

# DORAL PARKS BOND PROGRAM

## Monthly Project Report

JUNE 2022



Perforated metal panel installation



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

Prepared by:



**AECOM**

Imagine it.  
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.

Cultural Arts Center construction is moving now into the building site hardscape construction, including the BOH drop off driveway and the sidewalks on the northwest portion. Contractor continues work also on restroom tiles installation, grease trap installation, general interior painting of ceilings, doors and walls, and light fixtures installation continues. Doral IT commenced installation of audiovisual equipment and surveillance cameras. Concrete floor polishing started on the main art space, and AT&T completed the removal and relocation of their existing fiber optic cabinet.

For the month of June, the Doral Central Park team consisting of the A/E firm, CMAR, Program Management Team, and City of Doral continued focusing on GMP and Design schedule and the recommencement of the underground water and sewer utility installation. Phase II/III and IV drawing revisions from A/E, Bermello Ajamil, are in review with the City of Doral and Miami-Dade County. CMaR, Kaufman Lynn, received bid resubmissions for GMP package A for Phase II/III, and the electrical scope has been readvertised. Phase IV GMP packages for Recreation Center and Aquatics Facility are on scheduled for mid-August through beginning of November.

The upgrades to Tails and Trails Park have been completed and final permits are in the process of being closed by the prime contractor. All lights have been installed, bollard lights placed, IT closet completed, and sod replaced throughout the park.

## JUNE 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:

George Garcia  
Principal-in-Charge - AECOM

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

# PROJECTS LOCATIONS MAP



# 1

## 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:

- ✓ Ceiling mounted light fixtures installed
- ✓ Sloped landscaped area backfilling completed
- ✓ Downtown Doral landscaped area repairs completed
- ✓ Courtyard entrance storefront windows sealed

### WORK COMPLETED THIS MONTH

- ✓ Grease trap installation completed
- ✓ Concrete floors patching completed
- ✓ Downtown Doral Park flush electrical outlets installation completed
- ✓ AT&T fiber optic cabinet relocation completed

### PROJECT TEAM

Owner: City of Doral  
Delivery Method: Design-Bid-Build  
Status: Construction  
Architect: Bermello Ajamil & Partners  
Contractor: KVC Constructors  
Project Manager: David Soler  
APM: Joanne Regidor

### UPCOMING WORK

- ✓ BOH concrete curbs/ sidewalks pour
- ✓ Public restrooms tiles installation

### SCHEDULE/NOTES/ISSUES

- ✓ Project is currently on schedule



Main Art Space



TV wall bracket installation

## 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  
Project Manager: Jim Violi



## PROJECT OVERVIEW

This Park is located at 8429 NW 41st St 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:

- ✓ Contractor completed low voltage work for IT infrastructure install

## UPCOMING WORK

- ✓ IT install their infrastructure and equipment
- ✓ Address ponding issues throughout park
- ✓ Close remaining low voltage sub permit once IT work is complete

## PROJECT TEAM

Owner: City of Doral  
Delivery Method: Design-Bid-Build  
Status: Construction  
Engineer: Chen Moore and Associates  
Contractor: Waypoint Construction  
Project Manager: George Garcia  
APM: Joanne Regidor

## WORK COMPLETED

- ✓ Had the grand opening ribbon cutting ceremony
- ✓ Corrected a majority of the punch list items
- ✓ Installation of the dedication plaque

## SCHEDULE/NOTES/ISSUES

Project is in construction



## 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:

- ✓ Engineer updated grease trap flow rate table per DERM comments
- ✓ Revised drawings submitted to DERM and City

## Detailed Information:

- ✓ Grease trap installation complete
- ✓ Final inspection pending DERM approval

## WORK COMPLETED THIS MONTH

- ✓ Grease Trap Air Valve Installed
- ✓ City Plumbing Rough Inspection Approved

## SCHEDULE/NOTES/ISSUES

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

## PROJECT TEAM

Owner: City of Doral  
Delivery Method: Design-Bid-Build  
Status: Completed  
Architect: WGI  
Contractor: Waypoint  
Project Manager: David Soler  
APM: Joanne Regidor

## UPCOMING WORK

- ✓ DERM inspection pending approval of revision to P201
- ✓ City Final inspection following DERM approval



