

DORAL PARKS BOND PROGRAM

Monthly Project Report

JULY 2021



Construction of Restrooms, Storage, Janitorial, and IT Room for the Doral White Course Park.



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 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 July, the Program Management Team along with the City of Doral and CMAR continued with the Permitting process for Doral Central Park Phases 1, 2/3 and 4. With the Early Works permit approved, the contractor began mobilization and began the initial demolition work. The design has now progressed to 90% complete for the Recreation and Aquatic Center. Class II drainage and Class V Dewatering permits have been received. Bids for Phase 2/3 have been received. The follow-on Master permit is expected to be issued in early August.

Cultural Arts Center construction is underway. The interior walls are 80% complete. The contractor has formed and poured the building's curved courtyard, interior floors concrete deck, and is getting ready to pour some of the roof areas.

The Pedestrian Bridge project is in the procurement process. Three firms presented their ATC's (alternative technical concepts) to the City for review.

The Doral White Course Project is in the construction phase. Earthwork and utility activities are 80% complete. Contractor poured the slab, electrical, and plumbing for the restroom facilities.

Doral Trails and Tails Park contract has been executed with the contractor. The PMT successfully worked with the contractor to optimize the schedule, resulting in completing construction ahead of the initial planned date. The contractor is working on developing the phasing schedule associated to limit work impacting the park operations.

Doral Meadow Park is complete and being closed out.

Morgan Levy Park is complete with the request of additional work on the greasetrap.

JULY KEY ACTIVITIES

- Doral Central Park GMP for Phase 4 approved
- Received Phase 4 Site Plan approval for Doral Central Park
- Doral White Course Park Sewer extension plan approved by MDWASD
- Pedestrian Bridge Alternative Technical Concept (ATC) discussion meeting with firms completed
- Optimization of schedule for Tail and Trails

PROGRAM LEVEL UPCOMING ACTIVITIES

- Continued CMAR mobilization on site and trailer setup – Doral Central Park
- Demolition activities continue – Doral Central Park
- WASD review and approval – Doral Central Park
- Phase 2/3 GMP – Doral Central Park
- CMU walls to continue – Doral Cultural Arts Center Project
- Doral Trails and Tails Park Construction NTP

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.

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

WORK COMPLETED THIS MONTH

- ✓ Roof level beams bottoms layout and formwork
- ✓ Form and pour slab on grade
- ✓ Shoring and precast joist installation

SCHEDULE/NOTES/ISSUES

Project is 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.

WORK COMPLETED THIS MONTH

- ✓ Pergola lap joints warranty work completed on July 14th.
- ✓ Final Inspection completed July 28th.
- ✓ Project closeout

SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Build
 Status: Punchlist/ Closeout
 Architect: Karmil Construction
 Contractor: Karmil Construction
 Client Project Executive: Eugene Collings-Bonfill
 Project Manager: Salome Montoya



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.

WORK COMPLETED THIS MONTH

- ✓ Released the installation of the sewer lateral within City's private property on July 22nd
- ✓ PW approach permit approved on July 23rd with Driveway construction on-going.
- ✓ Wall electrical & Plumbing rough-in (partial) Inspection passed
- ✓ Masonry and Tie beams 100% complete

SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

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



Grading on the left. Irrigation pipes on truck. Machinery work for sewer.

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

- ✓ Project complete
- ✓ Additional work for grease trap being completed

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



SCHEDULE/NOTES/ISSUES

Project is complete

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

- ✓ Second ATC discussions with proposing firms.

SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Build
 Status: Procurement
 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	Q3 2021	← Start/ Complete Design																	
5	Start/ Complete Construction Phase 1	Q2 2021	Q2 2022	← Start/ Complete Construction Phase 1																	
6	Start/ Complete Construction Phase 2, 3	Q3 2021	Q3 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	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	Q1 2022	← Start/ Complete Construction																	
13	Closeout Project		Q1 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	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	Q1 2021	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	Q1 2022	Q3 2022	← Start/ Complete Design																	
27	Start/ Complete Construction	Q1 2022	Q4 2022	← Start/ Complete Construction																	
28	Closeout Project		Q1 2023	← 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	Q4 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	Q2 2021	Q4 2021	← Start/ Complete Construction																	
38	Closeout Project		Q4 2021	← Closeout Project/ Finish Milestone ★																	
39	TRAILS NETWORK	Q2 2020	Q4 2021	← 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	Q1 2021	Q3 2021	← Start/ Complete Construction of Various 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 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.

