

DORAL PARKS BOND PROGRAM

Monthly Project Report

JULY 2022



Doral Cultural Arts Center Aerial Photo



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 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.

Cultural Arts Center construction is moving now into the interior finishes stage. Contractor completed work on restroom tiles, bathroom fixtures, mirrors, and partitions. Interior walls are painted, and floor finishes are moving forward. On the exterior, the BOH curbs were poured, and the asphalt driveway first lift was completed. Contractor is dressing planting areas to be landscaped with topsoil.

For the month of July, the Doral Central Park team consisting of the A/E firm, CMaR, Program Management Team, and City of Doral, continued focusing on GMP and Design 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. The phases have been split into 4 GMPs. CMaR, Kaufman Lynn, submitted GMP Turnover A for Phase II/III, and started the bid leveling process for Turnover B (balance of Phase II/III and Part 1 of 2 for Recreation Center). GMP Turnover C and D of Phase IV are on scheduled for first week of October and second week of November.

JULY 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 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:

- ✓ BOH first asphalt lift completed.
- ✓ Initial meeting/ site visit with MDRF.
- ✓ Sloped roof coating completed.
- ✓ Elevator installation completed

WORK COMPLETED THIS MONTH

- ✓ FPL meter installed.
- ✓ Multipurpose room ductwork relocation completed.
- ✓ Main art space and multipurpose room concrete floor polishing completed.
- ✓ Restrooms tiles, fixtures, mirror, towel dispensers, partitions installed.

PROJECT TEAM

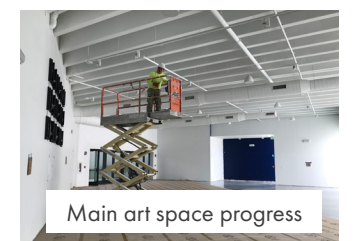
Owner: City of Doral
Delivery Method: Design-Bid-Build
Status: Construction
Architect: Bermello Ajamil & Partners
Contractor: KVC Constructors
Project Manager: David Soler
APM: Joanne Regidor

UPCOMING WORK

- ✓ Main drop off concrete curbs/ sidewalks pour.
- ✓ Landscaping and tree transplant.

SCHEDULE/NOTES/ISSUES

- ✓ Project is currently on schedule



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:

- ✓ Pending resolution from design team for ponding issues
- ✓ IT continue installing infrastructure and devices

UPCOMING WORK

- ✓ Address ponding issues throughout park.
- ✓ IT to be completed with infrastructure and device install.
- ✓ Close remaining low voltage sub permit once IT work is complete.
- ✓ Submit final conveyance for Miami Dade Water and Sewer meters.

PROJECT TEAM

Owner: City of Doral
Delivery Method: Design-Bid-Build
Status: Construction
Engineer: Chen Moore and Associates
Contractor: Waypoint Construction
Project Manager: George Garcia
APM: Joanne Regidor

WORK COMPLETED

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

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:

- ✓ Revised plans submitted to DERM Grease and approved

Detailed Information:

- ✓ Grease trap installation complete
- ✓ Final inspection pending DERM approval

UPCOMING WORK

- ✓ Final inspection with DERM Grease to receive green card
- ✓ Final inspection with Doral Plumbing to close final permit (Requires green card)

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
Project Manager: George Garcia
APM: Joanne Regidor

