

DORAL PARKS BOND PROGRAM

Monthly Project Report

DECEMBER 2020



Construction of New Office and Breakroom 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 December, the Program Management Team along with the City of Doral continued having coordination meetings with the A/E and CMR regarding the building phasing schedule, permitting, underground utilities and scoping for Doral Central Park. The A/E submitted the Phase 1 Site Civil package to the City to start the permitting review process. The CMR started the digital bidding process to send bid packages out to interested subcontractors. Pricing is expected to be received mid-February with the first GMP submitted for approval in March.

Doral Meadow Park construction is substantially complete, and the contractor is working to complete the punchlist. The City Council attended a Ribbon Cutting Ceremony in mid-December to recognize Phase I and II completion milestones.

The Cultural Arts Center project is scheduled to break ground for construction in January 2021. The contractor is currently working on preparing subcontractor buyout, shop drawings preparation and procurement of long lead items. A Soft Groundbreaking Ceremony was held on site in late December by the City Council.

Morgan Levy Park is moving quickly with the project approximately 55% complete. The flooring has been replaced in the multi-purpose rooms, millwork has started installation in the multi-purpose room and the new addition space has been framed and insulated.

The Pedestrian Bridge RFP was advertised, and a pre-bid meeting is scheduled for mid-January.

The City Council approved the recommended highest rank bidder for Doral White Course Park and the City has started contract negotiations with them. The permitting process is ongoing for the project.

DECEMBER KEY ACTIVITIES

- Doral Central Park Phase 1 100% Construction Documents submitted for permitting
- Ped Bridge RFP advertisement
- Doral Cultural Arts Center Groundbreaking Ceremony
- Doral Meadow Park Ribbon Cutting
- Doral Meadow Park construction substantial completion
- Council approval for Contractor on Doral White Course Park
- Trails and Tails Park ITB advertisement

PROGRAM LEVEL UPCOMING ACTIVITIES

- Doral Meadow Park close-out
- NTP for Doral Cultural Arts Center
- Pre-bid meeting for Pedestrian Bridge
- Pre-bid meeting for Trails and Tails Park
- 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

- ✓ Groundbreaking
- ✓ Permit coordination for 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

- ✓ Ribbon-Cutting ceremony
- ✓ Construction Phase II substantially completed

SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Build
 Status: Construction
 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

- ✓ Luxury Vinyl Flooring installed in multipurpose rooms
- ✓ BBQ pits installed
- ✓ Starting of finishes for newly added breakroom and office

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

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
- ✓ Council approval of highest scored qualified bidder
- ✓ Contract negotiations with approved contractor

SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

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



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

- ✓ RFP advertised

SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Build
 Status: Bridging Design
 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	DORAL CENTRAL PARK (CM@R)	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	DORAL WHITE COURSE PARK (GC)	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	MORGAN LEVY PARK (GC)	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	DORAL CULTURAL ARTS CENTER (GC)	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	Q3 2020	Q4 2021	Start/ Complete Construction																		
23	Closeout Project		Q1 2022	Closeout Project/ Finish Milestone ★																		
24	PEDESTRIAN BRIDGE (DESIGN/BUILD)	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	DORAL MEADOW PARK (DESIGN/BUILD)	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	TRAILS & TAILS PARK	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	Q2 2021	Start/ Complete Construction																		
38	Closeout Project		Q3 2021	Closeout Project/ Finish Milestone ★																		
39	TRAILS NETWORK	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

- ✓ Construction Documents for Phase 1 issued for permitting
- ✓ CMR prepping to issue Phase 1 digital bid packages to qualified bidders
- ✓ Meetings to review with IT and Park Department current amphitheater design
- ✓ Continued design on early works foundation package for Rec Center
- ✓ Phase II/III site plan submission to Planning Zoning Department

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

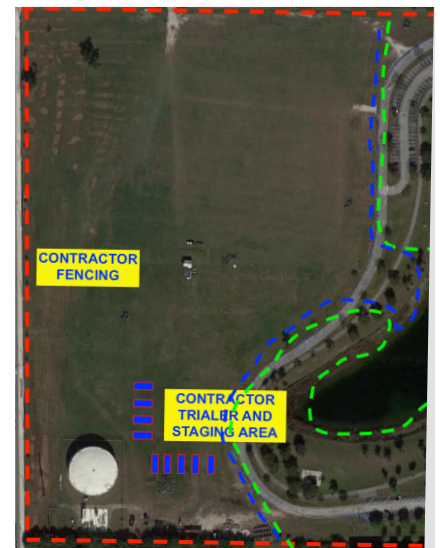


PHASES 2 & 3 of the project will consist of the Construction Manager completing the final grading, tying in below and above ground utilities and construction of the Amphitheater, nature conservatory, wetlands boardwalk trail, shaded picnic areas, ballfields, multipurpose fields, skate/ pump track and 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 review process ongoing with Building Department
- ✓ RFP issued

SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

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

- ✓ Recommendation to Council for approval to authorize Design Consultant for 2.6 miles of bike enhancements

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

AECOM

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