

DORAL PARKS BOND PROGRAM

Monthly Project Report

MARCH 2022



White Course Park overview looking north



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 Creative Vision Media 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 March, the Doral Central Park team consisting of the A/E firm, CMAR, Program Management Team, and City of Doral continued focusing on GMP schedule and the recommencement of the underground water and sewer utility install. Phase 2/3 drawing revision was issued and GMP packages are in the process of being prepared by the contractor Kaufman Lynn, with Phase 4 revision scheduled to be issued approximately mid-May for GMP.

Cultural Arts Center construction continues advancing. February saw the start of the BOH driveway construction. Exterior paint and primer application continues, including the metal trellis. AT&T completed the installation of a new pull box and contractor prepared mockups for colored concrete countertops and polished concrete floors.

White Course Park construction is nearing an end with the completion of the fitness area, driveway, parking lot, and landscaping. The remaining work at this park will be to remediate any deficiencies identified in the punch list and close out any outstanding documentation. The park looks amazing and will soon be open to its very excited neighbors.

Trails and Tails Park is moving along at a steady pace. All the light poles in the small & large dog areas and the share path now have power and are fully functional. We are nearing the completion of all subterranean work. IT Room build-out is progressing with accommodations for all change orders and field changes.

MARCH 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 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:

- ✓ Polished concrete floors mockup and colored concrete countertops mockup presented to architect
- ✓ Southern façade perforated metal panel support system installation began
- ✓ Interior partition walls gypsum board installation continues
- ✓ BOH driveway construction began

UPCOMING WORK

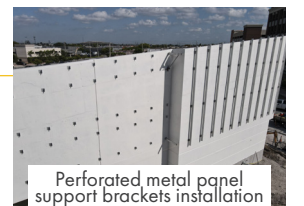
- ✓ Storefront windows installation.
- ✓ Perforated metal panels installation on exterior façade and private yard
- ✓ Parapets stucco installation

WORK COMPLETED THIS MONTH

- ✓ Contractor completed hauling of material for sloped landscape area
- ✓ Exterior paint primer application completed. Building exterior paint began, including steel trellis
- ✓ Art in Public Places presentation completed and confirmed

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



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:

- ✓ Performed a walk-through of park to create punch list of items needing correction
- ✓ Completed fitness area by installing safety foam, artificial turf, and fitness equipment
- ✓ Completed the 41st street sidewalk and driveway tie-ins. Completed parking lot by paving, striping, and installing signage
- ✓ Completed all landscaping including sod & mulch

UPCOMING WORK

- ✓ Close out any outstanding permits
- ✓ Immediately begin correcting deficiencies identified in the punch list
- ✓ Tie up any loose ends prior to park turnover next month

PROJECT TEAM

Owner: City of Doral
Delivery Method: Design-Bid-Build
Status: Construction
Engineer: Chen Moore and Associates
Contractor: Waypoint Construction
Project Manager: Jim Violi
APM: Joanne Regidor

WORK COMPLETED

- ✓ Installed all perimeter fencing and painted it
- ✓ Completed the fitness area
- ✓ Completed sidewalk, driveway, and parking lot operations
- ✓ Completed minor corrections as per recent RFI recommendations
- ✓ Created punch list to begin correcting any deficiencies before turnover

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:

- ✓ DERM permit approved
- ✓ Proposal for air valve installation received

PROJECT TEAM

Owner: City of Doral
Delivery Method: Design-Bid-Build
Status: Completed
Architect: WGI
Contractor: Waypoint
Project Manager: David Soler

SCHEDULE/NOTES/ISSUES

- ✓ Submit certified grease trap invert elevations to DERM
- ✓ Finalize permitting at DERM

UPCOMING WORK

- ✓ Grease trap air valve installation

WORK COMPLETED THIS MONTH

- ✓ N/A



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:

- ✓ Price proposals due at end of the month

WORK COMPLETED THIS MONTH

- ✓ Firms submitted Pricing Proposals (1/31)

UPCOMING WORK

- ✓ Public Notice Technical Scores and Bid Price Proposal Review
- ✓ Anticipated Execution Date (2/25) | RFP #2021-09 Construction of Pedestrian Bridge

