

# DORAL PARKS BOND PROGRAM

## Monthly Project Report

NOVEMBER 2020



Pergola installation starting 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 November, the Program Management Team along with the City of Doral held meetings with the Design Team to begin establishing the basis of design for furniture, fixtures, and equipment needs for Doral Central Park. The areas that were focused on were the Recreation Center's fitness, court and administration areas along with the Aquatics Center's outside recreational amenities. The Design team competed and submitted Phase IV - Recreation Center/ Aquatic Center design development drawings to the PMT and City for review and for the Construction Manager to provide budget pricing. The Design Team along with the PMT and City are continuing to have coordination meetings with DERM, WASD and MDC Fire to ensure the design is compliant with their agency requirements.

The Contractor for Doral Meadow Park is working on completing the punch list for the interior work. The concrete slab for the outside plaza has been placed and the pergola is scheduled to begin installation early December.

The Cultural Arts Center project is scheduled to break ground for construction in early January 2021. The contractor is currently working on preparing subcontractor buyout, shop drawings preparation and procurement of long lead items.

Morgan Levy Park is moving quickly with the project approximately 40% complete. The new ADA compliant BBQ concrete pads have been poured along with the metal stud framing for the new IT closet and employee lounge.

The Pedestrian Bridge 100% Bridging documents were approved by the State of Florida Department of Transportation and has been recommended to the Federal Highway Administration for final approval and encumbrance of the grant funding.

Doral White Course Park bids have been received and a recommendation for the highest qualified bidder is going to the City Council for approval in December.

## NOVEMBER KEY ACTIVITIES

- Doral Central Park Design Development Package submission for Phase IV
- Ped Bridge FDOT Approval
- Doral Meadow Park Plaza concrete
- Bids received for Doral White Course Park

## PROGRAM LEVEL UPCOMING ACTIVITIES

- Phase II completion of Doral Meadow Park
- Ground-Breaking for Doral Cultural Arts Center
- NTP for Doral Cultural Arts Center
- Federal Approval for Pedestrian Bridge
- RFP for Pedestrian Bridge
- ITB for Trails and Tails Park

## 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

- ✓ DERM permit approval
- ✓ Ongoing permit review with City of Doral Building Department

### 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

- ✓ Contractor punchlist
- ✓ Footings poured for pergola support
- ✓ Concrete placement for outside pergola plaza

### 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

- ✓ Concrete slab poured for new addition
- ✓ ADA concrete pads placed at 4 BBQ pavilion areas
- ✓ Grease trap upgrade complete

### 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
- ✓ Phase I and II for bid evaluations
- ✓ Highest qualified bidder recommendation for Council approval

### 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

- ✓ Florida Department of Transportation Approval
- ✓ Federal Highway Administration Approval
- ✓ Grant funds encumbered by the State of Florida
- ✓ RFP completed and approved

### 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																				
2	<b>DORAL CENTRAL PARK (CM@R)</b>	Q1 2020	Q3 2023																		
3	Procurement Process	Q1 2020	Q2 2020																		
4	Start/ Complete Design	Q2 2020	Q2 2021																		
5	Start/ Complete Construction Phase 1	Q1 2021	Q2 2022																		
6	Start/ Complete Construction Phase 2, 3	Q2 2021	Q2 2022																		
7	Start/ Complete Construction Phase 4	Q3 2021	Q2 2023																		
8	Closeout Project		Q3 2023																		
9	<b>DORAL WHITE COURSE PARK (GC)</b>	Q4 2019	Q4 2021																		
10	Procurement Process	Q4 2019	Q1 2020																		
11	Start/ Complete Design	Q1 2020	Q3 2020																		
12	Start/ Complete Construction	Q1 2021	Q3 2021																		
13	Closeout Project		Q4 2021																		
14	<b>MORGAN LEVY PARK (GC)</b>	Q3 2019	Q1 2021																		
15	Start/ Complete Design (Using Contractor Pool)	Q3 2019	Q2 2020																		
16	Procurement Process for Construction	Q2 2020	Q2 2020																		
17	Start/ Complete Construction	Q3 2020	Q1 2021																		
18	Closeout Project		Q1 2021																		
19	<b>DORAL CULTURAL ARTS CENTER (GC)</b>	Q1 2019	Q4 2021																		
20	Procurement Process	Q1 2019	Q3 2019																		
21	Start/ Complete Design	Q3 2019	Q2 2020																		
22	Start/ Complete Construction	Q3 2020	Q4 2021																		
23	Closeout Project		Q4 2021																		
24	<b>PEDESTRIAN BRIDGE (DESIGN/BUILD)</b>	Q4 2020	Q1 2023																		
25	Procurement Process	Q4 2020	Q3 2021																		
26	Start/ Complete Design	Q3 2021	Q3 2022																		
27	Start/ Complete Construction	Q4 2021	Q3 2022																		
28	Closeout Project		Q1 2023																		
29	<b>DORAL MEADOW PARK (DESIGN/BUILD)</b>	Q4 2019	Q1 2021																		
30	Procurement Process	Q4 2019	Q1 2020																		
31	Start/ Complete Design	Q1 2020	Q2 2020																		
32	Start/ Complete Construction	Q2 2020	Q4 2020																		
33	Closeout Project		Q1 2021																		
34	<b>TRAILS &amp; TAILS PARK</b>	Q4 2019	Q3 2021																		
35	Start/ Complete Lighting Study (Using Contractor Pool)	Q4 2019	Q3 2020																		
36	Procurement Process for Construction	Q4 2020	Q1 2021																		
37	Start/ Complete Construction	Q1 2021	Q2 2021																		
38	Closeout Project		Q3 2021																		
39	<b>TRAILS NETWORK</b>	Q2 2020	Q4 2021																		
40	Start/ Complete Varios Design Pgks (Using Contractor Pool)	Q2 2020	Q2 2021																		
41	Procurement Process for Construction	Q3 2020	Q4 2020																		
42	Start/ Complete Construction	Q4 2020	Q3 2021																		
43	Closeout Project		Q4 2021																		

- 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

- ✓ Meeting with Doral Parks and Recreation to review signage theming
- ✓ Design Development package – Phase IV submitted for City Review
- ✓ CM@R provided updated cost estimates for Phase I, II/III
- ✓ Coordination meetings with DERM regarding Trees
- ✓ Coordination meeting with MDC regarding traffic impacts from park

## UPCOMING WORK

- CD Documents for Phase 1 Sitework
- Trade Workshops

## SCHEDULE/NOTES/ISSUES

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

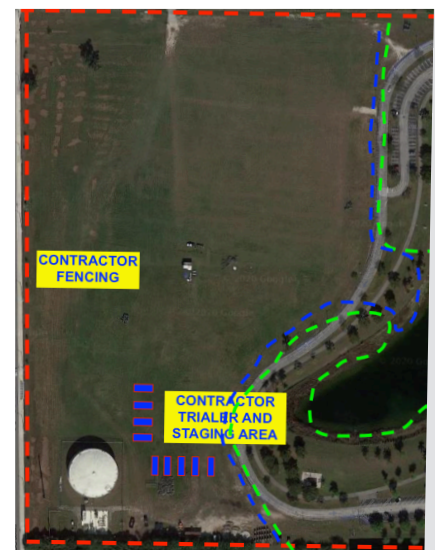


**PHASES 2 & 3** of the project will consist of the Construction Manager completing the final grading, tying in below and above ground utilities and construction of the Amphitheater, nature conservatory, wetlands boardwalk trail, shaded picnic areas, ballfields, multipurpose fields, skate/ pump track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

### 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

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