

# DORAL PARKS BOND PROGRAM

## Project Monthly Report

September 2019



*Produced for The City of Doral*

*By*

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### Program Management Team

**AECOM** Imagine it.  
Delivered.



## City of Doral

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

Prepared By

**AECOM** Imagine it.  
Delivered.



## Program Overview

AECOM was awarded the Program Management contract to oversee the City of Doral’s \$150Million Parks Bond program. AECOM and its subconsultants BCC Engineering, PDS, GCES, Dolphin Expediting and CreativeVision Media are responsible for providing the planning, scheduling, managing 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 months of July, August and September AECOM has been meeting and working with different departments to gather data, understand organizationally how the City is structured and start developing the project management plan. The Project Management Team (PMT) has held several scheduling and budgeting workshops with Public Works, Parks and Recreation and the City Manager’s office to review individual project scope, program and project timelines and program level and project level budgets.

### July, August and September Key Activities

- AECOM Contract executed and year 1 P.O. issued
- Program Management Team mobilized at site
- Site visits to all project locations
- Communication plan developed and accepted
- 90 Day action plan established
- First Monthly Executive Report submitted
- Budget review workshop
- Schedule Development workshop

### Program Level Upcoming Activities – see project listings for project specific activities

- Vendor Contractor Industry Day Presentation October 29, 2019
- Project Management Plan
- Solicitations for bids for Doral Meadow Park, Morgan Levy Park and Doral White Course Park

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## Quality Information

Prepared By

Michael Trader  
Principal In Charge  
AECOM

## Trails and Tails

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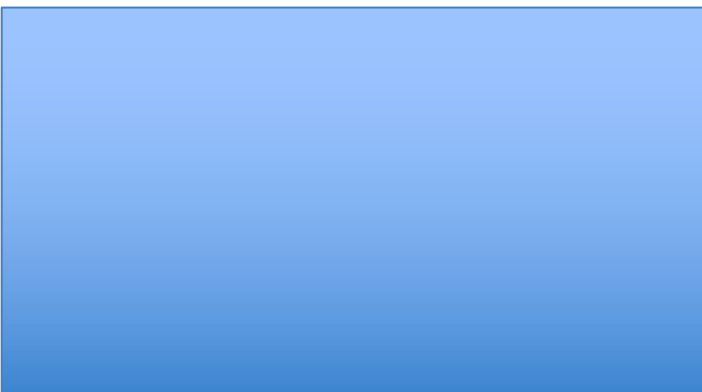
Project Overview	Description/ Team
<p>The park is located at 11645 NW 50<sup>th</sup> Street , Doral FL. The project includes the installation of additional light fixtures to increase security in the area, replace existing fixtures and or supports and add lighting to the dog and play areas. The existing small and big dog play areas will have their fences checked and any broken areas repaired.</p>	<p>Owner: City of Doral                      Delivery Method: Design-Bid-Build                      Status: Planning Internally                      Architect: TBD                      Contractor: TBD                      Client Project Executive: Eugene Collings-Bonfill                      Project Manager: David Soler</p>
Work Completed This Month	
<ul style="list-style-type: none"> <li>Meetings held with Public Works and Parks and Recreation to review preliminary budget and phasing of work within overall program.</li> <li>Negotiating scope of services proposal with engineering firm to perform lighting study and cost options</li> </ul>	
Schedule/ Notes/ Issues	
<ul style="list-style-type: none"> <li>Project is on schedule</li> </ul>	

## Projects Location Map




## Additional Trails

8

Project Overview	Description/ Team
<p>The project includes improvements and adding approximately 5 miles of multi-purpose trails around the City of Doral. Existing segments enhancements will include trail lighting, pavement markings, and signage.</p>	<p>Owner: City of Doral                      Delivery Method: Design-Bid-Build                      Status: Planning Internally                      Architect: TBD                      Contractor: TBD                      Client Project Executive: Eugene Collings-Bonfill                      Project Manager: David Soler</p>
Work Completed This Month	
<ul style="list-style-type: none"> <li>Meetings held with Public Works and Parks and Recreation to review preliminary budget and phasing of work within overall program.</li> </ul>	
Schedule/ Note / issues	
<ul style="list-style-type: none"> <li>Project is on schedule</li> </ul>	


## Doral Cultural Arts Center

1

Project Overview	Description/ Team
<p>The Doral Cultural Arts Center site is located between 53<sup>rd</sup> Street and 53<sup>rd</sup> 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 multi-purpose room, outdoor courtyards, area for catering, and public restrooms.</p>	<p>Owner: City of Doral                      Delivery Method: Design-Bid-Build                      Status: In Design                      Architect: Bermello Ajamil &amp; Partners                      Contractor: TBD                      Client Project Executive: Eugene Collings-Bonfill                      Project Manager: David Soler</p>
Work Completed This Month	
<ul style="list-style-type: none"> <li>Contract for Architectural and Engineering Services Executed on August 23, 2019</li> <li>NTP was issued on August 26, 2019</li> <li>PO was issued on September 9, 2019</li> <li>Owner data collection meeting held to establish design standards and preferences September 16, 2019</li> <li>Geotechnical field work and collection of samples</li> <li>Initial programming of space and floor layout submitted for team review September 24, 2019</li> </ul>	
Schedule/ Note / Issues	
<ul style="list-style-type: none"> <li>Project is on schedule and on budget.</li> </ul>	


