

DORAL PARKS BOND PROGRAM

Monthly Project Report

JANUARY 2022



Aerial view of White Course Park.



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 including BCC Engineering, PDS, and others are responsible for providing the planning, scheduling, management and execution of the design teams and contractors for the program. AECOM staff are working out of the City of Doral Government Center.

For the month of January, the Doral Central Park team consisting of the A/E firm, CMAR, Program Management Team, and City of Doral continued focusing on budget and scope refinement. Progress continues with permitting in preparation of the next phases of the project.

Cultural Arts Center construction has continued advancing. The month of January saw air chiller and air handler (AHU-2) installed. Exterior stucco and rooftop and building wiring continued.

The Pedestrian Bridge project continues in the procurement phase. Firms previously presented their alternative technical concepts (ATC's) to the city and submitted price proposals (1/31). Next steps will be the public announcing of Technical Scores and opening of Price Proposals.

The Doral White Course project construction continues with the installation of the playground equipment, perimeter fencing, and continued pavilion construction.

Doral Trails and Tails park continues with the conduit layout, bollard installation and procurement of items for installation. The conduit and wiring for power installed in the small dog area and share path complete.

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

JANUARY 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 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:



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.

Key Activities:

- ✓ Demolition for BOH drop-off and driveways
- ✓ Backflow preventer installation
- ✓ TV walls support plywood installation
- ✓ Fire riser flow switch and control valve installation
- ✓ Elevator vestibule, machine room and shaft stucco installation

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

- ✓ Irrigation line repair
- ✓ Air chiller installation
- ✓ AHU-2 (Mechanical room) and emergency generator docking station installation
- ✓ North egress stucco completed
- ✓ Rooftop steps luminaire wiring, building wiring

SCHEDULE/NOTES/ISSUES

- ✓ Project is currently on schedule

UPCOMING WORK

- ✓ Elevator installation
- ✓ Exterior glazing installation
- ✓ Acoustical ceiling tile grid installation
- ✓ Stepped terrace and main drop-off construction
- ✓ Metal façade installation



West Façade Stucco



TV Wall Support

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



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:

- ✓ Grease trap comments responses submitted to DERM

WORK COMPLETED THIS MONTH

- ✓ N/A

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

- ✓ N/A



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.

Key Activities:

- ✓ Playground Equipment installation
- ✓ Perimeter Fencing
- ✓ Pavilion Construction

WORK COMPLETED THIS MONTH

- ✓ Playground Equipment installation 100% complete
- ✓ Perimeter Fencing 90% complete
- ✓ Concrete/Paver Main Center Sidewalk 60% complete
- ✓ Pavilion Structures Nearly Complete, Pavilion Furniture 100% installed (Pending Metal Roof Installation)
- ✓ Installed All Luminaires for Light Poles

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

UPCOMING WORK

- ✓ Implement Changes for and Construct the Fitness Area
- ✓ Relocate Fitness Area Light Pole
- ✓ Complete Concrete/Paver Main Center Sidewalk
- ✓ Complete Landscaping and Sod Installation
- ✓ Complete Safety Foam and Turf for Playground Area

SCHEDULE/NOTES/ISSUES

Project is in construction



Playground Area Progress



Mulch and Sod Installation



Dog Area



Pavilion Furniture 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.

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
 Client Project Executive: Eugene Collings-Bonfill
 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

