

DORAL PARKS BOND PROGRAM

Monthly Project Report

AUGUST 2022



Doral Cultural Arts Center south façade and drop off driveway



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

Prepared by:



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 and PDS 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 building interior construction is wrapping up and the contractor is getting ready to start deep cleaning the areas for final touch up. Contractor completed work on polished concrete floors, air conditioner balancing started, and the furniture was delivered and assembled. On the exterior, the main entrance drops off curbs were poured, and the colored concrete sidewalks leading to the front door are complete. Contractor is getting ready to complete the irrigation system and landscaping will be one of the final activities before the building is ready for TCO.

For the month of August, the Doral Central Park team consisting of the A/E (Design Team), Construction Manager at Risk (CMaR), Program Management Team (PMT), and City of Doral (City), continued focusing on the GMP and Design schedule along with the Phase I underground water and sewer utility installation. The Design Team continued to address comments from the City and Miami-Dade County for Phase II/III and IV drawing revisions. The turnover packages have been segmented to release long lead work as early as possible and prevent delays. The first of those packages has been issued to the contractor for much of the Phase II/III work, with the second Turnover being prepared for early September issuance and will include the remainder of Phase II/III work as well as early release of work for Phase IV. The final Turnover package from the contractor is expected by November and will encapsulate the remaining work for the Contractor.

AUGUST 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



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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:

- ✓ Rooftop terrace and egress lightweight concrete floor completed.
- ✓ Courtyard and sidewalks connecting to Downtown Doral Park completed.
- ✓ Rooftop concrete countertops coating completed.
- ✓ Concrete steps LED lighting installed.
- ✓ Elevator vestibule canopy installed.

WORK COMPLETED THIS MONTH

- ✓ Fire extinguishers installed.
- ✓ Lobby desk installed, and electrical outlets installation completed.
- ✓ Interior cabinetry completed.
- ✓ Handrails installed.

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

- ✓ Final paint touch ups.
- ✓ Landscaping and tree transplant.

SCHEDULE/NOTES/ISSUES

- ✓ Project is currently on schedule



Concrete steps LED lighting



Lobby wood veneer installation

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
 Project Manager: Jim Violi



DORAL WHITE COURSE PARK

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:

- ✓ Installation of IT infrastructure, CCTV and WAPs completed.
- ✓ Inspection for electrical final (low voltage) approved.

UPCOMING WORK

- ✓ Installation of percolation system solution for ponding issues.
- ✓ IT Integration and LPR Installation.

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



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:

- ✓ Permit Closed – Inspections for DFOG final and City Plumbing final approved.

UPCOMING WORK

- ✓ Final inspection with DERM Grease to receive green card.
- ✓ Final inspection with Doral Plumbing to close final permit (Requires green card).

SCHEDULE/NOTES/ISSUES

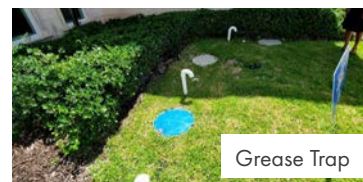
- ✓ Submit certified grease trap invert elevations to DERM
- ✓ Finalize permitting at DERM

PROJECT TEAM

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

WORK COMPLETED THIS MONTH

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



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.

Key Activities:

- ✓ Notice of award sent and returned by design-build firm, Condotte.
- ✓ Pending agreement of contract language from Condotte.

SCHEDULE/NOTES/ISSUES

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

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Build
 Status: Procurement
 Engineer: TBD
 Contractor: TBD
 Project Manager: Trent Liguori

WORK COMPLETED THIS MONTH

- ✓ Notice of award sent and returned by design-build firm, Condotte.
- ✓ Approval of FDOT LAP Funds.

UPCOMING WORK

- ✓ Contractor Condotte to begin design phase of the design-build contract.
- ✓ CEI confirmation scheduled for Sept. 14 with City Council.



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	DORAL CENTRAL PARK (CM@R)	Q1 2020	Q3 2023/24	Overall Project Duration																							
3	Procurement Process	Q1 2020	Q2 2020	Start Procurement Process Milestone																							
4	Start/ Complete Design	Q2 2020	Q1 2022	Start/ Complete Design																							
5	Start/ Complete Construction Phase 1	Q2 2021	Q1 2023	Start/ Complete Construction Phase 1																							
6	Start/ Complete Construction Phase 2, 3	Q3 2022	Q1 2024	Start/ Complete Construction Phase 2 and 3																							
7	Start/ Complete Construction Phase 4	Q1 2023	Q4 2024	Start/ Complete Construction Phase 4																							
8	Closeout Project		Q4 2024	Closeout Project/ Finish Milestone																							
9	DORAL WHITE COURSE PARK (GC)	Q4 2019	Q1 2022	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	Q2 2021	Q2 2022	Start/ Complete Construction																							
13	Closeout Project		Q2 2022	Closeout Project/ Finish Milestone																							
14	MORGAN LEVY PARK (GC)	Q3 2019	Q2 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		Q2 2021	Closeout Project/ Finish Milestone																							
19	DORAL CULTURAL ARTS CENTER (GC)	Q1 2019	Q3 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	Q3 2022	Start/ Complete Construction																							
23	Closeout Project		Q4 2022	Closeout Project/ Finish Milestone																							
24	PEDESTRIAN BRIDGE (DESIGN/BUILD)	Q4 2020	Q3 2024	Overall Project Duration																							
25	Procurement Process	Q4 2020	Q3 2021	Procurement Process																							
26	Start/ Complete Design	Q4 2022	Q3 2023	Start/ Complete Design																							
27	Start/ Complete Construction	Q2 2023	Q2 2024	Start/ Complete Construction																							
28	Closeout Project		Q3 2024	Closeout Project/ Finish Milestone																							
29	DORAL MEADOW PARK (DESIGN/BUILD)	Q4 2019	Q2 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		Q2 2021	Closeout Project/ Finish Milestone																							
34	TRAILS & TAILS PARK	Q4 2019	Q2 2022	Overall Project Duration																							
35	Start/ Complete Lighting Study (Using Contractor Pool)	Q4 2019	Q3 2020	Start/ Complete Design																							
36	Procurement Process for Construction	Q4 2020	Q1 2021	Procurement Process																							
37	Start/ Complete Construction	Q3 2021	Q2 2022	Start/ Complete Construction																							
38	Closeout Project		Q2 2022	Closeout Project/ Finish Milestone																							
39	TRAILS NETWORK	Q2 2020	Q1 2022	Overall Project Duration																							
40	Start/ Complete Various Design Pgks(Using Contractor Pool)	Q2 2020	Q2 2021	Start/ Complete Various Design Packages																							
41	Procurement Process for Construction	Q3 2020	Q4 2020	Procurement Process																							
42	Start/ Complete Construction	Q3 2021	Q1 2022	Start/ Complete Construction of Various Small Projects																							
43	Closeout Project		Q1 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 installation of sanitary sewer main line, sanitary civil structures, and laterals.
- ✓ On-going City and MDC review of revision to plans.