## Doral Meadow Park

2

Project Overview	Description/ Team
<p>The park is located at 11555 NW 58<sup>th</sup> 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.</p>	<p>Owner: City of Doral                      Delivery Method: Design/Build                      Status: RFQ Development                      Architect: TBD                      Contractor: TBD                      Client Project Executive: Eugene Collings-Bonfill                      Project Manager: David Soler</p>
Work Completed This Month	
<ul style="list-style-type: none"> <li>Site Review and utility investigation with Project team.</li> <li>Review program requirements and establish budget and appropriate contingencies.</li> <li>RFQ for Design/Build contracting method established.</li> <li>Review of preliminary project schedule.</li> </ul>	
Schedule/ Notes/ Issues	
<ul style="list-style-type: none"> <li>Project is on schedule</li> </ul>	

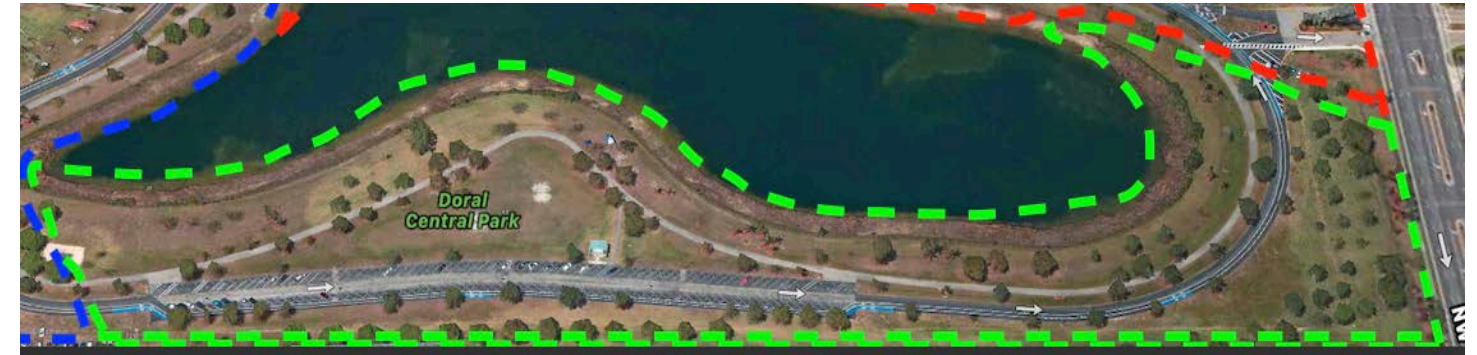
## Morgan Levy Park

3

Project Overview	Description/ Team
<p>Morgan Levy Park is located at 5300 NW 102<sup>nd</sup> 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.</p>	<p>Owner: City of Doral                      Delivery Method: Design/Build                      Status: RFP Development                      Architect: TBD                      Contractor: TBD                      Client Project Executive: Eugene Collings-Bonfill                      Project Manager: David Soler</p>
Work Completed This Month	
<ul style="list-style-type: none"> <li>Site Review and utility investigation with Project team.</li> <li>Review program requirements and establish budget and appropriate contingencies.</li> <li>RFP for Design/Build contracting method established.</li> <li>Review of preliminary project schedule.</li> <li>In negotiations with Engineer for design of grease trap</li> </ul>	
Schedule/ Notes/ Issues	
<ul style="list-style-type: none"> <li>Project is on schedule</li> </ul>	

### Phase 1

Phase 1 of the park will primary consist of the Amphitheatre 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 specific 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.



# 6 Doral Central Park

Project Overview	Description/ Team
<p>Doral Central Park is located at 3000 NW 87<sup>th</sup> 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.</p>	<p>Owner: City of Doral                      Delivery Method: Construction Manager @Risk                      Status: Master Plan Approval                      Master Plan Architect: Browning Day Mullin                      Architect: TBD                      Contractor: TBD                      Client Project Executive: Eugene Collings-Bongfill                      Project Manager: David Soler</p>



Work Completed This Month	Upcoming Work
<ul style="list-style-type: none"> <li>Site Review and investigation with Project Team</li> <li>Concept review of the Amphitheater to house 300 people under cover.</li> <li>Review Project budget</li> <li>Development of phasing park into 3 areas for turn over</li> <li>Schedule development for design and construction phasing</li> <li>Market research for firms specializing in the design and construction of municipal parks over \$50M.</li> </ul>	<ul style="list-style-type: none"> <li>Site Review and investigation to Project team.</li> <li>Invitation to Bid for General Construction Services has been developed.</li> <li>Review of Project Budget</li> </ul>
Schedule/ Notes/ Issues	
<ul style="list-style-type: none"> <li>Project is on schedule</li> </ul>	