WORK COMPLETED THIS MONTH

- ✓ Trash handling procedure for completed Phase 2/3 before Phase 4 complete has been developed.
- ✓ Material testing and inspection communication procedure between Construction team and Testing/inspection team was developed.
- ✓ DERM visited the DCP site to review and test the isolated wetlands on the west side of the park for No Further Action determination.
- ✓ City approved Temporary FLP easement for temporary power on the DCP site.
- ✓ Park's shipping container site relocation.
- ✓ DPC Access Control is being reviewed by the PMT. BA and City IT to ensure a properly system.
- ✓ Plans to meet the temporary irrigation needs of Phase 2/3 on turnover are being finalized.
- ✓ Plans for temporary parking at DCP for 2021 voting is being developed.
- ✓ KL has NTP to move forward with the sheet pilings.

Permitting Process is on-going:

- CLOMR application was submitted to FEMA under review.
- Phase I Soil Improvements:
- Phase IV Recreational Center/Lake Wall Foundation:
 - City of Doral Building Department rework review completed.

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



Sheet piling and drainage structures material being delivered to site.

- Received comments from Structural, Plumbing, Floodplain, Electrical, and Building.
- Bermello-Ajamil addressing comments.
- MDC Fire waiting for resubmittal (WASD permit).
- MDC CORE waiting for resubmittal (WASD permit).
- Department of Health Pool Permit Applications in review.
- Geothermal well permit application submitted the Week of July 5th.
- **Phase II & III Amphitheater, Ballfields and Skate Park:**
 - City of Doral Building Department review Rev 1-5.
- **Miscellaneous**
 - DCP Restroom Holding tanks were cleaned prepped for demolition and permits application was submitted.
 - Geothermal well permits application was submitted.
 - DCP Class V permit dewater issued.
 - BA working with WASD on the permit.

UPCOMING WORK

- Early Works Permit
- GMP Contract Phase Construction
- Contractor Mobilization

SCHEDULE/NOTES/ISSUES

PMT, CMR and A/E have evaluated deliverable schedule and project is still on schedule to be completed 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

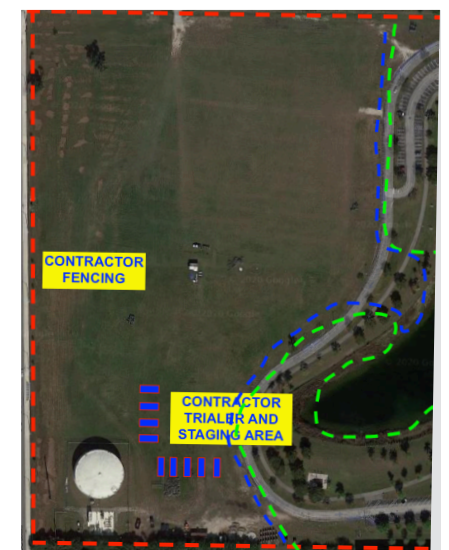


PHASES 2 & 3 of the project will consist of the Construction Manager completing the final grading, tying in below and above ground utilities and construction of the Amphitheater, nature conservatory, wetlands boardwalk trail, shaded picnic areas, ballfields, multipurpose fields, skate/ pump track and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

- ✓ Lighting poles and bollards shop drawing submittals completed
- ✓ Construction Phasing Schedule and Diagram with pedestrian access completed
- ✓ Banner and A-Frame Design completed and printing requested
- ✓ City Master Permit approved
- ✓ NTP early August

SCHEDULE/NOTES/ISSUES

Project is on schedule

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: Salome Montoya



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

- ✓ **Sharrows:**
 - Waiting on approval from Miami Dade County for the Interlocal Agreement
- ✓ **Bike Lanes:**
 - Amendment to the contract accepted by the City
 - H&J reviewing quantity take off provided by the City for pricing

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

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