PROJECT TEAM

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

SCHEDULE/NOTES/ISSUES

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



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	Q2 2022 *	← Start/ Complete Construction Phase 1																							
6	Start/ Complete Construction Phase 2, 3	Q3 2021	Q3 2023 *	← Start/ Complete Construction Phase 2 and 3																							
7	Start/ Complete Construction Phase 4	Q3 2021	Q2 2023/24 *	← Start/ Complete Construction Phase 4																							
8	Closeout Project		Q3 2023/24 *	← 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	Q2 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	Q2 2022	← Start/ Complete Construction																							
23	Closeout Project		Q2 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	Q2 2022	Q4 2022	← Start/ Complete Design																							
27	Start/ Complete Construction	Q1 2023	Q4 2023	← Start/ Complete Construction																							
28	Closeout Project		Q4 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	Q3 2021	Q1 2022	← Start/ Complete Construction																							
38	Closeout Project		Q1 2022	★ Closeout Project/ Finish Milestone																							
39	TRAILS NETWORK	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	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:

- ✓ Contractor addressed all SWPP violations and concerns on site

Detailed Information:

- ✓ Phase 1-4 have completed permitting with the City Building Department
- ✓ Phase 1 permit was renewed with City of Doral
- ✓ Phase 2/3, design changes from scope refinement, drawings are 95% complete and will be issued end of first week in April for permit revision and contractor to begin GMP process
- ✓ ODP PO for Ferguson, providing civil underground utility materials, is being set up with City of Doral

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

WORK COMPLETED THIS MONTH

- ✓ No construction was done in March

SCHEDULE/NOTES/ISSUES

- ✓ Project is currently under budget and scope refinement with anticipated impacts

UPCOMING WORK

- ✓ Underground water main and laterals install
- ✓ Underground sewer main and laterals install



Drainage inlets installed



Drainage manholes installed



Main structure building pad



Materials for Water and Sewer mains & laterals



Sheet piling around lake



Sheet piling around lake

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:

- ✓ Continued the buildout of the IT room with the coordination of the IT Dept. to ensure the desired final product
- ✓ Completed wiring for the small & large dog areas and the share path. These lights are now fully functional and only pending tie-ins to the automated equipment
- ✓ Corrected half of the irrigation damage caused by underground boring operations

WORK COMPLETED THIS MONTH

- ✓ Connected the new light poles to power for the small & large dog areas and the share path
- ✓ Coordinated with the IT Dept. to ensure the desired final product for the IT room. Had multiple meetings and toured other parks to see examples of work to replicate at T&T Park
- ✓ Processed necessary change orders for time and materials to accommodate for supply chain delays and modifications to original plans

PROJECT TEAM

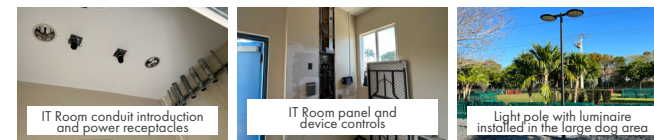
Owner: City of Doral
 Delivery Method: Design-Bid-Build
 Status: Construction
 Engineer: H.W. Lochner
 Contractor: Horsepower Electric
 Project Manager: Jim Violi
 APM: Joanne Regidor

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

UPCOMING WORK

- ✓ Complete all boring operations in the parking area
- ✓ Tie-in conduits to the IT Room for final connections
- ✓ Continue build-out of the IT Room run wires to the panels and devices



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:

- ✓ All pavement marking has been applied (Bike symbols, Solid green lane marking with green skips and white thermoplastic striping including skips)
- ✓ All work has been completed for this project and the Public Works Department has approved the final product