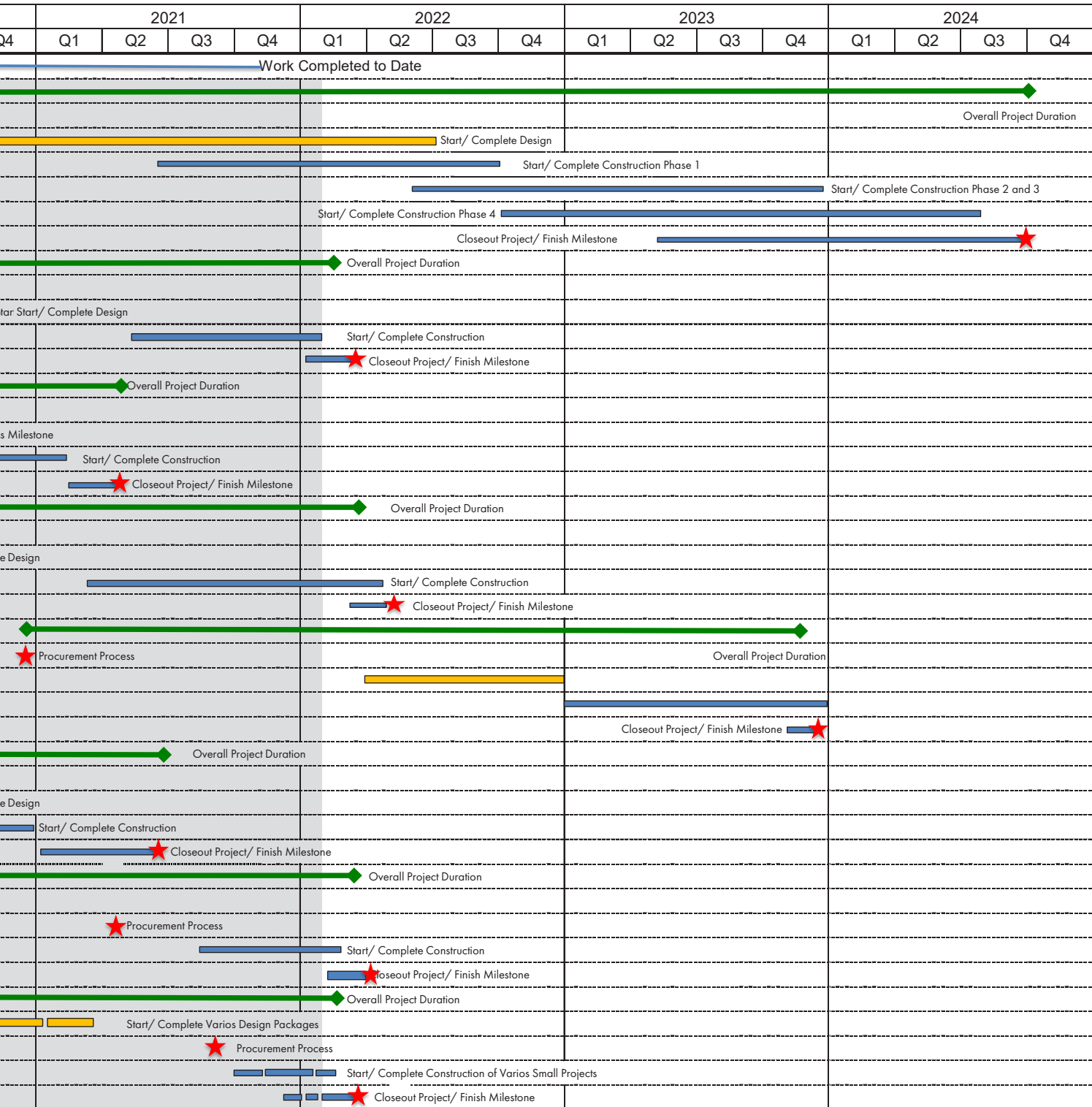


SUMMARY PROJECT SCHEDULES

ID	TASK NAME	Start	Finish	2019		2020			
				Q3	Q4	Q1	Q2	Q3	Q4
1	PARKS BOND PROGRAM			←					
2	DORAL CENTRAL PARK (CM@R)	Q1 2020	Q3 2023/24 *			←			
3	Procurement Process	Q1 2020	Q2 2020 *			★ Start Procurement Process Milestone			
4	Start/ Complete Design	Q2 2020	Q1 2022 *			→			
5	Start/ Complete Construction Phase 1	Q2 2021	Q4 2022 *			→			
6	Start/ Complete Construction Phase 2, 3	Q3 2021	Q2 2023 *			→			
7	Start/ Complete Construction Phase 4	Q2 2022	Q2 24 *			→			
8	Closeout Project		Q2/3 24 *			→			
9	DORAL WHITE COURSE PARK (GC)	Q4 2019	Q1 2022			←			
10	Procurement Process	Q4 2019	Q1 2020			★ Start Procurement Process Milestone			
11	Start/ Complete Design	Q1 2020	Q3 2020			→			
12	Start/ Complete Construction	Q2 2021	Q1 2022			→			
13	Closeout Project		Q1 2022			→			
14	MORGAN LEVY PARK (GC)	Q3 2019	Q2 2021			←			
15	Start/ Complete Design (Using Contractor Pool)	Q3 2019	Q2 2020			→			
16	Procurement Process for Construction	Q2 2020	Q2 2020			★ Start Procurement Process Milestone			
17	Start/ Complete Construction	Q3 2020	Q1 2021			→			
18	Closeout Project		Q2 2021			→			
19	DORAL CULTURAL ARTS CENTER (GC)	Q1 2019	Q2 2022			←			
20	Procurement Process	Q1 2019	Q3 2019			★ Start Procurement Process Milestone			
21	Start/ Complete Design	Q3 2019	Q2 2020			→			
22	Start/ Complete Construction	Q1 2021	Q2 2022			→			
23	Closeout Project		Q2 2022			→			
24	PEDESTRIAN BRIDGE (DESIGN/BUILD)	Q4 2020	Q1 2023			→			
25	Procurement Process	Q4 2020	Q3 2021			→			
26	Start/ Complete Design	Q2 2022	Q4 2022			→			
27	Start/ Complete Construction	Q1 2023	Q4 2023			→			
28	Closeout Project		Q4 2023			→			
