

DORAL PARKS BOND PROGRAM

Monthly Project Report

NOVEMBER 2021



Aerial view of the steel trellis installation at the 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, 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 December, the Doral Central Park team consisting of the A/E firm, CMAR, Program Management Team, and City of Doral are focusing on budget and scope refinement. Progress continues with permitting and variety of site activities in preparation of the next phases of the project.

Cultural Arts Center construction is continuing to advance. Multiple major items are progressing at the park. Items of particular note is the completion of the installation of the steel trellis, rooftop waterproofing, and elevator shaft construction.

The Pedestrian Bridge project continues in the procurement phase. Firms previously presented their alternative technical concepts (ATC's) to the city and are continuing to refine their proposals. Next step will include the review of the submitted technical proposals.

The Doral White Course project construction continues with playground and fitness area shade systems installed, restroom building sections complete. This month will see the installation of the putting greens, dog park turf, and landscaping throughout the park.

Doral Trails and Tails park continues with the conduit layout, bollard installation and procurement of items for installation.

Morgan Levy Park is complete with additional request of grease trap permitting and construction on-going.

NOVEMBER KEY ACTIVITIES

- Cultural Arts Center major concrete pour for steps leading to roof terrace
- Completed the 2021 Temporary voting parking lot at Doral Central Park
- Completed the White Course Park Off leash dog area and putting green final grading
- White Course Park building stucco completed
- Engineer submitted responses to WASD Final comments
- Continued sheet pilings at Doral Central Park
- Morgan Levy Park Project Closed Out

PROGRAM LEVEL UPCOMING ACTIVITIES

- Continue Budget Refinement with Engineer and CMAR - Doral Central Park
- Completion of sheet pilings at round the west end of the lake
- Roof level form release for Main Art Space and Administration area - Doral Cultural Arts Center Project
- Resume stormwater management system installation - Doral Cultural Arts Center Project
- MEP rough-in - Doral Cultural Arts Center Project
- Receive the WASD Permit for - Doral Central Park
- Release Phase 1 Master Permit without conditions - Doral Central Park
- Phase 4 Foundations Permit Issued - Doral Central Park
- FEMA incorporating DCP CLOMAR into FEMA maps

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

UPCOMING WORK

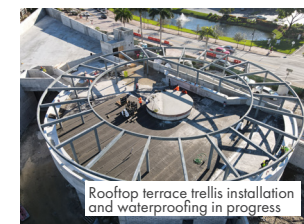
- ✓ Elevator installation
- ✓ Exterior glazing and storefront doors installation
- ✓ Irrigation system installation and repair
- ✓ Overhead doors installation
- ✓ Door frames installation

SCHEDULE/NOTES/ISSUES

- ✓ Project is currently on schedule
- ✓ Potential impacts include Nutcracker and other potential events located in adjoining space.

WORK COMPLETED THIS MONTH

- ✓ Steel trellis installation
- ✓ Fire protection system installed and inspected
- ✓ Rooftop terrace countertops, parapets, and steps complete
- ✓ Rooftop terrace waterproofing complete
- ✓ Elevator shaft roof and machine room complete
- ✓ Chiller concrete pad complete
- ✓ Light poles to have cameras mounted in Downtown Doral Park flagged and verified with City IT



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

- ✓ 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
Client Project Executive: Eugene Collings-Bonfill
Project Manager: Jim Violi



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.

UPCOMING WORK

- ✓ Install Playground, Fitness equipment, and Park furniture
- ✓ Install Artificial Turf for the Dog Parks, Putting Green, Playground area and Fitness area
- ✓ Install Landscaping and Sod
- ✓ Install Perimeter Fencing



PROJECT TEAM

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

SCHEDULE/NOTES/ISSUES

Project is in construction

WORK COMPLETED THIS MONTH

- ✓ Playground and Fitness area shade systems complete
- ✓ Restroom building inspection complete
- ✓ HVAC system installed
- ✓ Power meters installed
- ✓ Playground & Fitness equipment onsite
- ✓ Artificial turf and safety foam onsite
- ✓ AiPP Package submitted to Planning and Zoning for Committee Review

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

- ✓ Grease trap invert elevation surveyed
- ✓ Surveyor received data to be submitted to DERM for grease trap permitting

