

DORAL PARKS BOND PROGRAM

Monthly Project Report

MAY 2022



Doral White Course Park Ribbon Cutting



Prepared for the Office of the City Manager
Project # 2019-18

Prepared by:



AECOM

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 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 May, 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 installation. Phase II/III and IV drawing revisions from A/E, Bermello Ajamil, are in review with the City of Doral and Miami-Dade County. CMAR, Kaufman Lynn, contacted subcontractors for bid resubmissions for GMP package 1 of 2 for Phase II/III, and the electrical scope to be readvertised. Phase IV GMP packages (2 packages for Recreation Center and 2 for Aquatics Facility) scheduled for mid-August through beginning of November.

Cultural Arts Center construction continues with interior finishes. Contractor worked on restroom tiles, interior signage, painting, and interior light fixtures installation. The BOH roll up grill gates installation was completed. The sloped roof portion waterproofing, insulation and flashing system was completed. The north egress metal pan stairs steps infill was completed. Elevator emergency lines pull boxes and conduit were also installed.

We began May with grand opening of Doral White Course Park. The Ribbon Cutting Ceremony was exactly one year from the groundbreaking of construction. There are still a few loose ends to tie up as with all construction projects, but the park is open and being enjoyed by all. The official opening was May 4th at 11 am. Within minutes of opening, we had dogs frolicking in the pet area, strollers rolling down the sidewalks, pictures being taken in front of the DORAL letters, and children having a blast in the playground. There are picnic pavilions, a fitness area, a restroom building, and a putting green also on site. All the features are ADA compliant, so this park is truly made for everyone to enjoy.

We are nearly complete with the updates and new features for Trails and Tails Park. After a few minor changes, the IT room is ready for final inspections. Fill has been placed where existing bollards have been removed. Sod rehabilitation has continued, and another order of sod has been placed. The protective fencing in the small dog area has been removed and the new sod has taken hold and looks great. More sod to come for the large dog area and common areas soon. This project should be complete soon.

MAY 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:

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:

- ✓ LPR pull box installed
- ✓ Doral IT Department subcontractor started wiring of tv walls
- ✓ BOH roll up grills installed
- ✓ Courtyard entrance lettering completed

WORK COMPLETED THIS MONTH

- ✓ Downtown Doral Park playground lighting poles installation completed
- ✓ Concrete floors patching mockup approved by architect
- ✓ Stepped terrace stormwater structures released for fabrication
- ✓ Parapets waterproofing flashing cap installation

PROJECT TEAM

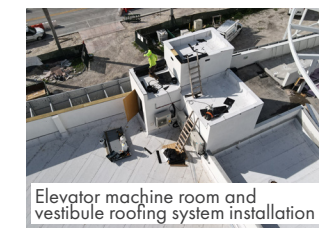
Owner: City of Doral
Delivery Method: Design-Bid-Build
Status: Construction
Architect: Bermello Ajamil & Partners
Contractor: KVC Constructors
Project Manager: David Soler
APM: Joanne Regidor

UPCOMING WORK

- ✓ AT&T line relocation
- ✓ Sloped landscaped area final topsoil backfilling
- ✓ Stepped terrace construction

SCHEDULE/NOTES/ISSUES

- ✓ Project is currently on schedule



Elevator machine room and vestibule roofing system installation



Main art space HVAC ducts and wall finishes progress

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:

- ✓ Held the ribbon cutting ceremony
- ✓ Install permanent dedication plaque
- ✓ Correct any open deficiencies

WORK COMPLETED

- ✓ Had the grand opening ribbon cutting ceremony
- ✓ Corrected a majority of the punch list items
- ✓ Installation of the dedication plaque



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

UPCOMING WORK

- ✓ Close any open punch list items
- ✓ Address all outstanding RFIs
- ✓ Complete all permitting and documentation to finalize 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:

- ✓ Grease Trap installation on-going

PROJECT TEAM

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

SCHEDULE/NOTES/ISSUES

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

UPCOMING WORK

- ✓ DERM inspection pending approval of revision to P201
- ✓ City Final inspection following DERM approval

