

DORAL PARKS BOND PROGRAM

Monthly Project Report

JUNE 2020



A/E, CMR, PMT and City of Doral meeting at Central Park to evaluate design options Rec Center.



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 June, the Program Management Team (PMT) along with the City of Doral presented the Architects final negotiated contract amount for approval to the City Council for the Doral Central Park Project. Notice to Proceed was issued within the week for the A/E team. Negotiations with the Construction Manager at Risk (CM@R) concluded at the end of June and an NTP was issued to Kaufman-Lynn construction for Pre-Construction Management @ Risk services. The Architect has provided preliminary images and concepts of various aspects for Doral Central Park for the City's review.

Doral Meadow Park is continuing to move forward with temporary trailers for the staff and restroom facilities being on site the last week in June, and a soft ground breaking scheduled for the second week in July. Construction is scheduled to start mid July with the first set of activities being selective demo inside the building.

The Cultural Arts Center design has been completed and is entering the procurement phase. The Invitation to Bid (ITB) documents are scheduled to be released to the pre-qualified contractors early July. The project remains on schedule to start construction in late summer of this year.

Morgan Levy Park design is 100% complete with drawings submitted to the City of Doral and Miami-Dade County for permit review and issuance. Bids have been received and the lowest qualified bidder will be presented at the July Council meeting for approval.

The Lighting study for the various Trails has been completed and Parks has selected their preferred lighting types for trails and shared pathways. The design team will be released to start the final design on the Trails and Tails Park lighting and IT improvements.

JUNE KEY ACTIVITIES

- Council approval of A/E firm design fee.
- Temporary Trailers and fencing set for Doral Meadow Park
- Bids received for Morgan Levy Park
- 100% Construction Documents for Cultural Arts Center
- NTP for A/E firm to begin Doral Central Park Design
- Programming/ Design presentation for Doral Central Park

PROGRAM LEVEL UPCOMING ACTIVITIES

- Doral Central Park finalization of Recreation Center program
- Doral Central Park Baseline estimate performed by CM@R
- Council Approval authorizing Morgan Levy negotiations with Contractor
- ITB sent out to pre-qualified contractor pool for Doral Cultural Arts Center Project

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



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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.

WORK COMPLETED THIS MONTH

- ✓ 100% construction documents completed
- ✓ Dry-run permitting review with City of Doral and MD County agencies

SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Bid-Build
 Status: Bidding
 Architect: Bermello Ajamil & Partners
 Contractor: TBD
 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, green walls, an indoor trophy case, modernized bathrooms and a multi-purpose outdoor plaza.

WORK COMPLETED THIS MONTH

- ✓ 100% construction documents submitted for permitting
- ✓ Final design selection and approval of Pergola
- ✓ Temporary office and bathroom trailers setup on site

SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Build
 Status: Permitting
 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

- ✓ Bids received and evaluated

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Bid-Build
 Status: Permitting
 Architect: WGI
 Contractor: TBD
 Client Project Executive: Eugene Collings-Bonfill
 Project Manager: David Soler



SCHEDULE/NOTES/ISSUES

Project is on schedule

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DORAL WHITE COURSE PARK

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

✓ Continuation of Construction Documents

SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

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



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PEDESTRIAN BRIDGE

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

✓ Closing out of FDOT review comments
 ✓ Finalizing 100% RFP package for submittal to FDOT

SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Build
 Status: 30% Bridging Design
 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	DORAL CENTRAL PARK (CM@R)	Q1 2020	Q3 2023			← 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	DORAL WHITE COURSE PARK (GC)	Q4 2019	Q4 2021			← 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	Q4 2020	Q3 2021			Start/ Complete Construction															
13	Closeout Project		Q4 2021			Closeout Project/ Finish Milestone ★															
14	MORGAN LEVY PARK (GC)	Q3 2019	Q4 2020			← 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	Q2 2020	Q4 2020			Start/ Complete Construction															
18	Closeout Project		Q4 2020			Closeout Project/ Finish Milestone ★															
19	DORAL CULTURAL ARTS CENTER (GC)	Q1 2019	Q4 2021			← 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	Q3 2020	Q4 2021			Start/ Complete Construction															
23	Closeout Project		Q4 2021			Closeout Project/ Finish Milestone ★															
24	PEDESTRIAN BRIDGE (DESIGN/BUILD)	Q4 2020	Q4 2022			← 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		Q4 2022			Closeout Project/ Finish Milestone ★															
29	DORAL MEADOW PARK (DESIGN/BUILD)	Q4 2019	Q4 2020			← 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		Q4 2020			Closeout Project/ Finish Milestone ★															
34	TRAILS & TAILS PARK	Q4 2019	Q3 2021			← Overall Project Duration															
35	Start/ Complete Lighting Study (Using Contractor Pool)	Q4 2019	Q2 2020			Start/ Complete Design															
36	Procurement Process for Construction	Q3 2020	Q4 2020			★ Procurement Process															
37	Start/ Complete Construction	Q4 2020	Q2 2021			Start/ Complete Construction															
38	Closeout Project		Q3 2021			Closeout Project/ Finish Milestone ★															
39	TRAILS NETWORK	Q2 2020	Q4 2021			← Overall Project Duration															
40	Start/ Complete Varios Design Pgks(Using Contractor Pool)	Q2 2020	Q4 2020			Start/ Complete Varios Design Packages															
41	Procurement Process for Construction	Q3 2020	Q4 2020			★ Procurement Process															
42	Start/ Complete Construction	Q4 2020	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: Procurement
 Master Plan Architect: Browning Day Mullins Dierdorf
 Architect: Bernello Ajamil and Partners
 Contractor: Kaufman-Lynn Construction
 Client Project Executive: Eugene Collings-Bonfill
 Project Manager: Renee Pfielsticker



WORK COMPLETED THIS MONTH

- ✓ NTP Issued for A/E and CM@R
- ✓ Held Kick Off Meetings for the Programming phase for Rec Center and Aquatic Venue
- ✓ Environmental Assessment completed
- ✓ Geotechnical borings mobilized for site soil investigation

UPCOMING WORK

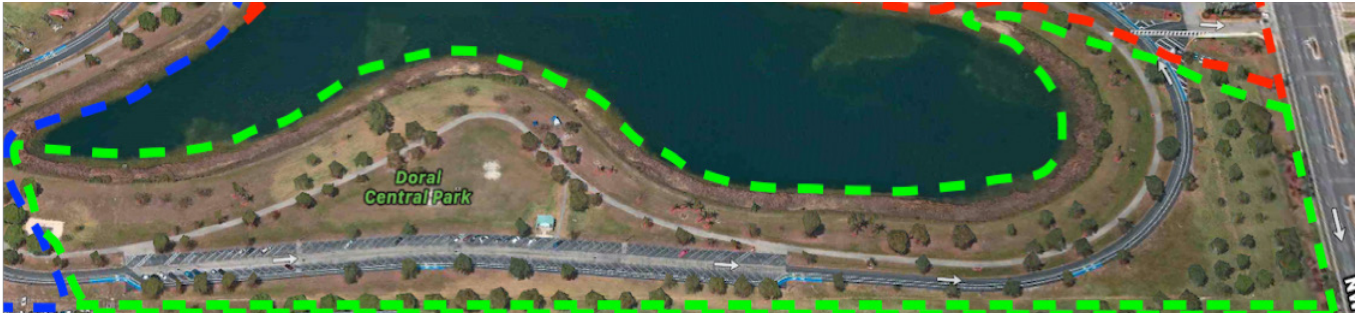
- Formal approval of Rec Center and Aquatic Venue program
- Master program validation estimate by CMR

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 primarily consist of the Amphitheater and large outdoor green spaces with picnic areas and other shade venues. It's planned that all phases of the site will begin with the same activities: clearing, grubbing, cutting of the soil, underground utilities, storm and sewer piping, telecommunications and electrical ductbank distribution followed by fill and activities related specifically to Phase 1.



PHASE 2



PHASE 2 of the park will have a nature conservatory, wetlands boardwalk trail, sand volleyball courts, shaded picnic areas, open green space and other ancillary support services. Phase 2 early site preparation activities will share the same resources as Phase 1 and take longer to complete due to the added venues that don't exist in Phase 1.

PHASE 3

PHASE 3 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

- ✓ Final lighting selection report completed and submitted for Parks approval

SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Bid-Build
 Status: Design
 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

- ✓ Sharrows/ Signage drawings in for permitting with Miami-Dade County
- ✓ Pricing finalized and work assigned to Contractor in GC pool

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





PRODUCED FOR THE CITY OF DORAL BY:

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PROGRAM MANAGEMENT TEAM

AECOM

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