SCHEDULE/NOTES/ISSUES

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

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

UPCOMING WORK

- ✓ Air valve installation



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

- ✓ Technical proposals received

UPCOMING WORK

- ✓ Proposal review

SCHEDULE/NOTES/ISSUES

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

PROJECT TEAM

Owner: City of Doral
Delivery Method: Design-Build
Status: Procurement
Engineer: TBD
Contractor: TBD
Client Project Executive: Eugene Collings-Bonfill
Project Manager: David Soler



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 2023/24 *	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	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 Design																			
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																			

* Central Park currently under scope, budget, and schedule refinement

- █ 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:

- ✓ Drainage mains and laterals continued to be installed, completed majority of this work
- ✓ Sheet piling work was complete

Detailed Information:

- ✓ Received comments on FEMA CLOMR, response due 12/22/21 - City is leading the packaging effort
- ✓ WASD Permit was submitted for final review - Pending DOH and DERM final approval expected December 2021
- ✓ Continued budget refinement

SCHEDULE/NOTES/ISSUES

Project is currently under budget and scope refinement with anticipated impacts

WORK COMPLETED THIS MONTH

- ✓ 90% of drainage lines have been installed
- ✓ Sheet piling installation at west side of lake supporting promenade and rec center complete
- ✓ Current ACS Plans complete, and to be modified with design refinement
- ✓ Indoor furniture quote on holds due to design update
- ✓ Sports lighting breakout quote received
- ✓ Charge Point EV stations quote received

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
 Senior Construction Manager: James Wille
 Project Manager: George Garcia

UPCOMING WORK

- ✓ Budget refinement design on-going
- ✓ DCP SW corner NW 29th St. ROW dedicate to Central Park
 - City - complete the 92nd ROW dedication
 - City - Completing the purchase of the State Land SE corner
 - ACS discussion for comments from security vendor
 - Changes to design will impact FF&E, and P&R shall be updated accordingly
- ✓ Water main and laterals install work should begin
- ✓ Sewer main and laterals install work should begin



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

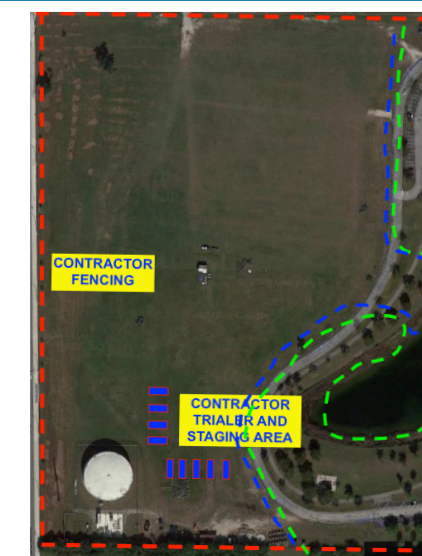


PHASES 2 & 3 of the project will consist of the Construction Manager completing the final grading, tying in below and above ground utilities and construction of the Amphitheater, nature conservatory, wetlands boardwalk trail, shaded picnic areas, ballfields, multipurpose fields, skate/ pump track and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

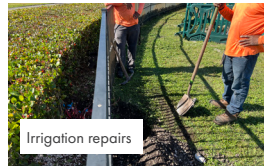


PROJECT OVERVIEW

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

- ✓ Navigated the permit process for the Office and IT room
- ✓ Worked with the contractor to accommodate changes provided by the IT Dept
- ✓ Strategized with contractor for the most effective course of action for remaining work
- ✓ Coordinated with the Parks Dept. to assist the irrigation sub in their effort to repair damaged lines
- ✓ Frequently Communicated with the Parks Dept. about the small dog park closure schedule and light pole supply chain delays



Irrigation repairs



Monitoring the health of the sod during irrigation repairs

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: Jim Violi

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

- ✓ Review proposal for IT updates
- ✓ Begin work on IT room
- ✓ Continue Conduit installation
- ✓ Continue Bollard installation
- ✓ Begin light pole installation

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:

- ✓ City Issued work order to Contractor, awaiting contractor's acceptance

WORK COMPLETED THIS MONTH

- ✓ Public Works and PMT issued work order

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: Planning/Permitting
 Architect: TBD
 Contractor: TBD
 Client Project Executive: Eugene Collings-Bonfill
 Project Manager: Jim Violi

UPCOMING WORK

- ✓ Initiate work order
- ✓ Coordinate and begin installation of Sharrows and Bike Lanes



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PROGRAM MANAGEMENT TEAM

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