29	DORAL MEADOW PARK (DESIGN/BUILD)	Q4 2019	Q2 2021			←			
30	Procurement Process	Q4 2019	Q1 2020			★ Start Procurement Process Milestone			
31	Start/ Complete Design	Q1 2020	Q2 2020			→			
32	Start/ Complete Construction	Q2 2020	Q4 2020			→			
33	Closeout Project		Q2 2021			→			
34	TRAILS & TAILS PARK	Q4 2019	Q4 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	Q3 2021	Q2 2022			→			
38	Closeout Project		Q2 2022			→			
39	TRAILS NETWORK	Q2 2020	Q4 2021			←			
40	Start/ Complete Various Design Pgks(Using Contractor Pool)	Q2 2020	Q2 2021			→			
41	Procurement Process for Construction	Q3 2020	Q4 2020			→			
42	Start/ Complete Construction	Q3 2021	Q1 2022			→			
43	Closeout Project		Q1 2022			→			

* 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:

- ✓ Finalized permits with Public Works department and Miami Dade Water and Sewer to prepare for underground water and sewer install
- ✓ Final options for scope refinement have been agreed to and final design to be committed early February through city Workshop

Detailed Information:

- ✓ Phase 1-4 have completed permitting with the City Building Department
- ✓ WASD Permit was approved – Completed DOH and DERM final approval
- ✓ Continued budget refinement with final options being presented during city Workshop meeting early February

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

WORK COMPLETED THIS MONTH

- ✓ No construction was done in January

SCHEDULE/NOTES/ISSUES

Project is currently under budget and scope refinement with anticipated impacts

UPCOMING WORK

- ✓ Budget refinement design options to be finalized through city workshop
- ✓ 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