SCHEDULE/NOTES/ISSUES

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

PROJECT TEAM

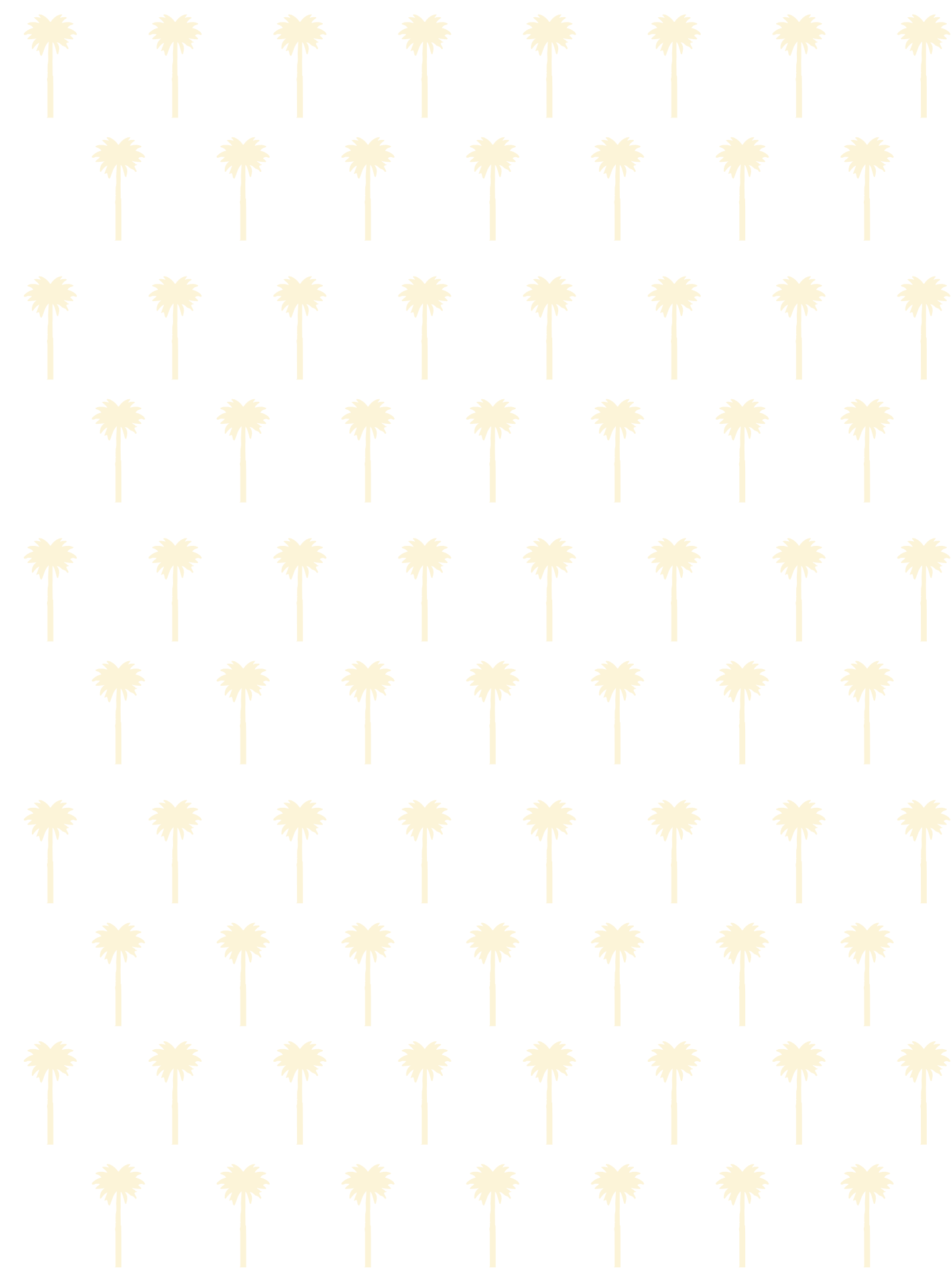
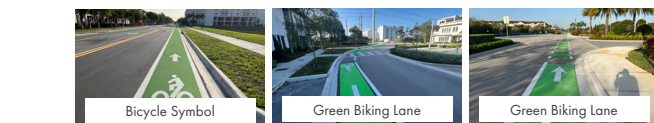
Owner: City of Doral
 Delivery Method: Design-Bid-Build
 Status: Ongoing
 Contractor: H&J Asphalt
 Project Manager: Jim Violi

WORK COMPLETED THIS MONTH

- ✓ All pavement marking has been applied (Bike symbols, Solid green lane marking with green skips and white thermoplastic striping including skips)

UPCOMING WORK

- ✓ Pay the final invoice and close the project





PRODUCED FOR THE CITY OF DORAL BY:

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PROGRAM MANAGEMENT TEAM

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