

# DORAL PARKS BOND PROGRAM

## Monthly Project Report

**FEBRUARY 2021**



Cultural Arts Center contractor installing silt fence



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

Prepared by:



**AECOM**

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## 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, management 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 February, the Program Management Team along with the City of Doral, A/E and CMR continued to have weekly coordination meetings regarding schedule, cost and scope for Phase 1 activities. The team received the first round of permitting comments back from MDC DERM, Fire and the City of Doral Building Department. The A/E and the PMT have provided a response back to the permitting agencies addressing their comments. Additionally, the PMT, City, A/E and CMR reviewed various elements of Phase 2/3 and 4 to ensure the final design elements are aligned within the City's project budget. The CMR has issued addendums to the bidders for Phase 1 which addresses additional design revisions and first round permitting comments. The CMR held the third trade partner outreach event this month with emphasis on getting bidders knowledgeable on the CMR pre-qualification platform and what will be required of the bidders.

Doral Meadow Park closeout and final punch list activities are ongoing.

The City of Doral issued an early works permit for Doral Cultural Arts Center Project that allows the contractor to mobilize onsite and start clearing and grubbing activities while the final building permit is being issued.

For Morgan Levy Park, the PMT, City of Doral and Contractor completed a punch list walk of interior and exterior areas. The final camera poles and cameras are expected to be installed in early March. A ribbon cutting is scheduled for Mid-March.

The Pedestrian Bridge project will be re-advertised due to a conflict of interest with FDOT and one of the bidders. The PMT and City will try and mitigate any schedule impacts by shortening the procurement process.

Doral White Course Park is still in the permitting phase and the contract for construction is scheduled to be executed in early March.

## FEBRUARY KEY ACTIVITIES

- Art in Public Places for Doral Central Park submission
- Foundations package for Doral Central Park Rec and Aquatic Center submitted for permitting.
- Doral Central Park Phase 4 Site Package submitted for Site Plan Approval
- Trade Outreach Event 3 held by CMR for getting potentials bidders qualified
- Doral Cultural Arts Center Early Works Permit issued
- Morgan Levy Owner punch list walk
- Doral Meadow Park Closeout and Punchlist Activities

## PROGRAM LEVEL UPCOMING ACTIVITIES

- Doral Central Park Groundbreaking
- Doral White Course Park Groundbreaking
- Morgan Levy Ribbon Cutting
- Doral Central Park Groundbreaking
- NTP for Phase 1 Doral Central Park
- NTP for Doral Cultural Arts Center

## 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.

### WORK COMPLETED THIS MONTH

- ✓ Final approval from all Permitting agencies
- ✓ Early Works Permit issued

### SCHEDULE/NOTES/ISSUES

Project is on schedule

### 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



### 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.

### WORK COMPLETED THIS MONTH

- ✓ Contractor complete with corrective work
- ✓ Contractor submit base closeout packet

### SCHEDULE/NOTES/ISSUES

Project is on schedule

### PROJECT TEAM

Owner: City of Doral  
 Delivery Method: Design-Build  
 Status: Punchlist/ Closeout  
 Architect: Karmil Construction  
 Contractor: Karmil Construction  
 Client Project Executive: Eugene Collings-Bonfill  
 Project Manager: Salome Montoya



### 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

- ✓ Project 95% complete
- ✓ Contractor preparing closeout documentation

### PROJECT TEAM

Owner: City of Doral  
 Delivery Method: Design-Bid-Build  
 Status: Construction  
 Architect: WGI  
 Contractor: Waypoint  
 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

- ✓ Permit review process ongoing with Building Department
- ✓ Permit review process ongoing with DERM
- ✓ Contract negotiations with approved contractor

### SCHEDULE/NOTES/ISSUES

Project is on schedule

### PROJECT TEAM

Owner: City of Doral  
 Delivery Method: Design-Bid-Build  
 Status: Permitting  
 Engineer: Chen Moore and Associates  
 Contractor: TBD  
 Client Project Executive: Eugene Collings-Bonfill  
 Project Manager: Salome Montoya



### 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

- ✓ 1st Round Letters of Interest submitted
- ✓ RFP package updated and sent back to FDOT for approval

### SCHEDULE/NOTES/ISSUES

Project is on schedule

### PROJECT TEAM

Owner: City of Doral  
 Delivery Method: Design-Build  
 Status: Procurement  
 Engineer: TBD  
 Contractor: TBD  
 Client Project Executive: Eugene Collings-Bonfill  
 Project Manager: Renee Pfielsticker