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	DO RAL CEN TRAL PARK (CM @ R)	Q 1 2020	Q 3 2023/24	Summary Bar																							
3	Procurement Process	Q 1 2020	Q 2 2020	Start Procurement Process Milestone																							
4	Start/ Complete Design	Q 2 2020	Q 1 2022	Design Phase																							
5	Start/ Complete Construction Phase 1	Q 2 2021	Q 1 2023	Bid/Construction/Closeout Phase																							
6	Start/ Complete Construction Phase 2, 3	Q 3 2022	Q 1 2024	Bid/Construction/Closeout Phase																							
7	Start/ Complete Construction Phase 4	Q 1 2023	Q 4 2024	Bid/Construction/Closeout Phase																							
8	Closeout Project		Q 4 2024	Closeout Project/ Finish Milestone																							
9	DO RAL W H I E CO URSE PARK (GC)	Q 4 2019	Q 1 2022	Summary Bar																							
10	Procurement Process	Q 4 2019	Q 1 2020	Start Procurement Process Milestone																							
11	Start/ Complete Design	Q 1 2020	Q 3 2020	Design Phase																							
12	Start/ Complete Construction	Q 2 2021	Q 2 2022	Bid/Construction/Closeout Phase																							
13	Closeout Project		Q 2 2022	Closeout Project/ Finish Milestone																							
14	M O R G A N L E V Y P A R K (GC)	Q 3 2019	Q 2 2021	Summary Bar																							
15	Start/ Complete Design (Using Contractor Pool)	Q 3 2019	Q 2 2020	Design Phase																							
16	Procurement Process for Construction	Q 2 2020	Q 2 2020	Start Procurement Process Milestone																							
17	Start/ Complete Construction	Q 3 2020	Q 1 2021	Bid/Construction/Closeout Phase																							
18	Closeout Project		Q 2 2021	Closeout Project/ Finish Milestone																							
19	DO RAL C U L T U R A L A R T S C E N T E R (GC)	Q 1 2019	Q 3 2022	Summary Bar																							
20	Procurement Process	Q 1 2019	Q 3 2019	Start Procurement Process Milestone																							
21	Start/ Complete Design	Q 3 2019	Q 2 2020	Design Phase																							
22	Start/ Complete Construction	Q 1 2021	Q 3 2022	Bid/Construction/Closeout Phase																							
23	Closeout Project		Q 4 2022	Closeout Project/ Finish Milestone																							
24	P E D E S T R I A N B R I D G E (DESIGN / BUILD)	Q 4 2020	Q 4 2023	Summary Bar																							
25	Procurement Process	Q 4 2020	Q 3 2021	Procurement Process																							
26	Start/ Complete Design	Q 2 2022	Q 2 2023	Design Phase																							
27	Start/ Complete Construction	Q 1 2023	Q 2 2024	Bid/Construction/Closeout Phase																							
28	Closeout Project		Q 2 2024	Closeout Project/ Finish Milestone																							
29	DO R A L M E A D O W P A R K (DESIGN / BUILD)	Q 4 2019	Q 2 2021	Summary Bar																							
30	Procurement Process	Q 4 2019	Q 1 2020	Start Procurement Process Milestone																							
31	Start/ Complete Design	Q 1 2020	Q 2 2020	Design Phase																							
32	Start/ Complete Construction	Q 2 2020	Q 4 2020	Bid/Construction/Closeout Phase																							
33	Closeout Project		Q 2 2021	Closeout Project/ Finish Milestone																							
34	T R A I L S & T A I L S P A R K	Q 4 2019	Q 2 2022	Summary Bar																							
35	Start/ Complete Lighting Study (Using Contractor Pool)	Q 4 2019	Q 3 2020	Design Phase																							
36	Procurement Process for Construction	Q 4 2020	Q 1 2021	Procurement Process																							
37	Start/ Complete Construction	Q 3 2021	Q 2 2022	Bid/Construction/Closeout Phase																							
38	Closeout Project		Q 2 2022	Closeout Project/ Finish Milestone																							
39	T R A I L S N E I W O R K	Q 2 2020	Q 1 2022	Summary Bar																							
40	Start/ Complete Various Design Pkgs (Using Contractor Pool)	Q 2 2020	Q 2 2021	Design Phase																							
41	Procurement Process for Construction	Q 3 2020	Q 4 2020	Procurement Process																							
42	Start/ Complete Construction	Q 3 2021	Q 1 2022	Bid/Construction/Closeout Phase																							
43	Closeout Project		Q 1 2022	Closeout Project/ Finish Milestone																							

- 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:

- ✓ On-going excavation/trenching and backfilling/compaction for installation of sanitary sewer main line and sanitary civil structures.
- ✓ On-going City and MDC review of revision to plans.

