

DORAL PARKS BOND PROGRAM

Monthly Project Report

OCTOBER 2020



Concrete form work at Morgan Levy Park



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 October, the Program Management Team along with the City of Doral continued meeting with the Design Team and Construction Manager at Risk to review Central Park Design elements. As the design has progressed from Schematic Design to Design Development, so has the level of detail and refinement. The Design Team is continuing to coordinate their overall design with Doral IT locations of smart poles, guest security and overall access control along with beginning to develop enhanced guest experience locations. The Design Team presented their signage theming visual graphics package to Doral Parks and Recreation for review along with updated playground amenities throughout the park. The Construction Manager at Risk is continuing to review the Design Development Phase I site package for pricing and constructability.

The phase 1 milestone for completing interior renovations at Doral Meadow Park was achieved at the end of October. The Parks staff moved back into their office and Doral IT completed setting up the conference room for telecommunications activities. The contractor is focusing on preparing the footings and prepping the outside space for the concrete pad in order to receive the structure for the pergola.

The Cultural Arts Center project is scheduled to break ground for construction in early January 2021. The contractor is currently working on preparing subcontractor buyout, shop drawings preparation and long lead procurement.

Morgan Levy Park construction started this month. The contractor has removed the millwork and countertop in the kitchen area along with the flooring. Exterior demolition of the pavers and foundation slab at the new employee lounge and office area is complete. The BBQ pits and pavers at the picnic pavilions have also been removed in preparation for the new ADA accessible pathways.

The Pedestrian Bridge 100% Bridging documents have been submitted to the State of Florida's Tallahassee office for approval. The PMT, City of Doral and DOT have had ongoing meetings to review and refine minor procurement language and small design details.

Doral White Course Park drawings are currently in the permit review process and bids are scheduled to be submitted mid-November.

OCTOBER KEY ACTIVITIES

- Doral Central Park Design Development Package submission for Phase I, II and III
- Interior Renovation Phase Milestone complete for Doral Meadow Park
- NTP for construction phase for Morgan Levy Park
- Demolition activities starting for Morgan Levy Park

PROGRAM LEVEL UPCOMING ACTIVITIES

- Phase II completion of Doral Meadow Park
- Ground-Breaking for Doral Cultural Arts Center
- NTP for Doral Cultural Arts Center
- RFP for Pedestrian Bridge
- RFP for Trails and Tails Park
- Bids due for Doral White Course Park

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

- ✓ Contractor buyout of long lead items
- ✓ DERM permit approval

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

- ✓ Interior renovation complete
- ✓ Contractor punchlist
- ✓ Exterior painting of building
- ✓ Footing poured for pergola support

SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

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

- ✓ Demolition of millwork, countertop and flooring in kitchen
- ✓ Removal of pavers at BBQ pits
- ✓ Demolition of concrete foundation at outside plaza area

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

- ✓ Drawings submitted for building permit
- ✓ Construction Pre-bid meeting for bidders

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



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

- ✓ On-going review and coordination with FDOT for final approval

SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Build
 Status: 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	Q1 2021	Q3 2021	Start/ Complete Construction																		
13	Closeout Project		Q4 2021	Closeout Project/ Finish Milestone ★																		
14	MORGAN LEVY PARK (GC)	Q3 2019	Q1 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		Q1 2021	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		Q1 2021	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	Q3 2020	Start/ Complete Design																		
36	Procurement Process for Construction	Q4 2020	Q1 2021	★ Procurement Process																		
37	Start/ Complete Construction	Q1 2021	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: 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

- ✓ Meeting with Doral Parks and Recreation to review signage theming
- ✓ Design Development package – Phase I, II and III submitted for City Review
- ✓ Continued coordination of design with outside agencies
- ✓ Ongoing coordination with Doral IT for systems layout and integration

UPCOMING WORK

- CD Documents for Phase 1 Sitework
- Trade Workshops

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

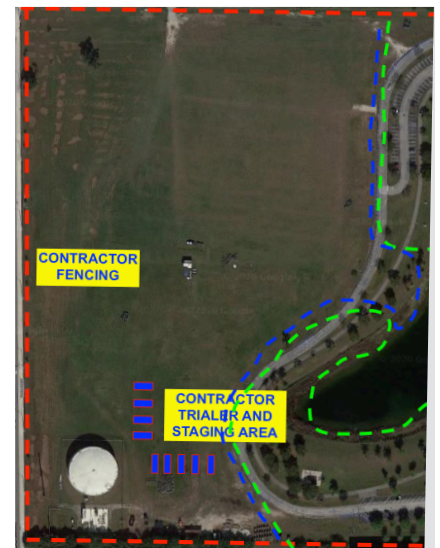


PHASES 2 & 3 of the project will consist of the Construction Manager completing the final grading, tying in below and above ground utilities and construction of the Amphitheater, nature conservatory, wetlands boardwalk trail, shaded picnic areas, ballfields, multipurpose fields, skate/ pump track and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

