

DORAL PARKS BOND PROGRAM

Monthly Project Report

MARCH 2021



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 March, the Program Management Team along with the City of Doral, A/E and CMR worked together for the preparation of the GMP Contract Deliverable for Phase 1 Site Civil work. The CMR received bids from pre-qualified trade partners and leveled out the pricing submissions through a series of post bid meetings. The GMP is scheduled to be submitted in early April for the City's approval. The A/E provided submitted 50% construction documents for Phase 4 - Recreation and Aquatics Center for the City's and CMR's review. The City of Doral's IT Department submitted the final 100% plans for all audio-visual and security components that are required for the park. The team is continuing to work on FFE items. Multiple presentations were held from Fitness Equipment Manufacturer for the Recreation Center Cardio/Work-out areas as well as the Aquatics Gym area. Lastly, the Mayor and City Council had a Ground-Breaking Ceremony March 1 for Central Park.

Doral Meadow Park closeout and final punch list activities are ongoing. The Building Permit for the Cultural Arts Center has been issued. The Contractor completed site survey, tree pruning and transplanting activities along with foundation layout.

Morgan Levy Park Substantial Completion has been achieved and the project team is working to close-out the project. A Ribbon-Cutting Ceremony was held in March by Mayor and City Council.

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 late April.

The City Council approved the recommended contractor for Doral Trails and Tails Park Lighting Upgrades Project. The City and PMT are working to get the contract executed with an anticipated Notice to Proceed in Mid-April.

MARCH KEY ACTIVITIES

- NTP for Doral Cultural Arts Center
- Doral Central Park Groundbreaking
- Morgan Levy Park Ribbon Cutting
- Doral Cultural Arts Center Building Permit Issued
- Approval of Contractor for Doral Trails and Tails Park
- Substantial Completion for Morgan Levy Park

PROGRAM LEVEL UPCOMING ACTIVITIES

- Doral White Course Park Groundbreaking
- GMP Approval for Phase 1 - Doral Central Park
- NTP for Phase 1 Doral Central Park
- Doral Trails and Tails Contract Executed
- Foundations/Slab on Grade complete - Doral Cultural Arts Center Project
- Pedestrian Bridge RFP Re-advertised
- Pedestrian Bridge Pre-Bid Meeting

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

- ✓ Building Permit Issued
- ✓ Tree root pruning/ relocations
- ✓ Survey layout for building corners
- ✓ Foundation's contractor mobilized on site

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



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DORAL MEADOW PARK

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

- ✓ Meeting with contractor to discuss warranty completion work

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



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MORGAN LEVY PARK

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

- ✓ Substantial Completion achieved
- ✓ Ribbon Cutting by Mayor and City Council Members

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Bid-Build
 Status: Completed
 Architect: WGI
 Contractor: Waypoint
 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 8429 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 process completed with DERM
- ✓ Permit review process ongoing with City of Doral Building Department
- ✓ Contract executed with Contractor
- ✓ Contractor is starting material and subcontractor buyout
- ✓ Final approval from Parks on Playground Equipment

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: Waypoint Construction
 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

- ✓ Due to FDOT initiated conflict of interest, RFP sent back to FDOT for approval for second round advertisement

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	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	Q2 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	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	Q4 2021	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	Q1 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	Q4 2021	Start/ Complete Construction																	
23	Closeout Project		Q1 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	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	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 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		Q4 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	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 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.

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

- ✓ Ground-Breaking
- ✓ 50% CDs for Phase 4 submitted for approval
- ✓ Frozen audio-visual/ security equipment layout
- ✓ CMR bids received for Phase 1 activities
- ✓ Fitness equipment presentations for Recreation Center and Aquatics

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 be completed 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

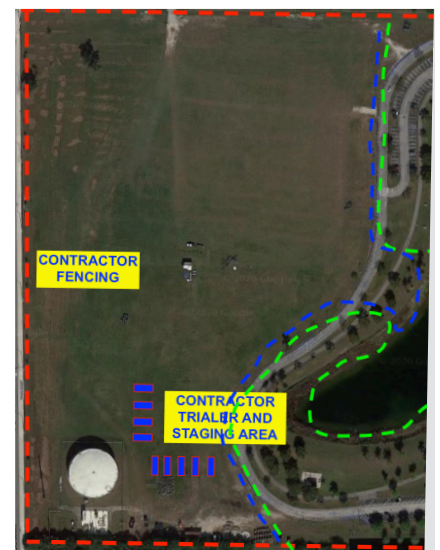


PHASES 2 & 3 of the project will consist of the Construction Manager completing the final grading, tying in below and above ground utilities and construction of the Amphitheater, nature conservatory, wetlands boardwalk trail, shaded picnic areas, ballfields, multipurpose fields, skate/ pump track and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

- ✓ City Council approval of Contractor
- ✓ Contract negotiations in process

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

- ✓ Bike Lanes project design is completed and in permitting
- ✓ City has met with contractor to confirm pricing

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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AECOM

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