

# DORAL PARKS BOND PROGRAM

## Monthly Project Report

**NOVEMBER 2022**



Amphitheater Building Pad



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 and PDS 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 contractor complied with the requisites to have the building water meter installed and the elevator certified for use and the building achieved TCO. Contractor completed building interior cleanup and installed the permanent signage. On the exterior, the main drop off pavement and adjacent sidewalks were completed. Landscaping and irrigation system activities continued, including the southwest area where the Manolo Valdes sculpture was erected. A Sneak Peek event with City of Doral Mayor and Council Members was held on October 11th, with the Grand Opening and Ribbon Cutting event held the following day. The Grand Opening had a good turnout and provided the first chance for the public to explore these new facilities.

For the month of November, the Doral Central Park team consisting of the A/E (Design Team), Construction Manager at Risk (CMaR), Program Management Team (PMT), and City of Doral (City), continued focusing on the GMPs and Design schedule. The final master permit needed, Phase IV (Vertical), was received at the beginning of the month. Construction continued on schedule and the foundation of Recreation Center was completed. The Project Phases II/III and IV have been split into 4 GMPs, with Turnover "A" NTP in August, Turnover "B" NTP in September, and Turnover "C" at the beginning of the month. Delivery of GMP Turnover "D" is expected mid-December.

## NOVEMBER 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:

- ✓ Contractor working on completing punch list items for final closeout

### WORK COMPLETED THIS MONTH

- ✓ Sloped area sodded with Bermuda grass
- ✓ Concrete sidewalks completed
- ✓ Detectable warning strips installed
- ✓ Crosswalks pavers installed

### PROJECT TEAM

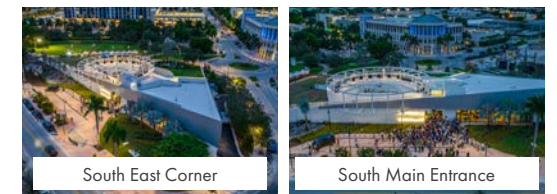
Owner: City of Doral  
Delivery Method: Design-Bid-Build  
Status: Construction  
Architect: Bermello Ajamil & Partners  
Contractor: KVC Constructors  
Project Manager: George Garcia  
APM: Joanne Regidor

### UPCOMING WORK

- ✓ Provide closeout documents (as-built, test results, warranties) and certifications
- ✓ Address punch list items

### 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:

- ✓ Certificate of Occupancy received.
- ✓ On-going coordination with A/E for percolation/ponding resolution.

## UPCOMING WORK

- ✓ Touch-up of synthetic turf finishes
- ✓ Warranty period

## PROJECT TEAM

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

## WORK COMPLETED

- ✓ Drainage work to resolve ponding issues
- ✓ Restoration of site conditions and re-opening to the public

## 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:

- ✓ Project Complete

## UPCOMING WORK

- ✓ Closing Documents

## WORK COMPLETED THIS MONTH

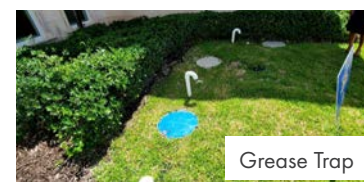
- ✓ Final Completion Letter in process

## 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



## 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:

- ✓ Review of Design-Build Firm Agreement by FDOT

## WORK COMPLETED THIS MONTH

- ✓ Received comments from FDOT regarding concurrence with Design-Build Agreement
- ✓ Continued discussions with FDOT regarding contract agreement



## PROJECT TEAM

Owner: City of Doral  
Delivery Method: Design-Build  
Status: Procurement  
Engineer: TBD  
Contractor: TBD  
Project Manager: Trent Liguori

## SCHEDULE/NOTES/ISSUES

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

## UPCOMING WORK

- ✓ Execute contract with Design Build-Firm upon final approval from FDOT
- ✓ Design-Build Firm to submit schedule
- ✓ Begin design phase of the design-build contract
- ✓ Begin procurement of materials

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	<b>DORAL CENTRAL PARK (CM@R)</b>	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	Q1 2023	Start/ Complete Construction Phase 1																							
6	Start/ Complete Construction Phase 2, 3	Q3 2022	Q1 2024	Start/ Complete Construction Phase 2 and 3																							
7	Start/ Complete Construction Phase 4	Q1 2023	Q4 2024	Start/ Complete Construction Phase 4																							
8	Closeout Project		Q4 2024	Closeout Project/ Finish Milestone																							
9	<b>DORAL WHITE COURSE PARK (GC)</b>	Q4 2019	Q1 2022	Overall Project Duration																							
10	Procurement Process	Q4 2019	Q1 2020	Start Procurement Process Milestone																							
11	Start/ Complete Design	Q1 2020	Q4 2020	Start/ Complete Design																							
12	Start/ Complete Construction	Q2 2021	Q2 2022	Start/ Complete Construction																							
13	Closeout Project		Q2 2022	Closeout Project/ Finish Milestone																							
14	<b>MORGAN LEVY PARK (GC)</b>	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	<b>DORAL CULTURAL ARTS CENTER (GC)</b>	Q1 2019	Q3 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	Q3 2022	Start/ Complete Construction																							
23	Closeout Project		Q4 2022	Closeout Project/ Finish Milestone																							
24	<b>PEDESTRIAN BRIDGE (DESIGN/BUILD)</b>	Q4 2020	Q3 2024	Overall Project Duration																							
25	Procurement Process	Q4 2020	Q3 2021	Procurement Process																							
26	Start/ Complete Design	Q4 2022	Q3 2023	Start/ Complete Design																							
27	Start/ Complete Construction	Q2 2023	Q2 2024	Start/ Complete Construction																							
28	Closeout Project		Q3 2024	Closeout Project/ Finish Milestone																							
29	<b>DORAL MEADOW PARK (DESIGN/BUILD)</b>	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	<b>TRAILS &amp; TAILS PARK</b>	Q4 2019	Q2 2022	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	Q2 2022	Start/ Complete Construction																							
38	Closeout Project		Q2 2022	Closeout Project/ Finish Milestone																							
39	<b>TRAILS NETWORK</b>	Q2 2020	Q1 2022	Overall Project Duration																							
40	Start/ Complete Various Design Pgs(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																							

