

# DORAL PARKS BOND PROGRAM

## Monthly Project Report

NOVEMBER 2019



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, managing 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 (PMT) assisted the City of Doral's Procurement Department with the advertisements and pre-bid meetings for Doral White Course Park and Doral Meadow Park. Additional project level coordination and programming activities continued for Additional Trails, in which more than 11 miles of opportunities to improve and or add bike lanes were identified. At the program level the Program Management Team continued to work with the City's Finance Department to review reporting procedures and how project expenditures will be categorized. Lastly, the Program Management Team presented its Quarterly 2019 Bond Program Status Update report to the City Council at the November City Council meeting.

## NOVEMBER KEY ACTIVITIES

- RFQ advertisement and pre-bid meeting for Doral Meadow Park
- RFQ advertisement and pre-bid meeting for Doral White Course
- Doral Cultural Arts Center Schematic Design submission
- Doral Cultural Arts Center Site Plan Design Submission

## PROGRAM LEVEL UPCOMING ACTIVITIES

- Doral Central Park advertisement of RFQ for Architecture/Engineering Services
- Doral Central Park advertisement for RFP for Pre-Construction & Construction Management Services at Risk
- Doral White Course RFQ proposal due 12/6/19
- Doral Meadow Park RFQ bids due 12/6/19

## 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



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: In Design  
 Architect: Bermello Ajamil & Partners  
 Contractor: TBD  
 Client Project Executive: Eugene Collings-Bonfill  
 Project Manager: David Soler

### WORK COMPLETED THIS MONTH

- ✓ B&A submitted site package for approval
- ✓ Continued coordination meetings with Design Team, Planning and Zoning and Public Works to review utility requirements

### SCHEDULE/NOTES/ISSUES

Project is on schedule



# 2

## DORAL MEADOW PARK

### 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, green walls, an indoor trophy case, modernized bathrooms and a multi-purpose outdoor plaza.

### WORK COMPLETED THIS MONTH

- ✓ RFQ solicitation was advertised on November 1, 2019
- ✓ Pre-bid meeting for proposers held on November 15, 2019

### SCHEDULE/NOTES/ISSUES

Project is on schedule

### PROJECT TEAM

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



# 3

## MORGAN LEVY PARK

### 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

- ✓ Design consultant for employee lounge released

### PROJECT TEAM

Owner: City of Doral  
Delivery Method: Design-Bid-Build  
Status: RFQ Development  
Architect: TBD  
Contractor: TBD  
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

- ✓ RFQ solicitation was advertised on November 4, 2019
- ✓ Pre-bid meeting for proposers held on November 14, 2019

### SCHEDULE/NOTES/ISSUES

Project is on schedule

### PROJECT TEAM

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



### 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

- ✓ PHD (design consultant) working on completing bridge layout and technical specifications
- ✓ Coordination meeting held with IT Department for IT room/ surveillance equipment location