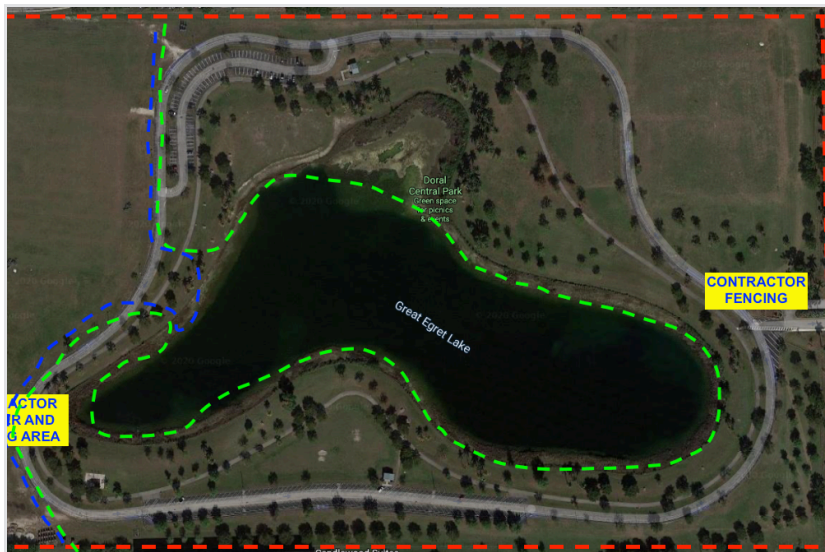
Sheet piling around lake

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

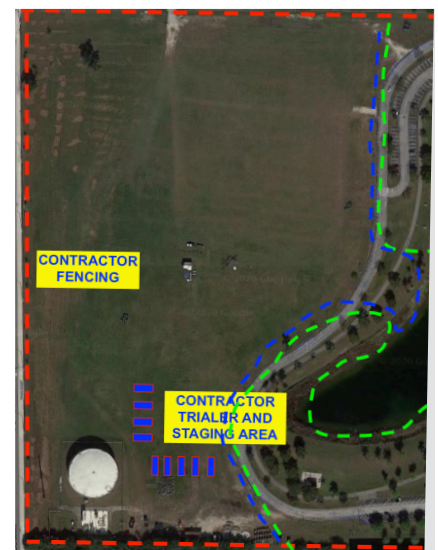


PHASES 2 & 3 of the project will consist of the Construction Manager completing the final grading, tying in below and above ground utilities and construction of the Amphitheater, nature conservatory, wetlands boardwalk trail, shaded picnic areas, ballfields, multipurpose fields, skate/ pump track and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

Key Activities:

- ✓ Approved CO#3 to add additional conduit for IT
- ✓ Entered final stage of sub-permit approval
- ✓ Light pole installation began

WORK COMPLETED THIS MONTH

- ✓ 62 of 88 light poles and luminaires installed (small dog area and share path complete, large dog area remaining)
- ✓ All conduit and wiring for power installed for the small dog area
- ✓ Wiring for the share path complete

UPCOMING WORK

- ✓ Complete light pole and luminaire installation for the large dog area
- ✓ Complete wiring within the large dog area
- ✓ Access IT room with sub-permit and complete renovations

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



Directional Boring Progress



Luminaire Installation



Pull Box Installation



Light Poles Wiring

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:

- ✓ Received signed work order from H&J Asphalt
- ✓ Had a preconstruction meeting with the subcontractor Highway Striping

WORK COMPLETED THIS MONTH

- ✓ MOT schedule submitted
- ✓ 27 of 63 preformed "bike" symbols installed

UPCOMING WORK

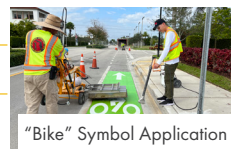
- ✓ Continue installation of preformed "bike" symbols
- ✓ Continue installation of remaining pavement markings

PROJECT TEAM

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

SCHEDULE/NOTES/ISSUES

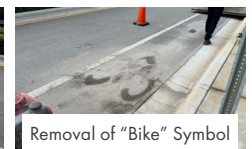
- ✓ Receive work order response for contractor
- ✓ Initiate the project and assist with facilitating a rapid completion