WORK COMPLETED THIS MONTH

- ✓ Grease Trap Air Valve Installed
- ✓ City Plumbing Rough Inspection Approved



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

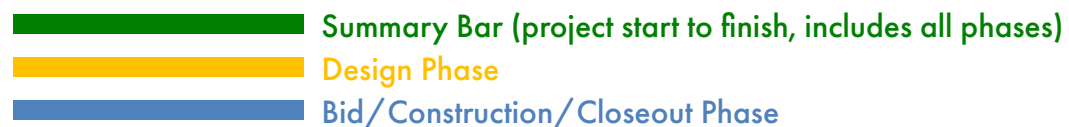
SCHEDULE/NOTES/ISSUES

- ✓ 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 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																							



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:

- ✓ Underground Utilities - Watermain Installation
- ✓ On-going City and MDC review of revision to plans

Detailed Information:

- ✓ GMP schedule updated to split Phase II/III into two GMPs and Phase IV into four GMPs
- ✓ PO issued to City IT AV vendor, AVI-SPL, for additional design services
- ✓ On-going processing of Ferguson invoices for materials used by Central Civil scope of work
- ✓ Sanitary structures and sewer PVC line deliveries continue
- ✓ Continued maintenance of SWPP and erosion control best practices

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

- ✓ 90% watermain installation complete
- ✓ Survey of lake performed to ensure that the site contractor has the correct boundary of the lake

SCHEDULE/NOTES/ISSUES

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

UPCOMING WORK

- ✓ Underground sewer main and laterals installation, and on-going deliveries of sanitary sewer structure and pipe
- ✓ 92nd Ave. watermain tie-in to City line on Northwest portion of project



Backfilling and compaction from west to south



Watermain installation on northside

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

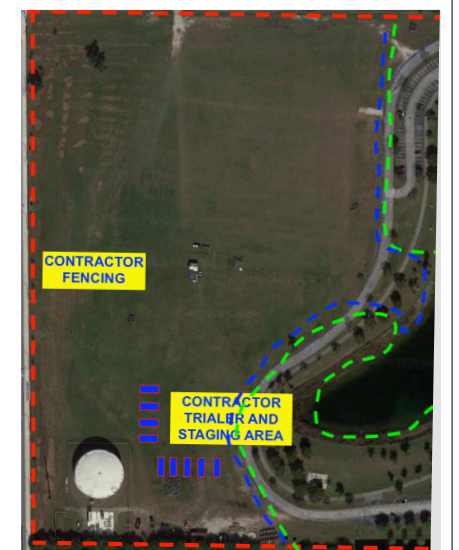


PHASES 2 & 3 of the project will consist of the Construction Manager completing the final grading, tying in below and above ground utilities and construction of the Amphitheater, nature conservatory, wetlands boardwalk trail, shaded picnic areas, ballfields, multipurpose fields, skate/ pump track and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

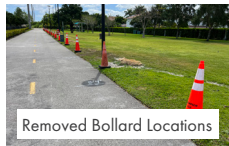
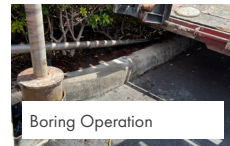
The park is located at 11645 NW 50th Street, Doral FL. The project includes the installation of additional light fixtures to increase security in the area, replace existing fixtures and or supports and add lighting to the dog and play areas. The existing small and big dog play areas will have their fences checked and any broken areas repaired.

Key Activities:

- ✓ IT room final items completed and ready for inspection
- ✓ Small dog area sod rehab completes except for one tiny area
- ✓ Large dog area and common area sod rehab nearly complete

WORK COMPLETED THIS MONTH

- ✓ Large dog area and common area sod rehab nearly complete
- ✓ Small dog area sod rehab completes except for one tiny area
- ✓ IT room final items completed and ready for inspection



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

- ✓ Close all permits
- ✓ Install dry wall to the wall frame after inspections
- ✓ Perform all finishing operations for the IT room
- ✓ Complete all sod rehab