### SCHEDULE/NOTES/ISSUES

Project is on schedule

### PROJECT TEAM

Owner: City of Doral  
 Delivery Method: Design-Build  
 Status: 30% Bridging Design  
 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	<b>DORAL CENTRAL PARK (CM@R)</b>	Q4 2019	Q3 2023	[Green Summary Bar]																	
3	Procurement Process	Q4 2019	Q2 2020	★ Start Procurement Process Milestone																	
4	Start/ Complete Design	Q2 2020	Q2 2021	[Yellow Design Phase Bar]																	
5	Start/ Complete Construction Phase 1A, 1B	Q4 2020	Q2 2021	[Blue Bid/Construction/Closeout Phase Bar]																	
6	Start/ Complete Construction Phase 2	Q2 2021	Q2 2022	[Blue Bid/Construction/Closeout Phase Bar]																	
7	Start/ Complete Construction Phase 3	Q3 2021	Q2 2023	[Blue Bid/Construction/Closeout Phase Bar]																	
8	Closeout Project		Q3 2023	[Blue Bid/Construction/Closeout Phase Bar]																	
9	<b>DORAL WHITE COURSE PARK (GC)</b>	Q4 2019	Q3 2021	[Green Summary Bar]																	
10	Procurement Process	Q4 2019	Q1 2020	★ Start Procurement Process Milestone																	
11	Start/ Complete Design	Q1 2020	Q4 2020	[Yellow Design Phase Bar]																	
12	Start/ Complete Construction	Q4 2020	Q2 2021	[Blue Bid/Construction/Closeout Phase Bar]																	
13	Closeout Project		Q3 2021	★ Closeout Project/ Finish Milestone																	
14	<b>MORGAN LEVY PARK (GC)</b>	Q3 2019	Q4 2020	[Green Summary Bar]																	
15	Start/ Complete Design (Using Contractor Pool)	Q3 2019	Q1 2020	[Yellow Design Phase Bar]																	
16	Procurement Process for Construction	Q2 2020	Q2 2020	★ Start Procurement Process Milestone																	
17	Start/ Complete Construction	Q2 2020	Q3 2020	[Blue Bid/Construction/Closeout Phase Bar]																	
18	Closeout Project		Q4 2020	★ Closeout Project/ Finish Milestone																	
19	<b>DORAL CULTURAL ARTS CENTER (GC)</b>	Q1 2019	Q3 2021	[Green Summary Bar]																	
20	Procurement Process	Q1 2019	Q3 2019	★ Start Procurement Process Milestone																	
21	Start/ Complete Design	Q3 2019	Q1 2020	[Yellow Design Phase Bar]																	
22	Start/ Complete Construction	Q2 2020	Q3 2021	[Blue Bid/Construction/Closeout Phase Bar]																	
23	Closeout Project		Q3 2021	★ Closeout Project/ Finish Milestone																	
24	<b>PEDESTRIAN BRIDGE (DESIGN/BUILD)</b>	Q4 2020	Q4 2022	[Green Summary Bar]																	
25	Procurement Process	Q4 2020	Q3 2021	★ Procurement Process																	
26	Start/ Complete Design	Q3 2021	Q3 2022	[Yellow Design Phase Bar]																	
27	Start/ Complete Construction	Q4 2021	Q3 2022	[Blue Bid/Construction/Closeout Phase Bar]																	
28	Closeout Project		Q4 2022	★ Closeout Project/ Finish Milestone																	
29	<b>DORAL MEADOW PARK (DESIGN/BUILD)</b>	Q4 2019	Q4 2020	[Green Summary Bar]																	
30	Procurement Process	Q4 2019	Q1 2020	★ Start Procurement Process Milestone																	
31	Start/ Complete Design	Q1 2020	Q3 2020	[Yellow Design Phase Bar]																	
32	Start/ Complete Construction	Q1 2020	Q3 2020	[Blue Bid/Construction/Closeout Phase Bar]																	
33	Closeout Project		Q4 2020	★ Closeout Project/ Finish Milestone																	
34	<b>TRAILS &amp; TAILS PARK (TBD)</b>	Q1 2020	TBD	[Green Summary Bar]																	
35	Procurement Process	Q1 2020	TBD	[Yellow Design Phase Bar]																	
36	Start/ Complete Design	TBD	TBD	[Yellow Design Phase Bar]																	
37	Start/ Complete Construction	TBD	TBD	[Blue Bid/Construction/Closeout Phase Bar]																	
38	Closeout Project		TBD	[Blue Bid/Construction/Closeout Phase Bar]																	
39	<b>ADDITIONAL TRAILS (TBD)</b>	Q1 2020	TBD	[Green Summary Bar]																	
40	Procurement Process	Q1 2020	TBD	[Yellow Design Phase Bar]																	
41	Start/ Complete Design	TBD	TBD	[Yellow Design Phase Bar]																	
42	Start/ Complete Construction	TBD	TBD	[Blue Bid/Construction/Closeout Phase Bar]																	
43	Closeout Project		TBD	[Blue Bid/Construction/Closeout Phase Bar]																	

- 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: RFQ Development  
 Master Plan Architect: Browning Day Mullins Dierdorf  
 Architect: TBD  
 Contractor: TBD  
 Client Project Executive: Eugene Collings-Bonfill  
 Project Manager: David Soler



## WORK COMPLETED THIS MONTH

- ✓ Continue development of RFQ for Architect/ Engineer and RFP for Construction Manager

## UPCOMING WORK

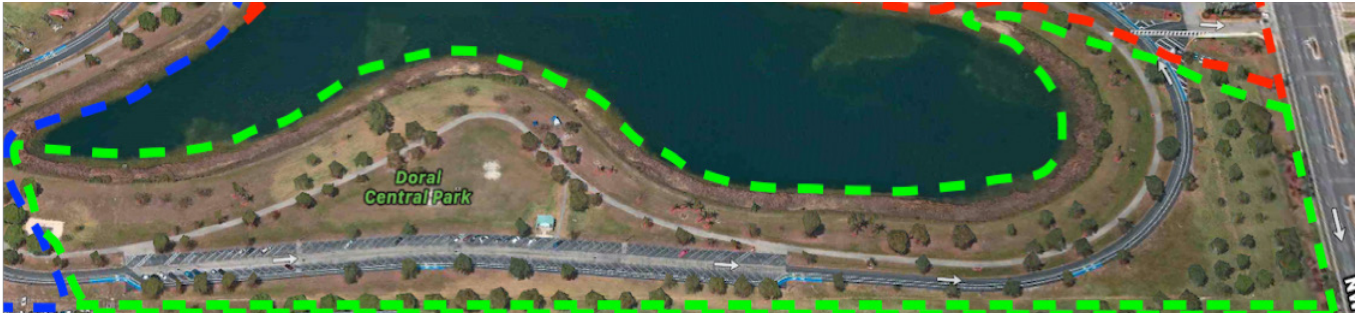
Further refinement of program and phasing schedules

## SCHEDULE/NOTES/ISSUES

Project is on schedule

# PHASE 1

**PHASE 1** of the park will primarily consist of the Amphitheater and large outdoor green spaces with picnic areas and other shade venues. It's planned that all phases of the site will begin with the same activities: clearing, grubbing, cutting of the soil, underground utilities, storm and sewer piping, telecommunications and electrical ductbank distribution followed by fill and activities related specifically to Phase 1.