## 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  
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				2021				2022				2023				2024					
				Q3	Q4	Q1	Q2	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>DO RALCEN TRAL PARK (CM @ R)</b>	Q 1 2020	Q 3 2023/24 *	Overall Project Duration																							
3	Procurement Process	Q 1 2020	Q 2 2020 *	Start Procurement Process Milestone																							
4	Start/ Complete Design	Q 2 2020	Q 1 2022 *	Start/ Complete Design																							
5	Start/ Complete Construction Phase 1	Q 2 2021	Q 2 2022 *	Start/ Complete Construction Phase 1																							
6	Start/ Complete Construction Phase 2, 3	Q 3 2021	Q 3 2023 *	Start/ Complete Construction Phases 2 and 3																							
7	Start/ Complete Construction Phase 4	Q 3 2021	Q 4 2024	Start/ Complete Construction Phase 4																							
8	Closeout Project		Q 4 2024	Closeout Project/ Finish Milestone																							
9	<b>DO RAL WHITE COURSE PARK (GC)</b>	Q 4 2019	Q 1 2022	Overall Project Duration																							
10	Procurement Process	Q 4 2019	Q 1 2020	Start Procurement Process Milestone																							
11	Start/ Complete Design	Q 1 2020	Q 3 2020	Start/ Complete Design																							
12	Start/ Complete Construction	Q 2 2021	Q 2 2022	Start/ Complete Construction																							
13	Closeout Project		Q 2 2022	Closeout Project/ Finish Milestone																							
14	<b>M O R G A N I E V Y P A R K (GC)</b>	Q 3 2019	Q 2 2021	Overall Project Duration																							
15	Start/ Complete Design (Using Contractor Pool)	Q 3 2019	Q 2 2020	Start/ Complete Design																							
16	Procurement Process for Construction	Q 2 2020	Q 2 2020	Start Procurement Process Milestone																							
17	Start/ Complete Construction	Q 3 2020	Q 1 2021	Start/ Complete Construction																							
18	Closeout Project		Q 2 2021	Closeout Project/ Finish Milestone																							
19	<b>DO RAL CULTURAL ARTS CENTER (GC)</b>	Q 1 2019	Q 2 2022	Overall Project Duration																							
20	Procurement Process	Q 1 2019	Q 3 2019	Start Procurement Process Milestone																							
21	Start/ Complete Design	Q 3 2019	Q 2 2020	Start/ Complete Design																							
22	Start/ Complete Construction	Q 1 2021	Q 3 2022	Start/ Complete Construction																							
23	Closeout Project		Q 4 2022	Closeout Project/ Finish Milestone																							
24	<b>PEDESTRIAN BRIDGE DESIGN / BUILD</b>	Q 4 2020	Q 1 2023	Overall Project Duration																							
25	Procurement Process	Q 4 2020	Q 3 2021	Procurement Process																							
26	Start/ Complete Design	Q 2 2022	Q 4 2022	Start/ Complete Design																							
27	Start/ Complete Construction	Q 1 2023	Q 2 2024	Start/ Complete Construction																							
28	Closeout Project		Q 2 2024	Closeout Project/ Finish Milestone																							
29	<b>DO RAL M E A D O W P A R K (DESIGN / BUILD)</b>	Q 4 2019	Q 2 2021	Overall Project Duration																							
30	Procurement Process	Q 4 2019	Q 1 2020	Start Procurement Process Milestone																							
31	Start/ Complete Design	Q 1 2020	Q 2 2020	Start/ Complete Design																							
32	Start/ Complete Construction	Q 2 2020	Q 4 2020	Start/ Complete Construction																							
33	Closeout Project		Q 2 2021	Closeout Project/ Finish Milestone																							
34	<b>TRAILS &amp; TRAILS PARK</b>	Q 4 2019	Q 4 2021	Overall Project Duration																							
35	Start/ Complete Lighting Study (Using Contractor Pool)	Q 4 2019	Q 3 2020	Start/ Complete Design																							
36	Procurement Process for Construction	Q 4 2020	Q 1 2021	Procurement Process																							
37	Start/ Complete Construction	Q 3 2021	Q 2 2022	Start/ Complete Construction																							
38	Closeout Project		Q 2 2022	Closeout Project/ Finish Milestone																							
39	<b>TRAILS NEW ORK</b>	Q 2 2020	Q 4 2021	Overall Project Duration																							
40	Start/ Complete Various Design Pkgs (Using Contractor Pool)	Q 2 2020	Q 2 2021	Start/ Complete Various Design Packages																							
41	Procurement Process for Construction	Q 3 2020	Q 4 2020	Procurement Process																							
42	Start/ Complete Construction	Q 3 2021	Q 1 2022	Start/ Complete Construction of Various Small Projects																							
43	Closeout Project		Q 1 2022	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 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:

