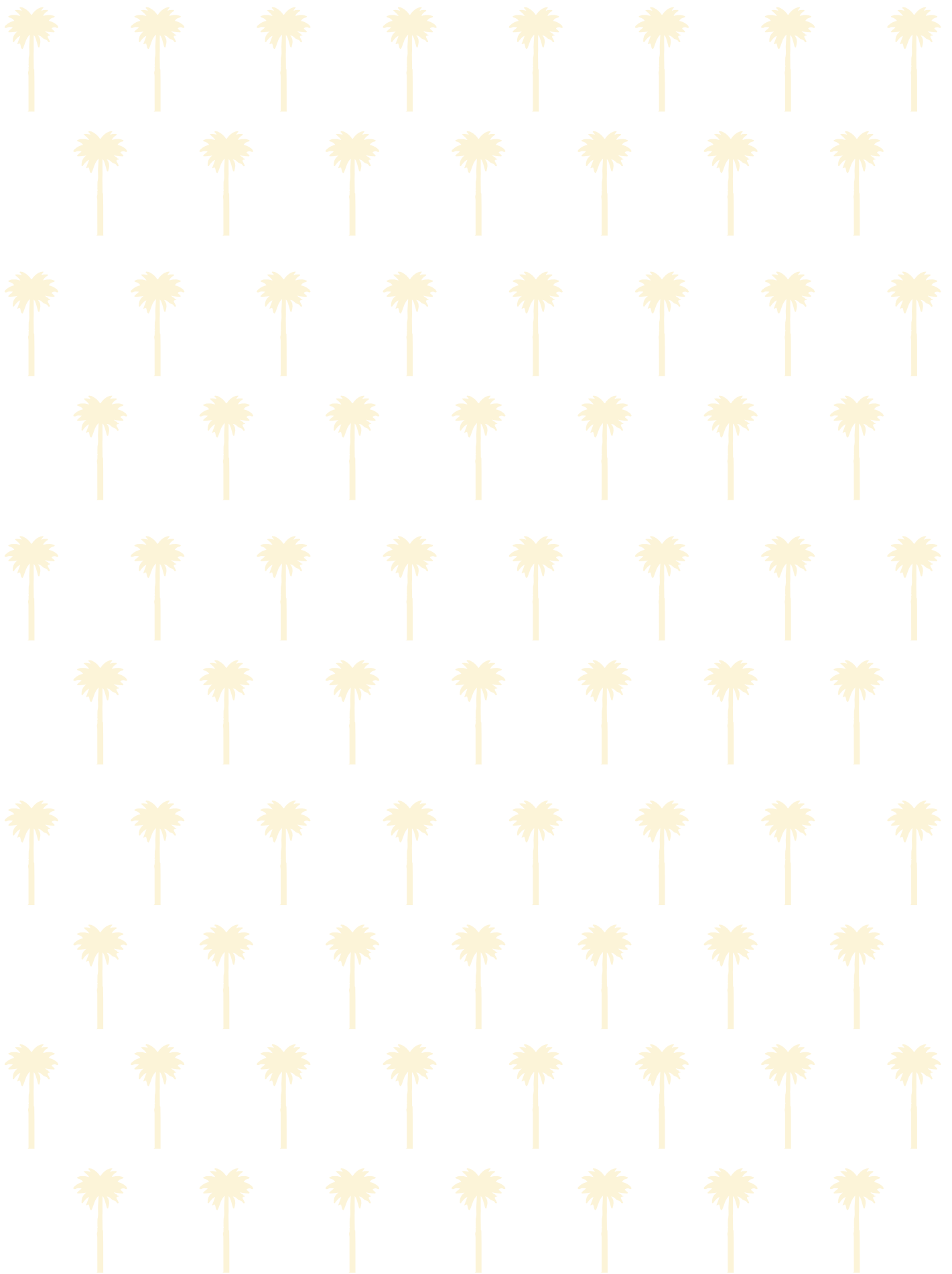
Bicycle Symbol



Green Biking Lane



Green Biking Lane





PRODUCED FOR THE CITY OF DORAL BY:

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PROGRAM MANAGEMENT TEAM



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