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

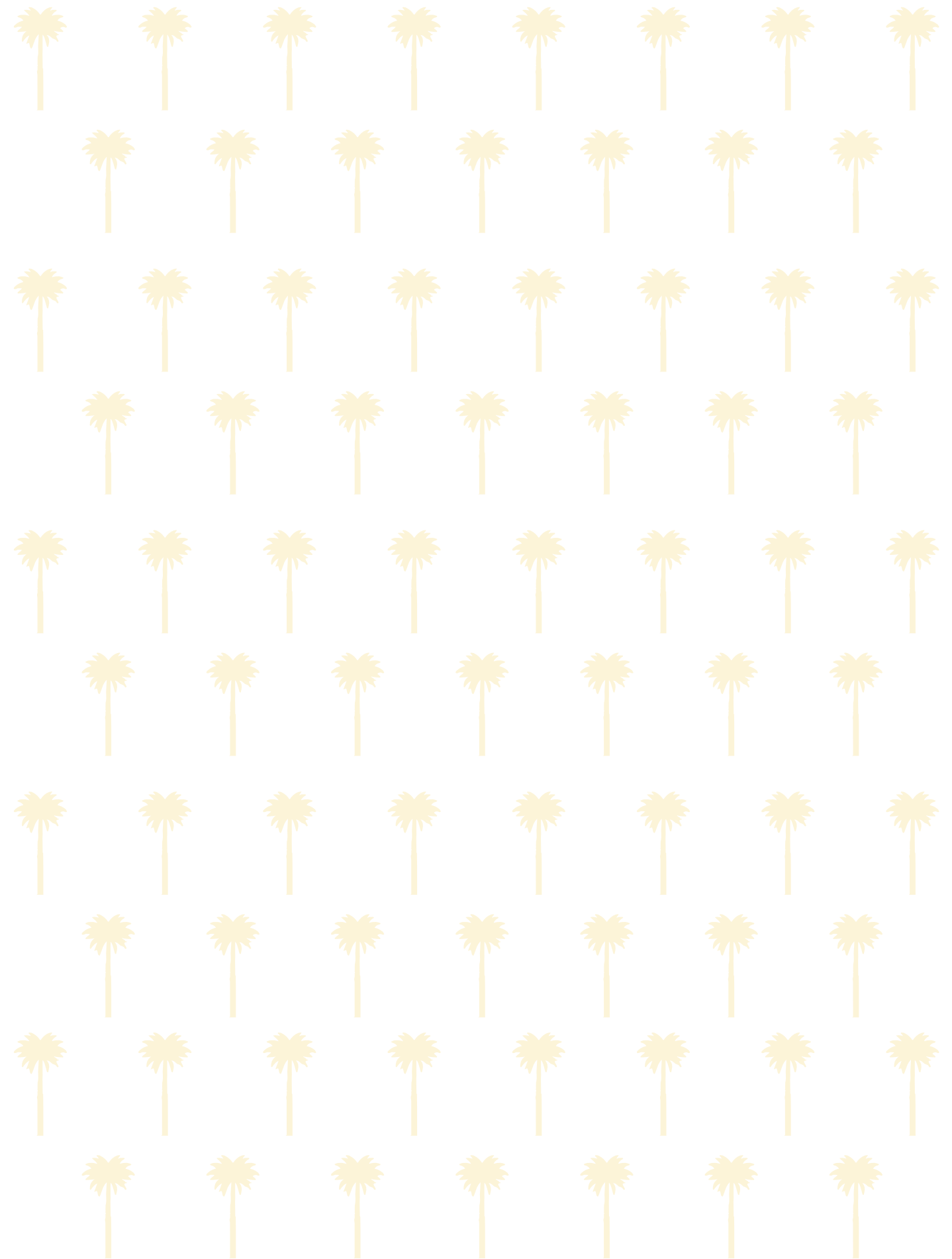
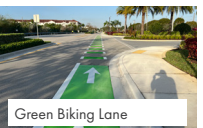
Owner: City of Doral
 Delivery Method: Design-Bid-Build
 Status: Ongoing
 Contractor: H&J Asphalt
 Project Manager: Jim Violi

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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