- ✓ On-going excavation/trenching and backfilling/compaction for installation of sanitary sewer line and sanitary civil structures
- ✓ On-going City and MDC review of revision to plans

### Detailed Information:

- ✓ CMaR reviewing subcontractor proposals for turnover A of Phase II/III GMP
- ✓ AVI-SPL delivered revised Amphitheater drawings for rotation of stage structure
- ✓ Election overflow voter parking layout verified, and temporary fence installed
- ✓ Continued maintenance of SWPP and erosion control best practices
- ✓ Art in Public Places (AIPP) coordination resumed

## WORK COMPLETED THIS MONTH

- ✓ Watermain installation complete
- ✓ Watermain tied-in to existing main on South and Northwest portion of project

## UPCOMING WORK

- ✓ July 15th CMaR turnover A of Phase II/III GMP, excluding re-advertised electrical
- ✓ Continuation of sanitary sewer line and sanitary civil structures

## PROJECT TEAM

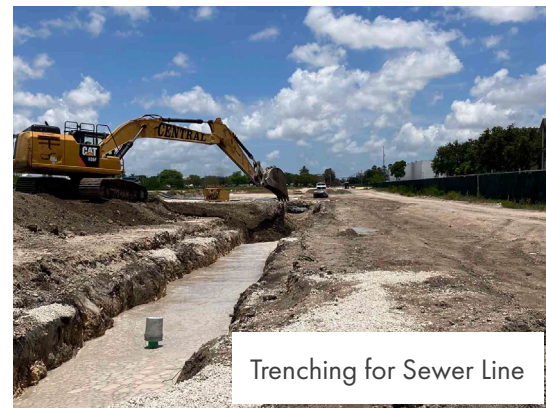
Owner: City of Doral  
 Delivery Method: Construction Management at Risk  
 Status: Design  
 Master Plan Architect: Browning Day Mullins Dierdorf  
 Architect: Bermello Ajamil and Partners  
 Contractor: Kaufman-Lynn Construction  
 Senior Construction Manager: James Wille  
 Project Manager: George Garcia  
 APM: Joanne Regidor

## SCHEDULE/NOTES/ISSUES

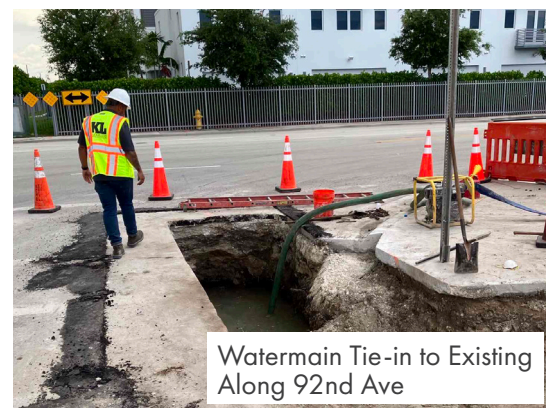
- ✓ Project is currently under budget and scope refinement with anticipated impacts



Installation of Manhole



Trenching for Sewer Line



Watermain Tie-in to Existing Along 92nd Ave

## 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

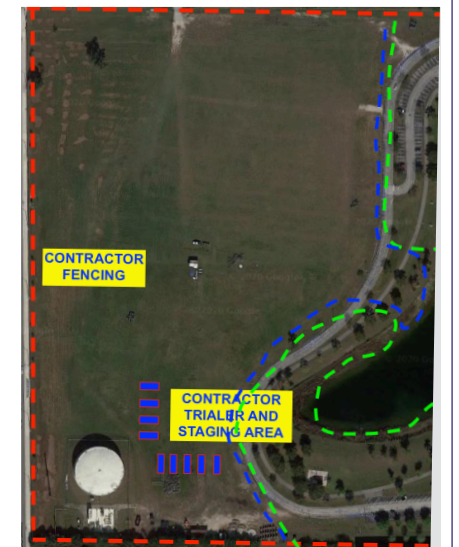


**PHASES 2 & 3** of the project will consist of the Construction Manager completing the final grading, tying in below and above ground utilities and construction of the Amphitheater, nature conservatory, wetlands boardwalk trail, shaded picnic areas, ballfields, multipurpose fields, skate/ pump track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