# 4 Doral White Course Park

Project Overview	Description/ Team
<p>This Park is located at 8425 NW 41<sup>st</sup> 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.</p>	<p>Owner: City of Doral                      Delivery Method: Design-Bid-Build                      Status: RFQ Development                      Architect: TBD                      Contractor: TBD                      Client Project Executive: Eugene Collings-Bonfill                      Project Manager: David Soler</p>

Work Completed This Month	Schedule/ Notes/ Issues
<ul style="list-style-type: none"> <li>Site Review and investigation to Project team.</li> <li>Draft of RFQ for Architectural and Engineering services</li> <li>Review of Project Budget</li> <li>Property deeded to the City of Doral</li> </ul>	

Schedule/ Notes/ Issues
<ul style="list-style-type: none"> <li>Project is on schedule</li> </ul>

# 5 Pedestrian Bridge

Project Overview	Description/ Team
<p>The bridge will connect the north and south portions of the Turnpike Trail along NW 117<sup>th</sup> Avenue. The bridge will allow pedestrians and cyclists to safely cross over Doral Boulevard (41<sup>st</sup> 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.</p>	<p>Owner: City of Doral                      Delivery Method: Design/Build                      Status: 30% Bridging Design                      Architect: TBD                      Contractor: TBD                      Client Project Executive: Eugene Collings-Bonfill                      Project Manager: David Soler</p>

Work Completed This Month	Schedule/ Notes/ Issues
<ul style="list-style-type: none"> <li>Meetings with Pevida Highway Designers (PHD) to review proposal to complete 30% bridging documents and provide guidance on structure of Design/ Build RFP</li> <li>Review of Project Budget</li> <li>Review and determine procurement schedule</li> <li>Work order being prepared for PHD to present at October Council Meeting for approval</li> </ul>	

Schedule/ Notes/ Issues
<ul style="list-style-type: none"> <li>Project is on schedule</li> </ul>

# 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	<b>PARKS BOND PROGRAM</b>																					
2	<b>DORAL CENTRAL PARK (CM@R)</b>	<b>Q4 2019</b>	<b>Q3 2023</b>																			
3	Procurement Process	Q4 2019	Q2 2020		★																	
4	Start/ Complete Design	Q2 2020	Q2 2021																			
5	Start/ Complete Construction Phase 1	Q4 2021	Q2 2021																			
6	Start/ Complete Construction Phase 2	Q4 2021	Q2 2022																			
7	Start/ Complete Construction Phase 3	Q4 2021	Q2 2023																			
8	Closeout Project		Q3 2023																			★
9	<b>DORAL WHITE COURSE PARK (GC)</b>	<b>Q4 2019</b>	<b>Q3 2021</b>																			
10	Procurement Process	Q4 2019	Q1 2020		★																	
11	Start/ Complete Design	Q1 2020	Q4 2020																			
12	Start/ Complete Construction	Q4 2020	Q2 2021																			
13	Closeout Project		Q3 2021																			
14	<b>MORGAN LEVY PARK (GC)</b>	<b>Q4 2019</b>	<b>Q2 2020</b>																			
15	Procurement Process	Q4 2019	Q1 2020		★																	
16	Start/ Complete Design	Q4 2019	Q4 2019																			
17	Start/ Complete Construction	Q1 2020	Q2 2020																			
18	Closeout Project		Q2 2020																			
19	<b>DORAL CULTURAL ARTS CENTER (GC)</b>	<b>Q1 2019</b>	<b>Q3 2021</b>																			
20	Procurement Process	Q1 2019	Q3 2019		★																	
21	Start/ Complete Design	Q3 2019	Q1 2020																			
22	Start/ Complete Construction	Q2 2020	Q3 2021																			
23	Closeout Project		Q3 2021																			
24	<b>PEDESTRIAN BRIDGE (DESIGN/BUILD)</b>	<b>Q4 2020</b>	<b>Q4 2022</b>																			
25	Procurement Process	Q4 2020	Q3 2021																			
26	Start/ Complete Design	Q3 2021	Q3 2022																			
27	Start/ Complete Construction	Q4 2021	Q3 2022																			
28	Closeout Project		Q4 2022																			
29	<b>DORAL MEADOW PARK (DESIGN/BUILD)</b>	<b>Q4 2019</b>	<b>Q4 2020</b>																			
30	Procurement Process	Q4 2019	Q1 2020		★																	
31	Start/ Complete Design	Q1 2020	Q3 2020																			
32	Start/ Complete Construction	Q1 2020	Q3 2020																			
33	Closeout Project		Q4 2020																			
34	<b>TRAILS &amp; TAILS PARK (TBD)</b>	<b>Q1 2020</b>	<b>TBD</b>																			
35	Procurement Process	Q1 2020	TBD																			
36	Start/ Complete Design	TBD	TBD																			
37	Start/ Complete Construction	TBD	TBD																			
38	Closeout Project		TBD																			
39	<b>ADDITIONAL TRAILS (TBD)</b>	<b>Q1 2020</b>	<b>TBD</b>																			
40	Procurement Process	Q1 2020	TBD																			
41	Start/ Complete Design	TBD	TBD																			
42	Start/ Complete Construction	TBD	TBD																			
43	Closeout Project		TBD																			