# 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>	<b>Q1 2020</b>	<b>Q3 2023</b>	Overall Project Duration																	
3	Procurement Process	Q1 2020	Q2 2020	★ Start Procurement Process Milestone																	
4	Start/ Complete Design	Q2 2020	Q2 2021	Start/ Complete Design																	
5	Start/ Complete Construction Phase 1	Q1 2021	Q2 2022	Start/ Complete Construction Phase 1																	
6	Start/ Complete Construction Phase 2, 3	Q2 2021	Q2 2022	Start/ Complete Construction Phase 2 and 3																	
7	Start/ Complete Construction Phase 4	Q3 2021	Q2 2023	Start/ Complete Construction Phase 4																	
8	Closeout Project		Q3 2023	Closeout Project/ Finish Milestone ★																	
9	<b>DORAL WHITE COURSE PARK (GC)</b>	<b>Q4 2019</b>	<b>Q4 2021</b>	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	Q1 2021	Q3 2021	Start/ Complete Construction																	
13	Closeout Project		Q4 2021	Closeout Project/ Finish Milestone ★																	
14	<b>MORGAN LEVY PARK (GC)</b>	<b>Q3 2019</b>	<b>Q1 2021</b>	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		Q1 2021	Closeout Project/ Finish Milestone ★																	
19	<b>DORAL CULTURAL ARTS CENTER (GC)</b>	<b>Q1 2019</b>	<b>Q1 2022</b>	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	Q4 2021	Start/ Complete Construction																	
23	Closeout Project		Q1 2022	Closeout Project/ Finish Milestone ★																	
24	<b>PEDESTRIAN BRIDGE (DESIGN/BUILD)</b>	<b>Q4 2020</b>	<b>Q1 2023</b>	Overall Project Duration																	
25	Procurement Process	Q4 2020	Q3 2021	★ Procurement Process																	
26	Start/ Complete Design	Q3 2021	Q3 2022	Start/ Complete Design																	
27	Start/ Complete Construction	Q4 2021	Q3 2022	Start/ Complete Construction																	
28	Closeout Project		Q1 2023	Closeout Project/ Finish Milestone ★																	
29	<b>DORAL MEADOW PARK (DESIGN/BUILD)</b>	<b>Q4 2019</b>	<b>Q1 2021</b>	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		Q1 2021	Closeout Project/ Finish Milestone ★																	
34	<b>TRAILS &amp; TAILS PARK</b>	<b>Q4 2019</b>	<b>Q3 2021</b>	Overall Project Duration																	
35	Start/ Complete Lighting Study (Using Contractor Pool)	Q4 2019	Q3 2020	Start/ Complete Lighting Study																	
36	Procurement Process for Construction	Q4 2020	Q1 2021	★ Proc Procurement Process																	
37	Start/ Complete Construction	Q1 2021	Q3 2021	Start/ Complete Construction																	
38	Closeout Project		Q3 2021	Closeout Project/ Finish Milestone ★																	
39	<b>TRAILS NETWORK</b>	<b>Q2 2020</b>	<b>Q4 2021</b>	Overall Project Duration																	
40	Start/ Complete Varios Design Pkgs (Using Contractor Pool)	Q2 2020	Q2 2021	Start/ Complete Varios Design Packages																	
41	Procurement Process for Construction	Q3 2020	Q4 2020	★ Procurement Process																	
42	Start/ Complete Construction	Q1 2021	Q3 2021	Start/ Complete Construction of Varios Small Projects																	
43	Closeout Project		Q4 2021	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 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: Design  
 Master Plan Architect: Browning Day Mullins Dierdorf  
 Architect: Bermello Ajamil and Partners  
 Contractor: Kaufman-Lynn Construction  
 Client Project Executive: Eugene Collings-Bonfill  
 Project Manager: Renee Pfielsticker



## WORK COMPLETED THIS MONTH

- ✓ Foundation Package submitted for permit approval
- ✓ Phase 2/3 permitting process ongoing, A/E addressing 1st round Agency comments
- ✓ A/E, City, CMR and PMT reviewing documents along with budget pricing to align scope with budget
- ✓ PMT and City reviewing gym and office fixtures, furniture and equipment to begin final selection of vendors/ modalities

## UPCOMING WORK

- Early Works Permit
- GMP Contract Phase Construction
- Contractor Mobilization

## SCHEDULE/NOTES/ISSUES

PMT, CMR and A/E have evaluated deliverable schedule and project is still on schedule to complete by mid 2023.

# 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

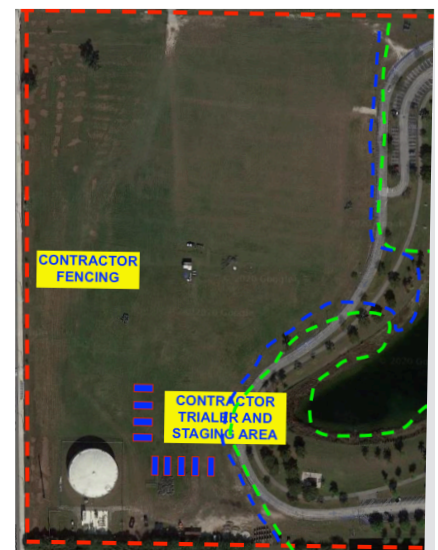


**PHASES 2 & 3** of the project will consist of the Construction Manager completing the final grading, tying in below and above ground utilities and construction of the Amphitheater, nature conservatory, wetlands boardwalk trail, shaded picnic areas, ballfields, multipurpose fields, skate/ pump track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

