

# DORAL PARKS BOND PROGRAM

## Monthly Project Report

JUNE 2021



Aerial photo for the Doral Cultural Arts Center



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, 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 June, 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 75% complete. The contractor has formed and poured the building's curved courtyard.

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 closeout and final punch list activities are ongoing and expected to be completed in July.

## JUNE 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



# 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.

### 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

- ✓ CMU walls for interior spaces 75% complete
- ✓ Form/ concrete pours for building curved courtyard
- ✓ Drainage system installation commenced

### 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

- ✓ Warranty work scheduled for completion July 2021

## 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



## SCHEDULE/NOTES/ISSUES

Project is complete

## 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

- ✓ Sewer extension plan - MDWASD approved (July 2, 2021)
- ✓ Water main installation and pressure testing is complete
- ✓ Restroom concrete pad, plumbing and electrical is complete
- ✓ Sidewalk and pavilion subgrade and layout completed

## 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



## 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

- ✓ Alternative Technical Concept discussion meeting with 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



## 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

## 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

# 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	<b>DORAL CENTRAL PARK (CM@R)</b>	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	<b>DORAL WHITE COURSE PARK (GC)</b>	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	<b>MORGAN LEVY PARK (GC)</b>	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	<b>DORAL CULTURAL ARTS CENTER (GC)</b>	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	<b>PEDESTRIAN BRIDGE (DESIGN/BUILD)</b>	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	<b>DORAL MEADOW PARK (DESIGN/BUILD)</b>	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	<b>TRAILS &amp; TAILS PARK</b>	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	<b>TRAILS NETWORK</b>	Q2 2020	Q4 2021	Overall Project Duration																		
40	Start/ Complete Various Design Pkgs(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

- ✓ Final Submittal of the CLOMAR to FEMA (June 25, 2021)
- ✓ Received Phase 4 Site Plan approval for the City of Doral
- ✓ Received Phase 1 Early Works Permit (June 8, 2021)
- ✓ Construction bids for Phase 2/3 received
- ✓ GMP for Phase 4 approved (June 25, 2021)
- ✓ Recreation and Aquatic Center 90% Drawings Issued
- ✓ Class II Permit issued (May 25, 2021)
- ✓ Supplementary Asbestos Inspection Report completed (May 26, 2021)

## 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

## 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 &amp; 3

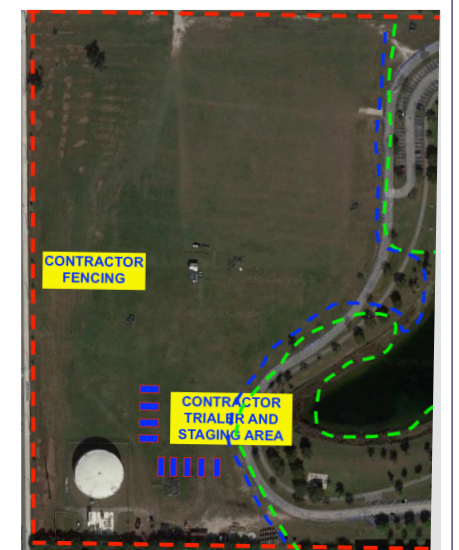


**PHASES 2 & 3** of the project will consist of the Construction Manager completing the final grading, tying in below and above ground utilities and construction of the Amphitheater, nature conservatory, wetlands boardwalk trail, shaded picnic areas, ballfields, multipurpose fields, skate/ pump track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





# 7

## 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.

### 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

### WORK COMPLETED THIS MONTH

- ✓ Specifications for lighting poles and bollards being finalized
- ✓ Optimized schedule