Detailed Information:

- ✓ NTP issued for GMP Turnover A (Structural Steel, Shelters, Playground Equipment for Amphitheater and Sensory area, Sports Lighting Poles, and Augercast Piles)
- ✓ Phase IV Aquatics Facility submitted to the City and MDC for review.
- ✓ West road dedication (92nd Ave.) approved and in process for recording with MDC.
- ✓ Surveyors on site staking out the tree relocation locations.
- ✓ Art in Public Places (AiPP) draft proposal submitted to PMT and City by Design Team.

WORK COMPLETED THIS MONTH

- ✓ Installation of sanitary sewer line completed to manhole # 18 on the northwest portion, and to manhole # 2 on the southeast portion (in sequence from highest manhole invert elevation to the lowest).
- ✓ On-going density testing in conjunction with backfill and compaction of the sewer main line.
- ✓ Installation of water services and flushing of the water main.

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

SCHEDULE/NOTES/ISSUES

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

UPCOMING WORK

- ✓ CMaR submission to the City and PMT of GMP Turnover B
- ✓ Continuation of sanitary sewer line and laterals
- ✓ Tree relocation



Manhole installation



Sewer main line



Tree relocation

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

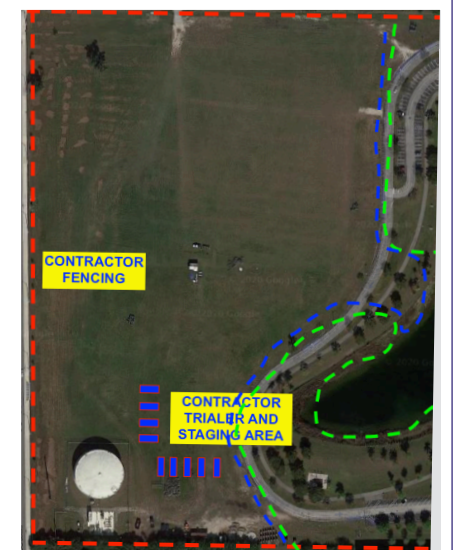


PHASES 2 & 3 of the project will consist of the Construction Manager completing the final grading, tying in below and above ground utilities and construction of the Amphitheater, nature conservatory, wetlands boardwalk trail, shaded picnic areas, ballfields, multipurpose fields, skate/ pump track and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

- ✓ Complete training for parks department
- ✓ Submit for review closeout documentation from contractor
- ✓ IT to begin install of their infrastructure and equipment

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

UPCOMING WORK

- ✓ IT is working on low voltage pulling wire and installing devices.

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Bid-Build
 Status: Construction
 Engineer: H.W. Lochner
 Contractor: Horsepower Electric
 Project Manager: George Garcia
 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



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



BUDGET SUMMARY

Park Bond Funding Summary

General Obligation Bond (Series 2019 & 2021)	\$150,000,000
FDOT Grant	\$1,000,000
General Fund Parks Account (Master Development Agreement)	\$500,000
Park Impact Fees Account	\$2,000,000
General Fund, Public Works Account (Match for FDOT Grant)	\$1,000,000
Park Impact Fees Account - Temporary Voting Parking Lot	\$33,614
General Funds Reserves - Ordinance 2022-09	\$47,189,940
TOTAL	\$201,723,554.00

Project	Expended to Date	Construction % Completed	% Available Bond Dollars
Doral Central Park	\$ 21,393,173.57	12%	88%
Doral Cultural Arts Center	\$ 9,074,064.50	84%	16%
Pedestrian Bridge	\$ 402,574.12	4%	96%
Doral White Course Park	\$ 4,130,876.65	96%	4%
Trails and Tails	\$ 890,781.71	85%	15%
Trails Network	\$ 505,777.38	100%	0%
Doral Meadow Park	\$ 1,761,064.84	100%	0%
Morgan Levy Park	\$ 806,933.73	98%	2%
Summary	\$38,965,246.50		



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PROGRAM MANAGEMENT TEAM

AECOM

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