- 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:

- ✓ Recreation Center Foundation and Amphitheater Piles
- ✓ Technology Coordination Meetings
- ✓ CMaR Pre-Award meetings for Turnover "D"

## Detailed Information:

- ✓ Phase IV (Vertical) Master Permit received
- ✓ Approximately 600cy of concrete placed at the Recreation Center
- ✓ Installation of Masonry/Stem walls
- ✓ Installation of Electrical Stub-Ups
- ✓ Hurricane Nicole postponed one concrete placement but did not delay schedule

## 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

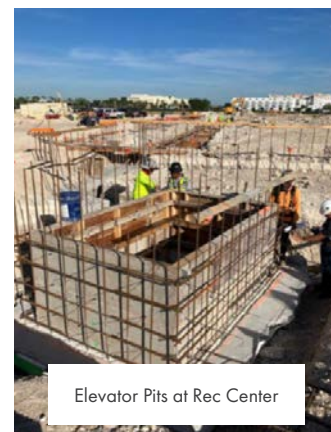
- ✓ Production Piles at Amphitheater
- ✓ Fabrication of Rebar Cages
- ✓ Electrical Stub-Ups continues
- ✓ Masonry/Stem walls at Recreation Center
- ✓ Building Pads for Phase II/III Outbuildings
- ✓ Installation of Hydrants with grading and filling

## WORK COMPLETED THIS MONTH

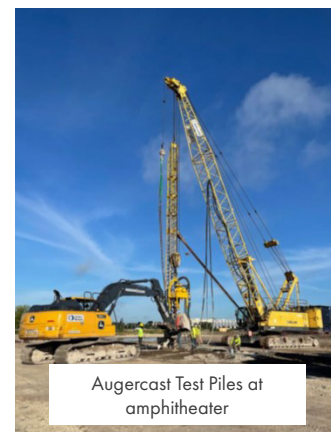
- ✓ Sanitary Sewer Main Line and Laterals, and Tie-in and Hotel Easement
- ✓ Formwork and steel reinforcement of the footings at the Recreation Center
- ✓ Waterproofing for the walls of Elevator Pits
- ✓ Augercast Test Piles at Amphitheater passed lateral and compression testing
- ✓ Installation of conduits for the FPL Mainline



Sanitary Sewer Tie-In at Hotel Easement.



Elevator Pits at Rec Center



Augercast Test Piles at amphitheater

## 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 &amp; 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:

- ✓ Low Voltage Coordination
- ✓ Purchase Orders for IT Equipment

### UPCOMING WORK

- ✓ Low Voltage installation
- ✓ CCTV, WAPs, and LPR installation

### WORK COMPLETED THIS MONTH

- ✓ Work to be completed pending Electrical Engineer calculations to accommodate IT scope of work

### PROJECT TEAM

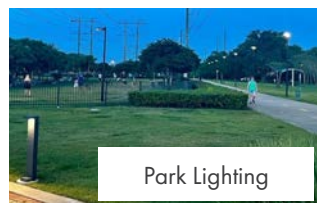
Owner: City of Doral  
 Delivery Method: Design-Bid-Build  
 Status: Construction  
 Engineer: H.W. Lochner  
 Contractor: Horsepower Electric  
 Project Manager: George Garcia  
 APM: Joanne Regidor

### 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



Lighting Ceremony



Park Lighting

## 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:

- ✓ Project Complete

### WORK COMPLETED THIS MONTH

- ✓ Final Completion Letter in process

### 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: George Garcia  
 APM: Joanne Regidor

### UPCOMING WORK

- ✓ Closing Documents



Bicycle Symbol



Green Biking Lane



Green Biking Lane

## 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)	\$2,800,000
Park Impact Fees Account - Temporary Voting Parking Lot	\$33,614
General Funds Reserves - Ordinance 2022-09	\$47,189,940
<b>TOTAL</b>	<b>\$203,523,554.00</b>

Project	Expended to Date	% Completed	% of Total Bond Dollars Available
Doral Central Park	\$ 25,589,196.53	15%	84.7%
Doral Cultural Arts Center	\$ 10,328,215.08	87%	5.8%
Pedestrian Bridge	\$ 471,163.29	4%	5.3%
Doral White Course Park	\$ 4,412,371.57	98%	2.2%
Trails and Tails	\$ 921,493.67	89%	0.5%
Trails Network	\$ 434,738.63	100%	0.2%
Doral Meadow Park	\$ 1,875,689.49	100%	0.9%
Morgan Levy Park	\$ 819,443.13	99%	0.4%
<b>Year to Date Expended</b>	<b>\$45,176,767.49</b>	<b>22%</b>	<b>100%</b>



PRODUCED FOR THE CITY OF DORAL BY:

**BCC Engineering, LLC**

6401 SW 87th Avenue  
Suite 200  
Miami, FL 33173  
Tel: 305.670.2350  
[www.bcceng.com](http://www.bcceng.com)

**AECOM**

2 Alhambra Plaza  
Suite 900  
Coral Gables, FL 33134  
Tel: 305.447.3522  
[www.aecom.com](http://www.aecom.com)

PROGRAM MANAGEMENT TEAM

**AECOM**

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