

DORAL PARKS BOND PROGRAM

Monthly Project Report

OCTOBER 2021



Aerial view of the White Course Park construction progress



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

Prepared by:



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, PDS, 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 Doral Central Park team consisting of the A/E firm, CMAR, Program Management Team, and City of Doral are focusing on budget and scope refinement. Progress continues with permitting and variety of site activities including the completion of sheet pile installation around the west side of the lake.

Cultural Arts Center construction is continuing to advance. Multiple major items are progressing at the park. Items of particular note is the completion of the Stormwater Management system and substantial advancement of the roof terrace including service area counter.

The Pedestrian Bridge project continues in the procurement phase. Three firms previously presented their alternative technical concepts (ATC's) to the city and are continuing to refine their proposals. Next step will include the submission of the technical proposals to be reviewed.

The Doral White Course project construction continues with advancements in the dog park, putting green, irrigation system, and rainwater harvesting tank.

Doral Trails and Tails park continues with the conduit layout, bollard installation and procurement of items for installation.

Morgan Levy Park is complete with additional request of grease trap permitting and construction on-going.

OCTOBER KEY ACTIVITIES

- Cultural Arts Center major concrete pour for steps leading to roof terrace
- Completed the 2021 Temporary voting parking lot at Doral Central Park
- Completed the White Course Park Off leash dog area and putting green final grading
- White Course Park building stucco completed
- Engineer submitted responses to WASD Final comments
- Continued sheet pilings at Doral Central Park
- Morgan Levy Park Project Closed Out

PROGRAM LEVEL UPCOMING ACTIVITIES

- Continue Budget Refinement with Engineer and CMAR - Doral Central Park
- Completion of sheet pilings at round the west end of the lake
- Roof level form release for Main Art Space and Administration area - Doral Cultural Arts Center Project
- Resume stormwater management system installation - Doral Cultural Arts Center Project
- MEP rough-in - Doral Cultural Arts Center Project
- Receive the WASD Permit for - Doral Central Park
- Release Phase 1 Master Permit without conditions - Doral Central Park
- Phase 4 Foundations Permit Issued - Doral Central Park
- FEMA incorporating DCP CLOMAR into FEMA maps

QUALITY INFORMATION

Prepared By:

Jacob Rinard, PMP
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.

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

WORK COMPLETED THIS MONTH

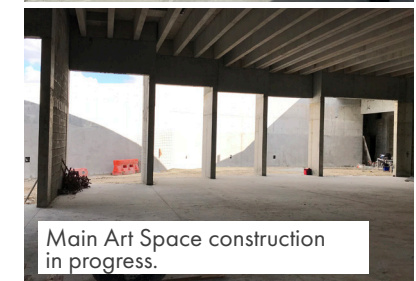
- ✓ Stormwater Management system complete
- ✓ Roof terrace, rooftop service counter, and countertops completed
- ✓ Indoor furniture PO issued
- ✓ North egress falls protection walls complete
- ✓ Shoring removed from building interior
- ✓ Building MEP rough-in commenced

SCHEDULE/NOTES/ISSUES

- ✓ Project is currently on schedule
- ✓ Potential impacts include Nutcracker and other potential events located in adjoining space.



Doral Mayor visits the Cultural Arts Center project site.



Main Art Space construction in progress.

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

- ✓ Project completed

SCHEDULE/NOTES/ISSUES

Project completed

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Build
 Status: Completed
 Architect: Karmil Construction
 Contractor: Karmil Construction
 Client Project Executive: Eugene Collings-Bonfill
 Project Manager: Jim Violi



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.

Key Activities:

- ✓ Received delivery of many items to fuel progress such as fitness equipment, lighting housings for restroom building, garbage cans, benches, ADA tables, bathroom partitions, doors, and frames and more
- ✓ Final grading is complete for most of the park allowing for shade structure footings to be poured, sidewalk and pavilion concrete to be placed and fitness area concrete completion

SCHEDULE/NOTES/ISSUES

Project is in construction

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Bid-Build
 Status: Construction
 Engineer: Chen Moore and Associates
 Contractor: Waypoint Construction
 Client Project Executive: Eugene Collings-Bonfill
 Project Manager: Jim Violi

WORK COMPLETED THIS MONTH

- ✓ Light pole bases, pull box installation and conduit connections installation on-going
- ✓ Pump irrigation system, including rainwater harvesting tank installation on-going
- ✓ Dog Park fencing installation on-going
- ✓ Rain garden grading on-going
- ✓ Restroom building MEP rough in 90% complete