## TRAILS AND TAILS PARK

### PROJECT OVERVIEW

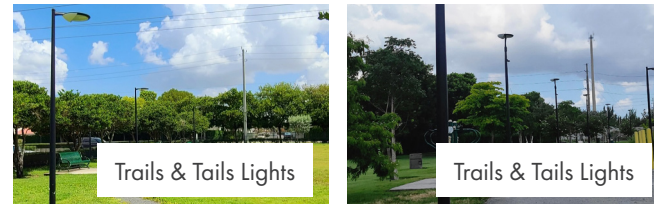
The park is located at 11645 NW 50th Street, Doral FL. The project includes the installation of additional light fixtures to increase security in the area, replace existing fixtures and or supports and add lighting to the dog and play areas. The existing small and big dog play areas will have their fences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

#### Key Activities:

- ✓ IT room final items completed
- ✓ Final inspections called on open sub permits
- ✓ All sod replaced, and temp fencing removed

### 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



### PROJECT TEAM

Owner: City of Doral  
 Delivery Method: Design-Bid-Build  
 Status: Construction  
 Engineer: H.W. Lochner  
 Contractor: Horsepower Electric  
 Project Manager: George Garcia  
 APM: Joanne Regidor

### UPCOMING WORK

- ✓ Finish closing remaining open permits
- ✓ Complete training for parks department
- ✓ Submit for review closeout documentation from contractor
- ✓ Contractor to receive replacement light pole and install

### WORK COMPLETED THIS MONTH

- ✓ Large dog area and common area sod rehab nearly complete
- ✓ Small dog area sod rehab completes except for one tiny area
- ✓ IT room final items completed and ready for inspection

## TRAILS NETWORK

### 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

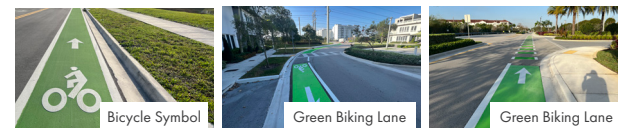
Owner: City of Doral  
 Delivery Method: Design-Bid-Build  
 Status: Ongoing  
 Contractor: H&J Asphalt  
 Project Manager: Jim Violi

### 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



## BUDGET SUMMARY

### Park Bond Funding Summary

General Obligation Bond (Series 2019 & 2021)	\$150,000,000
FDOT Grant	\$1,000,000
General Fund Parks Account (Master Development Agreement)	\$500,000
Park Impact Fees Account	\$2,000,000
General Fund, Public Works Account (Match for FDOT Grant)	\$1,000,000
Park Impact Fees Account - Temporary Voting Parking Lot	\$33,614
General Funds Reserves - Ordinance 2022-09	\$47,189,940
<b>TOTAL</b>	<b>\$201,723,554.00</b>

Project	Expended to Date	Construction % Completed	% Available Bond Dollars
Doral Central Park	\$ 19,725,235.93	11%	89%
Doral Cultural Arts Center	\$ 8,821,196.14	82%	18%
Pedestrian Bridge	\$ 402,574.12	4%	96%
Doral White Course Park	\$ 4,130,876.65	96%	4%
Trails and Tails	\$ 847,267.87	85%	15%
Trails Network	\$ 505,777.38	100%	0%
Doral Meadow Park	\$ 1,761,064.84	100%	0%
Morgan Levy Park	\$ 806,933.73	98%	2%
<b>Summary</b>	<b>\$37,000,926.66</b>		



PRODUCED FOR THE CITY OF DORAL BY:

**BCC Engineering, LLC**

6401 SW 87th Avenue  
Suite 200  
Miami, FL 33173  
Tel: 305.670.2350  
[www.bcceng.com](http://www.bcceng.com)

**AECOM**

2 Alhambra Plaza  
Suite 900  
Coral Gables, FL 33134  
Tel: 305.447.3522  
[www.aecom.com](http://www.aecom.com)

PROGRAM MANAGEMENT TEAM

**AECOM**

Imagine it.  
Delivered.