Detailed Information:

- ✓ GMP Turnover "B" submitted for the following trades: Concrete (Phase 2/3 & Rec Center), HVAC (Phase 2/3 & Rec Center), Sprinkler (Phase 2/3 & Rec Center), Electrical (Phase 2/3 & Rec Center), Roofing (Phase 2/3 & Rec Center), Skate Park (Phase 2/3), Steel (Rec Center), Elevator (Rec Center) and Glass/Glazing (Rec Center).
- ✓ Hotel Easement pending on South portion of site by Amphitheater for sanitary sewer main line final tie-in.
- ✓ Art in Public Places (AIPP) proposal submission to Planning & Zoning pending CMAR pricing.

WORK COMPLETED THIS MONTH

- ✓ Installation of sanitary sewer main line completed west of Amphitheater, and to the east, up to MH # 8 (in sequence from highest manhole invert elevation to the lowest).
- ✓ Installation of Lateral #11 and #12 by Aquatics Facility completed.
- ✓ Density testing in associated with backfill and compaction of the sewer main line trench.
- ✓ Tree relocation and protection completed, on-going maintenance of trees until final placement.

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.

UPCOMING WORK

- ✓ GMP Turnover "B" to receive NTP.
- ✓ Completion of sanitary sewer main line and laterals.
- ✓ Construction to commence for Outbuilding "C" and "D", grading and underground work for ballfields, and Amphitheater building pad and auger cast test piles.
- ✓ On-going CMAr submission of Shops/Submittals for Design Team review.



August (Sanitary Sewer Main Line and Laterals by Aquatics Facility)



August (Manhole Installation)

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:

- ✓ Successful "Lighting of the Trail Ceremony" on the evening of August 3rd.
- ✓ Evaluation of IT infrastructure and compatibility with requirements.

UPCOMING WORK

- ✓ Installation of larger pull boxes to accommodate City IT scope of work.
- ✓ Installation of CCTVs and WAPs.
- ✓ Completion of IT Room outfit.

WORK COMPLETED THIS MONTH

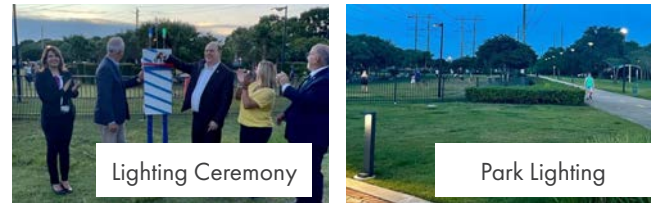
- ✓ Large dog area and common area sod rehab nearly complete.
- ✓ Small dog area sod rehab completes except for one tiny area.
- ✓ IT room final items completed and ready for inspection.

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

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.



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

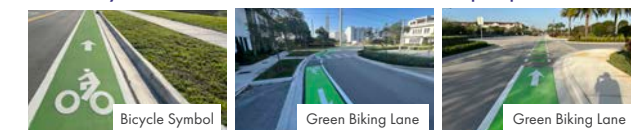
Owner: City of Doral
 Delivery Method: Design-Bid-Build
 Status: Ongoing
 Contractor: H&J Asphalt
 Project Manager: Jim Violi

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
TOTAL	\$201,723,554.00

Project	Expended to Date	% Completed	% of Total Bond Dollars
Doral Central Park	\$ 21,733,205.86	13%	85.1%
Doral Cultural Arts Center	\$ 9,366,585.49	92%	5.0%
Pedestrian Bridge	\$ 433,860.57	4%	5.5%
Doral White Course Park	\$ 4,207,859.26	98%	2.1%
Trails and Tails	\$ 804,993.04	67%	0.6%
Trails Network	\$ 505,777.38	85%	0.3%
Doral Meadow Park	\$ 1,745,889.49	100%	0.9%
Morgan Levy Park	\$ 809,948.73	98%	0.4%
Year to Date Expended	\$39,608,119.82	20%	100%



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PROGRAM MANAGEMENT TEAM

AECOM

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Delivered.

