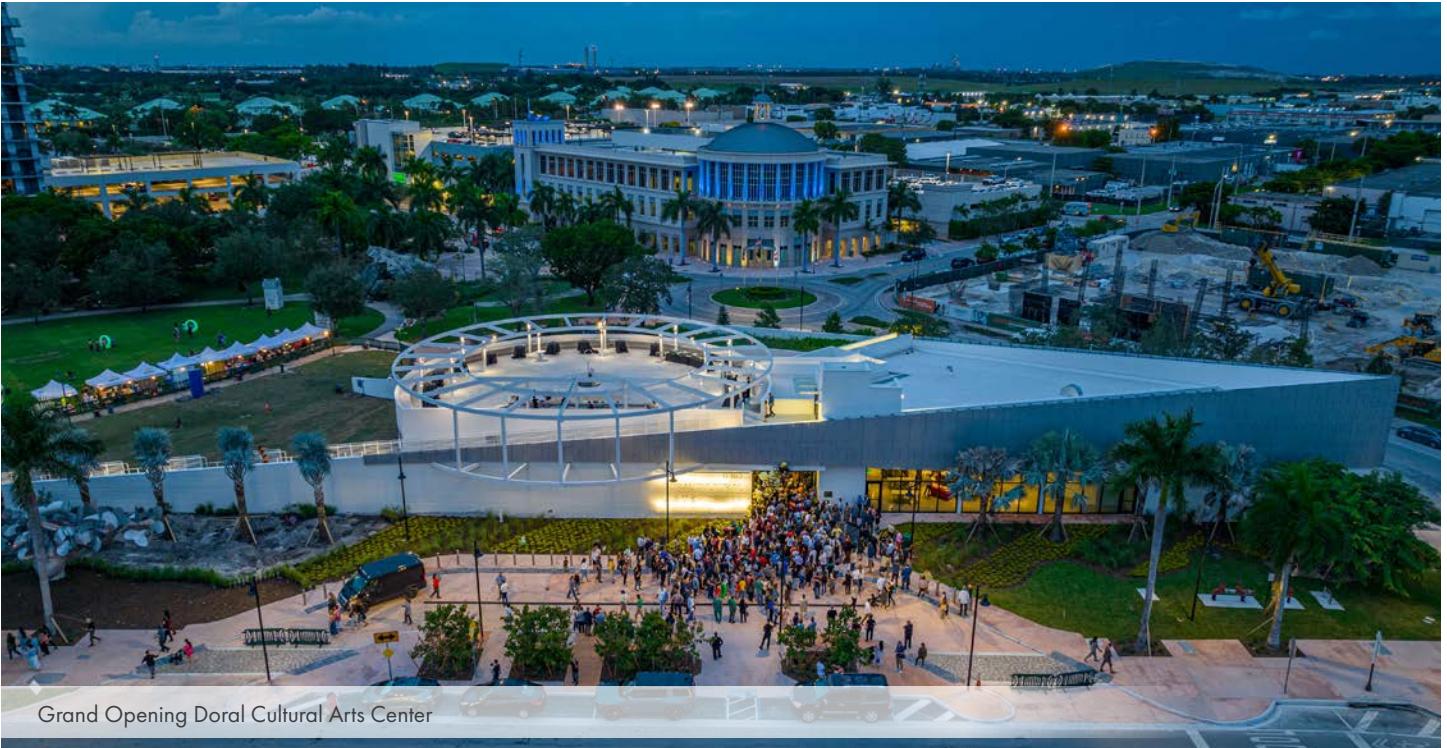


DORAL PARKS BOND PROGRAM

Monthly Project Report

OCTOBER 2022



Grand Opening Doral Cultural Arts Center



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 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.

For the month of October, 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 recommencement of Phase I underground water and sewer utility installation. The Design Team continued to address remaining comments from the City and Miami-Dade County for Phase IV (vertical) drawing revisions. The Phases have been split into 4 GMPs. GMP Turnover "A" received NTP in August, and Turnover "B" received NTP last month. Delivery of GMP Turnover "C" is slated for mid November, with the final GMP, Turnover "D" in early December.

Cultural Arts Center contractor complied with the requisites to have the building water meter installed and the elevator certified for use and the building achieved TCO. Contractor completed building interior cleanup and installed the permanent signage. On the exterior, the main drop off pavement and adjacent sidewalks were completed. Landscaping and irrigation system activities continued, including the southwest area where the Manolo Valdes sculpture was erected. A Sneak Peek event with City of Doral Mayor and Council Members was held on October 11th, with the Grand Opening and Ribbon Cutting event held the following day. The Grand Opening had a good turnout and provided the first chance for the public to explore these new facilities.

OCTOBER 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 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:

- ✓ Temporary Certificate of Occupancy achieved
- ✓ Grand Opening and Ribbon cutting ceremony

WORK COMPLETED THIS MONTH

- ✓ Sloped area sodded with Bermuda grass
- ✓ Concrete sidewalks completed
- ✓ Detectable warning strips installed
- ✓ Crosswalks pavers 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

- ✓ Landscaping completion
- ✓ Provide closeout documents (as-built, test results, warranties) and certifications
- ✓ Address punch list items

SCHEDULE/NOTES/ISSUES

- ✓ Project is currently on schedule.