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 complete
- ✓ Additional work for grease trap permitting in progress

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
 Client Project Executive: Eugene Collings-Bonfill
 Project Manager: David Soler



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:

- ✓ Addendums 8, 9, & 10 issued

WORK COMPLETED THIS MONTH

- ✓ Progression in procurement activities
- ✓ Interested firms continuing to prepare proposals

SCHEDULE/NOTES/ISSUES

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

PROJECT TEAM

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



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

- ✓ Continued budget and scope refinement
- ✓ Sheet pile installation completed around the west side of the lake to support the promenade and Recreation Center
- ✓ Received the SFWMD irrigation water use Permit
- ✓ Received 87th tree removal permit for the 87th Avenue median realignment for southern entrance and exist to the park
- ✓ WASD Permit submitted for final review - awaiting comments or approval
- ✓ City is continuing with FEMA CLMOR process
- ✓ Finished drainage piping and structure installation
- ✓ Finished telecom loop installation

UPCOMING WORK

- ✓ Continued budget and Scope refinement
- ✓ DCP SW corner NW 29th St. ROW dedicate to Central Park
- ✓ City to complete the 92nd ROW dedication
- ✓ City to Completing the purchase of the State Land SE corner
- ✓ ACS discussion for comments from security vendor

SCHEDULE/NOTES/ISSUES

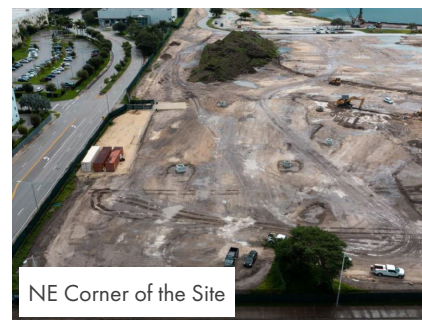
Project is currently under budget and scope refinement with anticipated impacts



Drainage Structure Installation



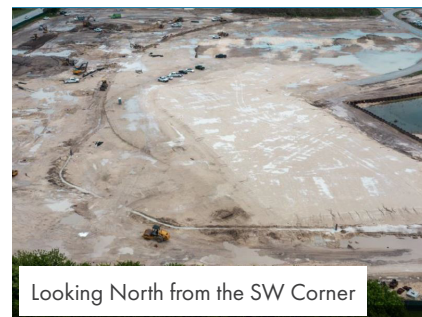
Telecom Box Installation



NE Corner of the Site



Look North at Mid-Point of Site



Looking North from the SW Corner

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

- ✓ Bollard installation continues
- ✓ Coordinated on the procedure for existing solar bollard removal,
- ✓ Conduit installation for share path/trails 90% complete
- ✓ Tree relocation complete

SCHEDULE/NOTES/ISSUES

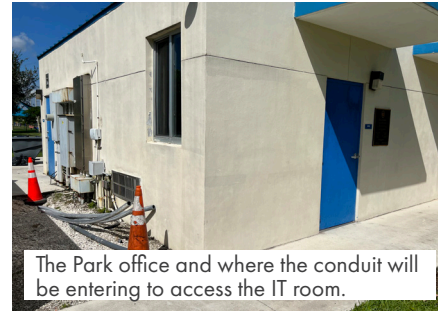
- ✓ Close small dog park on 11/15/21 and begin conduit installation
- ✓ Install light poles and connect to light poles in small dog area during closure
- ✓ Penetrate park office with conduit for IT room
- ✓ Build out park office and IT room

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Bid-Build
 Status: Construction
 Engineer: H.W. Lochner
 Contractor: Horsepower Electric
 Client Project Executive: Eugene Collings-Bonfill
 Project Manager: Jim Violi



The small dog park with relocated thatch palms on either side of the entrance



The Park office and where the conduit will be entering to access the IT room.

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:

- ✓ City Issued work order to Contractor, awaiting contractor's acceptance

WORK COMPLETED THIS MONTH

- ✓ Issued work order, awaiting contractor's reply

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: Planning/Permitting
 Architect: TBD
 Contractor: TBD
 Client Project Executive: Eugene Collings-Bonfill
 Project Manager: Jim Violi





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

AECOM

2 Alhambra Plaza
Suite 900
Coral Gables, FL 33134
Tel: 305.447.3522
www.aecom.com

PROGRAM MANAGEMENT TEAM

AECOM

Imagine it.
Delivered.