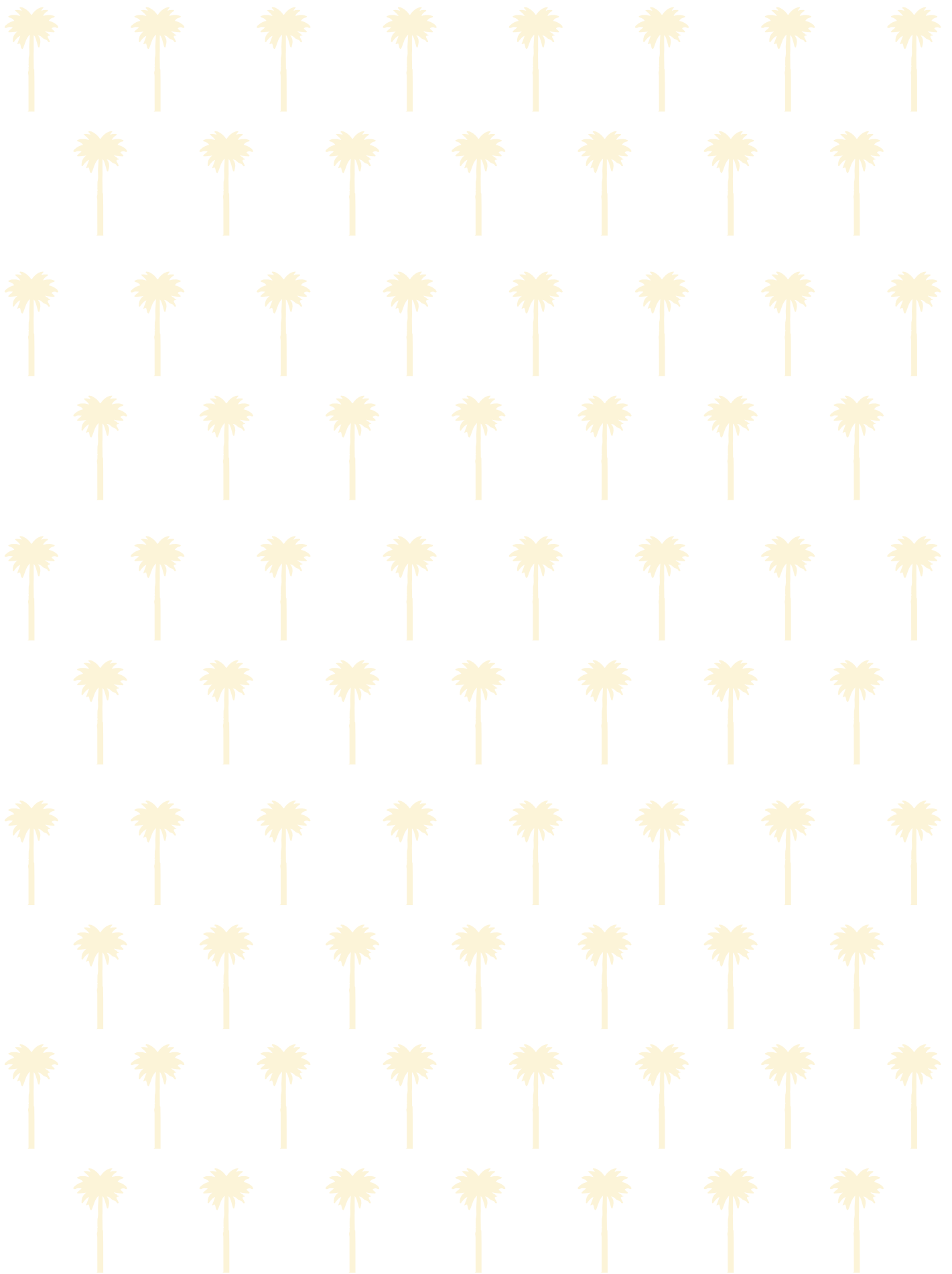
"Bike" Symbol Application



"Bike" Symbol Application



Removal of "Bike" Symbol





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PROGRAM MANAGEMENT TEAM

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