# PHASE 2



**PHASE 2** of the park will have a nature conservatory, wetlands boardwalk trail, sand volleyball courts, shaded picnic areas, open green space and other ancillary support services. Phase 2 early site preparation activities will share the same resources as Phase 1 and take longer to complete due to the added venues that don't exist in Phase 1.

# PHASE 3

**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

- ✓ Lighting consultant's contract approved for release

### SCHEDULE/NOTES/ISSUES

Project is on schedule

### PROJECT TEAM

Owner: City of Doral  
 Delivery Method: Design-Bid-Build  
 Status: Programing  
 Architect: TBD  
 Contractor: TBD  
 Client Project Executive: Eugene Collings-Bonfill  
 Project Manager: David Soler, Salome Montoya



### 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

- ✓ PMT completed survey of existing bike-way networks and developed a reporting matrix to identify specific needs.

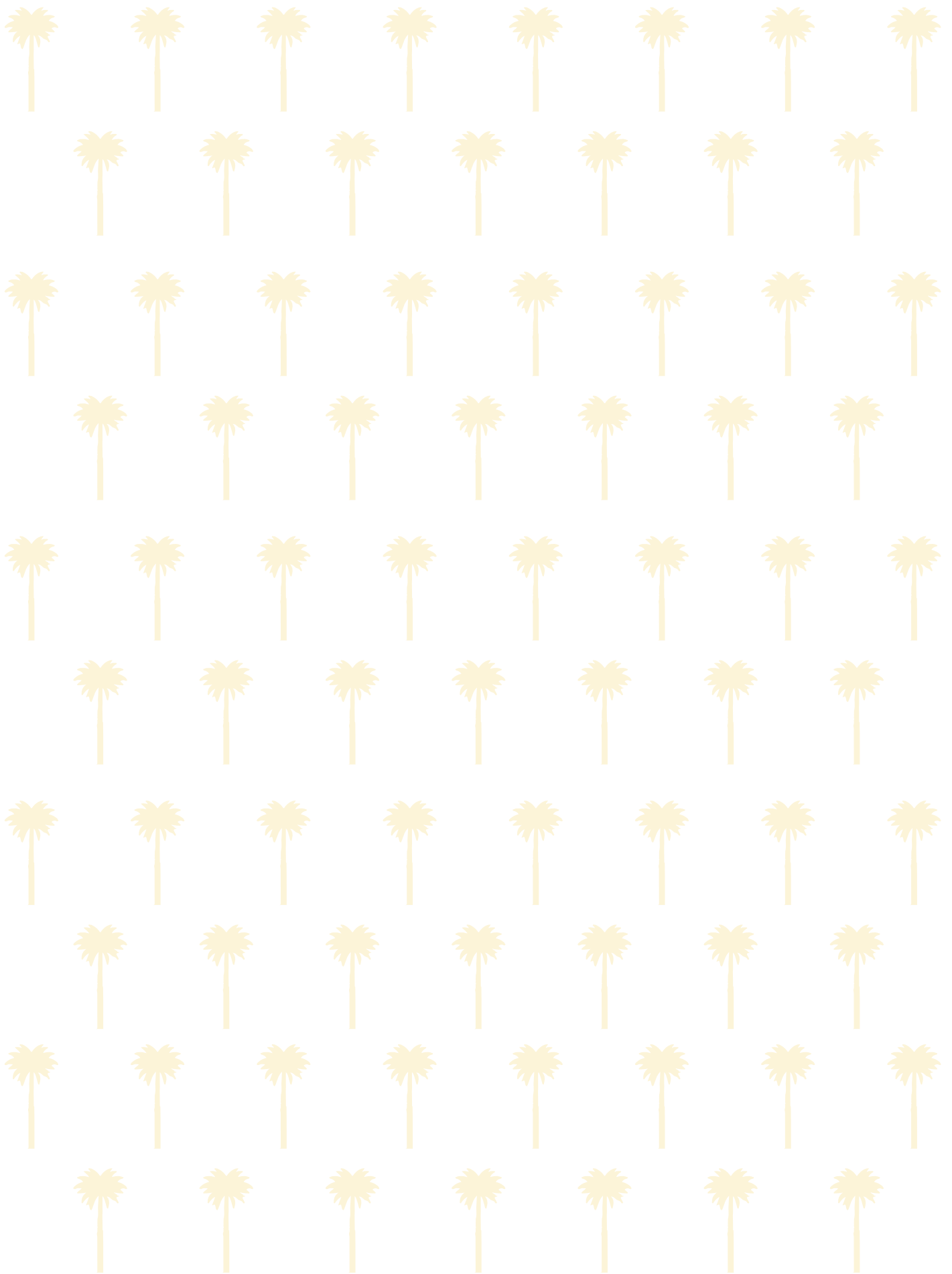
### SCHEDULE/NOTES/ISSUES

Project is on schedule

### PROJECT TEAM

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









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PROGRAM MANAGEMENT TEAM

**AECOM**

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