- ✓ Design submitted for permit review
- ✓ Coordination meetings with FPL
- ✓ Preparation for Invitation to Bid

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

- ✓ Meeting with Design Team to review 2.6 miles for bike lane enhancements

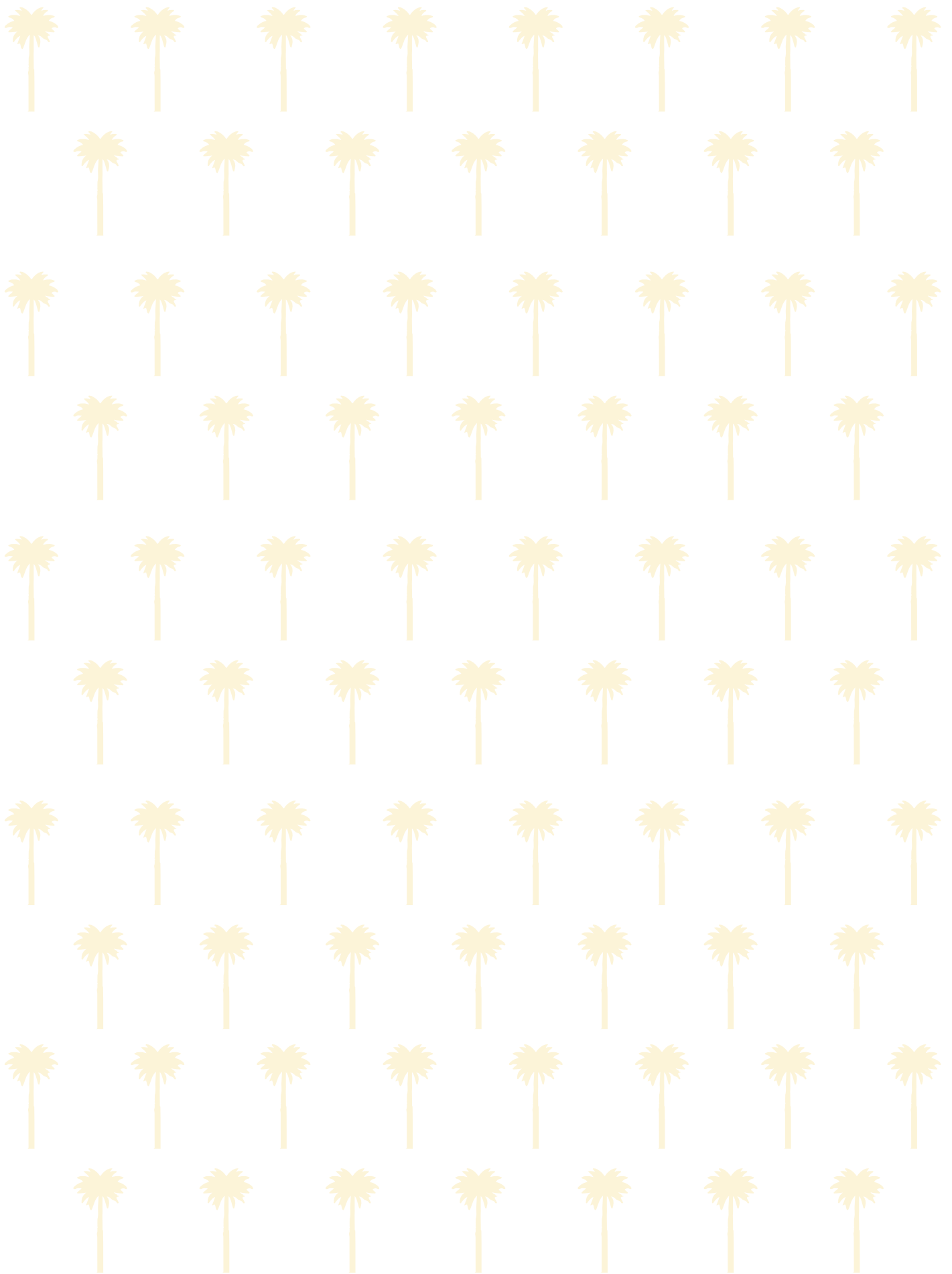
SCHEDULE/NOTES/ISSUES

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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