

DORAL PARKS BOND PROGRAM

Monthly Project Report

JULY 2020



Ground-Breaking at Doral Meadow 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 July, the Program Management Team along with the City of Doral participated in multiple Doral Central Park Programming and Design workshops with the Design Team and Construction Manager @Risk (CM@R). The focus of the workshops was to expand upon the original Council Approved master plan and further define the spatial requirements and better understand the City's operational and performance goals. The Design Team presented various floor plans and design elements for both the Recreation and Aquatic facilities. The CM@R provided various estimates for key elements that were selected to enhance the overall guest experience. The first key deliverable for the Design Team is the Programming/ Schematic package due in August.

Doral Meadow Park had a Soft Ground-Breaking attended by the Mayor and City Council. Construction has started on site with selective demolition in the facility, including the restrooms and the flex space. The final design for the Pergola was approved and had advanced to the shop drawing phase.

The Cultural Arts Center is currently out to bid to the three pre-qualified contractors. A pre-bid meeting was held to review the project scope and answer any questions the proposers had. Bids are due late-August.

Contract negotiations with the Contractor for Morgan Levy Park are underway and are expected to be complete early August with work starting late-August.

The Pedestrian Bridge 100% Bridging documents have been submitted to FDOT for final approval. Confirmation was received from FDOT that the \$1M dollar LAP Grant funding has been approved for the City of Doral.

JULY KEY ACTIVITIES

- Council approval of recommended contractor for Morgan Levy Park
- Ground-Breaking for Doral Meadow Park
- Program Validation and approval of the spatial layout for the Rec Center at Doral Central Park
- 100% Construction Documents for Cultural Arts Center
- Construction 15% complete at Doral Meadow Park
- \$1M FDOT LAP Grant Approval for Pedestrian Bridge

PROGRAM LEVEL UPCOMING ACTIVITIES

- NTP for Morgan Levy Park
- Soft Ground-Breaking for Morgan Levy Park
- Award recommendation for Doral Cultural Arts Center Project
- Doral Central Park Schematic Design Phase Package complete
- CM@R Trade Contractor Industry presentation for Doral Central Park
- Presentation of Doral Central Park Nature Area and Walks by Design Team
- Design for Trails and Tails Park upgrades complete

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

- ✓ Pre-Bid Meeting with proposers and Procurement

SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

Owner: City of Doral
Delivery Method: Design-Bid-Build
Status: Bidding
Architect: Bermello Ajamil & Partners
Contractor: TBD
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

- ✓ Soft Groundbreaking
- ✓ Building permit issued
- ✓ Order placement of long lead construction items
- ✓ Demolition of men/women's bathroom fixtures and flooring, kitchen and flex space ceiling

SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

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



FLEX SPACE CEILING 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.

WORK COMPLETED THIS MONTH

- ✓ Contract negotiations with contractor
- ✓ Scope review meeting with contractor

PROJECT TEAM

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

- ✓ 100% Construction Documents submitted to City for review
- ✓ Beginning preparation of Bid Documents

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

- ✓ 100% RFP Bridging Documents submitted to FDOT
- ✓ Confirmation of LAP Grant funding from FDOT

SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Build
 Status: 90% 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	Q4 2020	Q3 2021	Start/ Complete Construction																	
13	Closeout Project		Q4 2021	★ Closeout Project/ Finish Milestone																	
14	MORGAN LEVY PARK (GC)	Q3 2019	Q4 2020	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	Q4 2020	Start/ Complete Construction																	
18	Closeout Project		Q4 2020	★ Closeout Project/ Finish Milestone																	
19	DORAL CULTURAL ARTS CENTER (GC)	Q1 2019	Q4 2021	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		Q4 2021	★ Closeout Project/ Finish Milestone																	
24	PEDESTRIAN BRIDGE (DESIGN/BUILD)	Q4 2020	Q4 2022	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		Q4 2022	★ Closeout Project/ Finish Milestone																	
29	DORAL MEADOW PARK (DESIGN/BUILD)	Q4 2019	Q4 2020	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		Q4 2020	★ 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	Q2 2020	Start/ Complete Design																	
36	Procurement Process for Construction	Q3 2020	Q4 2020	★ Procurement Process																	
37	Start/ Complete Construction	Q4 2020	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 Pkgs (Using Contractor Pool)	Q2 2020	Q4 2020	Start/ Complete Varios Design Packages																	
41	Procurement Process for Construction	Q3 2020	Q4 2020	★ Procurement Process																	
42	Start/ Complete Construction	Q4 2020	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: Procurement
 Master Plan Architect: Browning Day Mullins Dierdorf
 Architect: Bernello Ajamil and Partners
 Contractor: Kaufman-Lynn Construction
 Client Project Executive: Eugene Collings-Bonfill
 Project Manager: Renee Pfielsticker



WORK COMPLETED THIS MONTH

- ✓ Design workshops with City to review different park elements
- ✓ Spatial layout approval for Recreation Center and Aquatic Facility from City
- ✓ Meeting with City and CM@R to review proposed contractor Trade/ Bid Strategy
- ✓ Site survey completed
- ✓ Geotechnical borings ongoing

UPCOMING WORK

- Formal approval of Rec Center and Aquatic Venue program
- Schematic Design Package

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

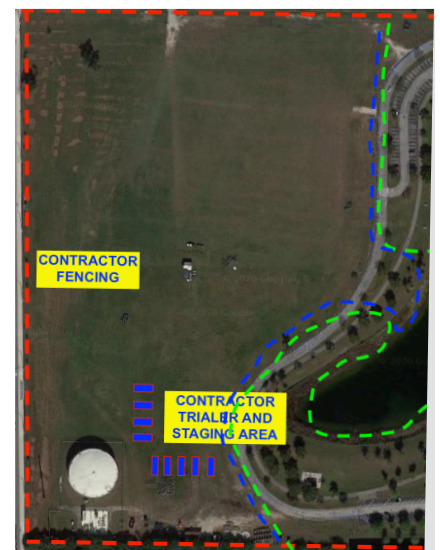


PHASES 2 & 3 of the project will consist of the Construction Manager completing the final grading, tying in below and above ground utilities and construction of the Amphitheater, nature conservatory, wetlands boardwalk trail, shaded picnic areas, ballfields, multipurpose fields, skate/ pump track and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

PHASE 4

PHASE 3 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

- ✓ NTP issued to Design Team
- ✓ Approval of lighting types for the different trails

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

- ✓ Sharrows/ Signage drawings in for permitting with Miami-Dade County
- ✓ New trail identified along 58th street and preliminary study started

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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