### WORK COMPLETED THIS MONTH

- ✓ Permit process completed

### SCHEDULE/NOTES/ISSUES

Project is on schedule

### PROJECT TEAM

Owner: City of Doral  
 Delivery Method: Design-Bid-Build  
 Status: Bidding  
 Engineer: H.W. Lochner  
 Contractor: TBD  
 Client Project Executive: Eugene Collings-Bonfill  
 Project Manager: David Soler



### 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

- ✓ 60% Construction Drawings submission for Bike Lane Projects to City for review
- ✓ Meetings with City and Grant Consultant to identify additional opportunities for grant funding

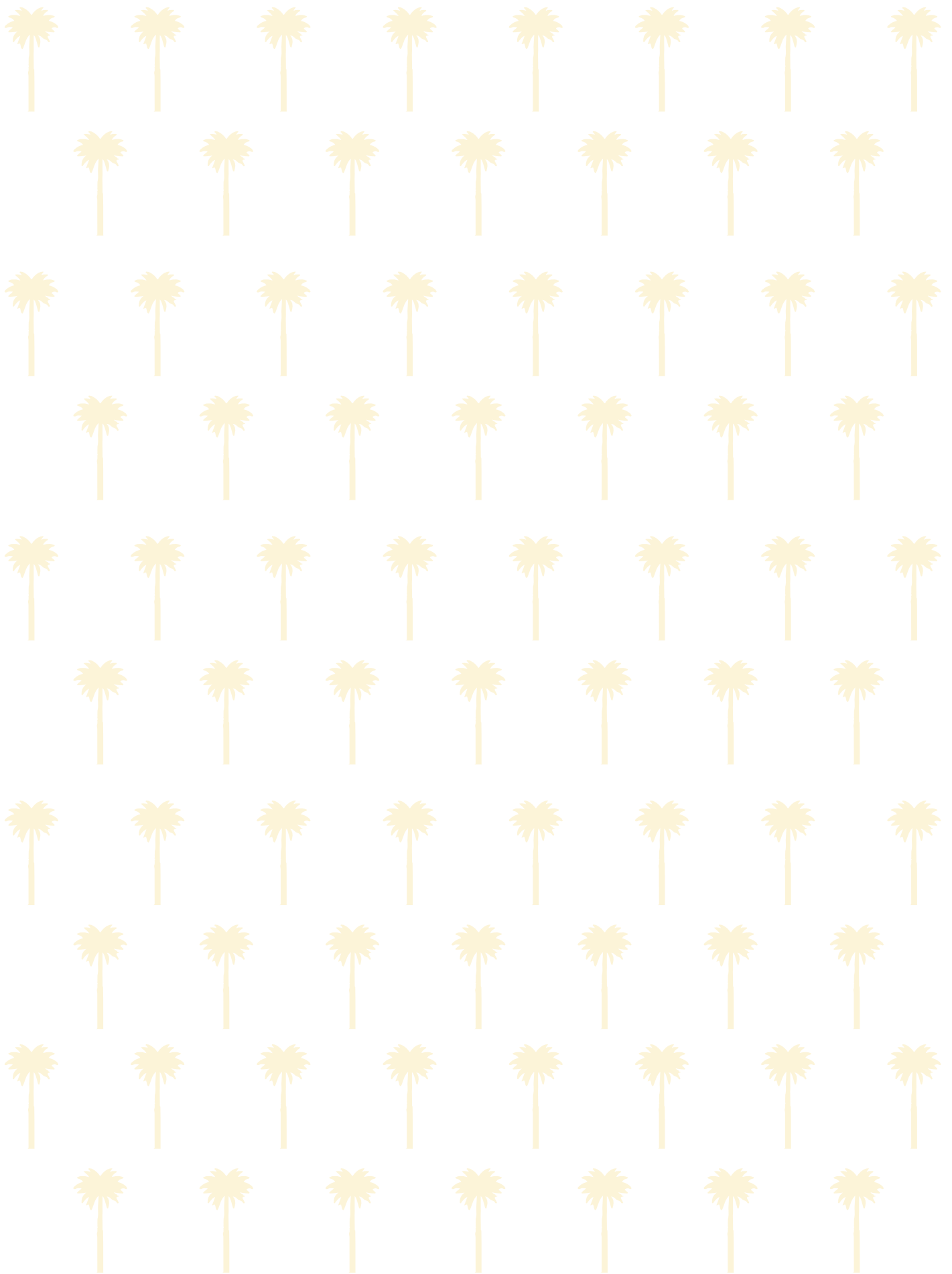
### SCHEDULE/NOTES/ISSUES

Project is on schedule

### PROJECT TEAM

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







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PROGRAM MANAGEMENT TEAM

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