### SCHEDULE/NOTES/ISSUES

Project is on schedule



# 8

## 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.

### PROJECT TEAM

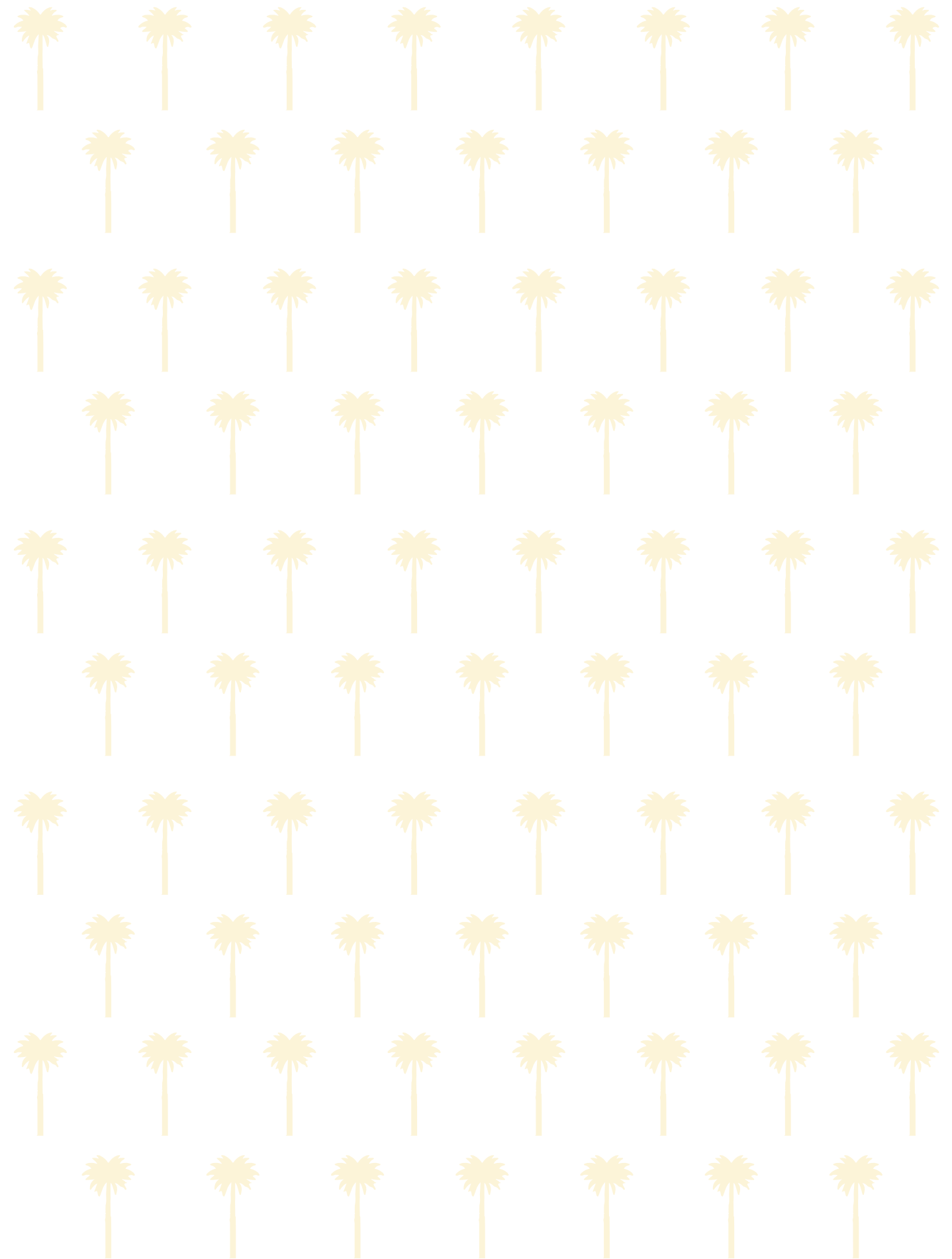
Owner: City of Doral  
Delivery Method: Design-Bid-Build  
Status: Planning/Permitting  
Architect: TBD  
Contractor: TBD  
Client Project Executive: Eugene Collings-Bonfill  
Project Manager: Salome Montoya

### WORK COMPLETED THIS MONTH

- ✓ Contract amendment approved and proceeding to Notice to Proceed (NTP) after execution of contract by the Contractor

### SCHEDULE/NOTES/ISSUES

Project is on schedule







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](http://www.bcceng.com)

**AECOM**

2 Alhambra Plaza  
Suite 900  
Coral Gables, FL 33134  
Tel: 305.447.3522  
[www.aecom.com](http://www.aecom.com)

PROGRAM MANAGEMENT TEAM

**AECOM**

Imagine it.  
Delivered.