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:

- ✓ Certificate of Occupancy received.
- ✓ On-going coordination with A/E for percolation/ponding resolution.

UPCOMING WORK

- ✓ Installation of percolation system to resolve excessive ponding
- ✓ 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

- ✓ Work to be completed for percolation pending execution of change order.
- ✓ IT scope of work pending delivery of fiber switch.

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:

- ✓ Project Complete

UPCOMING WORK

- ✓ Closing Documents

WORK COMPLETED THIS MONTH

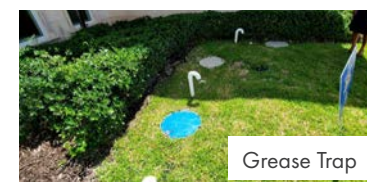
- ✓ Final Completion Letter in process

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



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:

- ✓ Design-Build Firm reaches agreement with City
- ✓ Agreement sent to FDOT's office for review and final approval

WORK COMPLETED THIS MONTH

- ✓ Reached agreement between City and Design-Build Firm, Condotte
- ✓ Agreement and revised bid tabulation submitted to FDOT for final review and approval



PROJECT TEAM

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

SCHEDULE/NOTES/ISSUES

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

UPCOMING WORK

- ✓ Design-Build Firm to submit schedule
- ✓ Begin design phase of the design-build contract
- ✓ Begin procurement of materials

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	Q4 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 Pgs(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:

- ✓ Installation of Sanitary Sewer Main Line Complete
- ✓ Work commenced at Amphitheater and Rec Center

Detailed Information:

- ✓ Permit review comments from MDC remaining for Phase IV (Vertical), all other Phases have been approved
- ✓ Hotel easement approved for sanitary sewer main line tie-in
- ✓ CMaR bid-leveling process continued for Turnover C of the GMP

WORK COMPLETED THIS MONTH

- ✓ Finalized installation of the benches and caps for the sanitary sewer
- ✓ Re-grading of the Amphitheater building pad
- ✓ Auger cast Test Piles at Amphitheater
- ✓ Installation of the formwork and steel reinforcements for the footings at the Rec Center
- ✓ Concrete placement of Section C of the Rec Center completed



Amphitheater Building Pad



Recreation Center Footings

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

- ✓ CCTV ACS, WAPs, and AV to be updated on Telecom and AV drawings from City IT and Parks review
- ✓ Continued installation with the formwork and steel reinforcement of the footings of the Rec Center and Section B excavation
- ✓ Continued installation with Formwork and waterproofing in progress for the Elevator Pits
- ✓ Excavation of Sewer Main tie-in at South portion of the jobsite

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:

- ✓ Low Voltage Coordination
- ✓ Purchase Orders for IT Equipment

UPCOMING WORK

- ✓ Low Voltage installation
- ✓ CCTV, WAPs, and LPR installation

WORK COMPLETED THIS MONTH

- ✓ Work to be completed pending Electrical Engineer calculations to accommodate IT scope of work

PROJECT TEAM

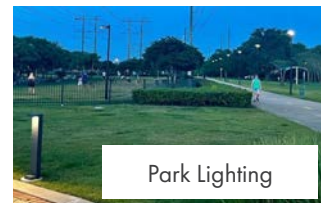
Owner: City of Doral
 Delivery Method: Design-Bid-Build
 Status: Construction
 Engineer: H.W. Lochner
 Contractor: Horsepower Electric
 Project Manager: George Garcia
 APM: Joanne Regidor

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



Lighting Ceremony



Park Lighting

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:

- ✓ Project Complete

WORK COMPLETED THIS MONTH

- ✓ Final Completion Letter in process

SCHEDULE/NOTES/ISSUES

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

PROJECT TEAM

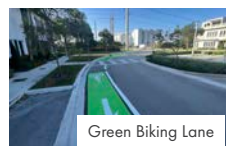
Owner: City of Doral
 Delivery Method: Design-Bid-Build
 Status: Ongoing
 Contractor: H&J Asphalt
 Project Manager: Jim Violi

UPCOMING WORK

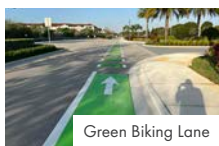
- ✓ Closing Documents



Bicycle Symbol



Green Biking Lane



Green Biking Lane

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)	\$2,800,000
Park Impact Fees Account - Temporary Voting Parking Lot	\$33,614
General Funds Reserves - Ordinance 2022-09	\$47,189,940
TOTAL	\$203,523,554.00

Project	Expended to Date	% Completed	% of Total Bond Dollars Available
Doral Central Park	\$ 24,350,846.46	14%	84.7%
Doral Cultural Arts Center	\$ 10,290,751.43	87%	5.8%
Pedestrian Bridge	\$ 471,163.29	4%	5.3%
Doral White Course Park	\$ 4,407,740.65	98%	2.2%
Trails and Tails	\$ 919,963.67	89%	0.5%
Trails Network	\$ 434,739.00	100%	0.2%
Doral Meadow Park	\$ 1,875,689.49	100%	0.9%
Morgan Levy Park	\$ 819,443.13	99%	0.4%
Year to Date Expended	\$43,570,337.12	21%	100%



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

AECOM

2 Alhambra Plaza
Suite 900
Coral Gables, FL 33134
Tel: 305.447.3522
www.aecom.com

PROGRAM MANAGEMENT TEAM

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