

# DORAL PARKS BOND PROGRAM

## Monthly Project Report

SEPTEMBER 2020



Doral Meadow Park site construction of enclosed flex space.



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 September, the Program Management Team along with the City of Doral continued meeting with the Design Team and Construction Manager at Risk via virtual design workshops to further refine key Doral Central Park elements. The Design Team is continuing to work on the master site landscaping plan as well as complete the Phase 1 – site civil and underground utilities design development package. The Construction Manager is providing real time feedback on various design constructability issue and working on putting together a trade outreach event to inform the contracting community on upcoming opportunities.

Doral Meadow Park modernization construction is progressing. The contractor has completed all the framing and drywall activities. The glass store front in the flex space has been installed to completely transform the space.

The City Council awarded the Cultural Arts Center project to KVC Constructors, the lowest qualified bidder. A kickoff meeting was held between the PMT, City of Doral, Architect and the Contractor to review project requirements, schedule and key deliverables. The PMT and the City of Doral are working to schedule a project Groundbreaking.

The design for Trails and Tails park is complete and project is scheduled to advertise for bid in late November/ early December.

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.

The A/E for Doral White Course Park is finalizing their 100% permit set of documents. Drawings are scheduled to be submitted for permit review with the City of Doral and County Agencies in November. The project is scheduled to be advertised for bid in late October/ early November.

## SEPTEMBER KEY ACTIVITIES

- Doral Central Park Schematic Design Package submission
- Construction 60% complete at Doral Meadow Park
- Contract award for Doral Cultural Arts Center General Contractor

## PROGRAM LEVEL UPCOMING ACTIVITIES

- NTP for starting the Construction Phase of Morgan Levy Park
- Ground-Breaking for Doral Cultural Arts Center
- Phase I completion of Doral Meadow Park
- NTP for Doral Cultural Arts Center
- Phase II completion of Doral Meadow Park
- RFP advertisement for Doral White Course Park

## QUALITY INFORMATION

Prepared By:



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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

- ✓ Award of project to General Contractor
- ✓ Project Kick off meeting held with A/E, Contractor, and PMT

### 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



### 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

- ✓ Drywall activities completed
- ✓ Primary first coat of painting
- ✓ Storefront glazing installed in flex space
- ✓ Ceiling grid and lights installed

### 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



### 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

- ✓ Procurement of long lead time materials

### 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

- ✓ Finalizing Permit set of documents for Building Department submission
- ✓ On-going preparation of RFP

### 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: 90% 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	<b>DORAL CENTRAL PARK (CM@R)</b>	<b>Q1 2020</b>	<b>Q3 2023</b>	← 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	<b>DORAL WHITE COURSE PARK (GC)</b>	<b>Q4 2019</b>	<b>Q4 2021</b>	← 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	<b>MORGAN LEVY PARK (GC)</b>	<b>Q3 2019</b>	<b>Q1 2021</b>	← 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	<b>DORAL CULTURAL ARTS CENTER (GC)</b>	<b>Q1 2019</b>	<b>Q1 2022</b>	← 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		Q1 2022	Closeout Project/ Finish Milestone ★																			
24	<b>PEDESTRIAN BRIDGE (DESIGN/BUILD)</b>	<b>Q4 2020</b>	<b>Q4 2022</b>	← 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	<b>DORAL MEADOW PARK (DESIGN/BUILD)</b>	<b>Q4 2019</b>	<b>Q4 2020</b>	← 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	<b>TRAILS &amp; TAILS PARK</b>	<b>Q4 2019</b>	<b>Q3 2021</b>	← Overall Project Duration																			
35	Start/ Complete Lighting Study (Using Contractor Pool)	Q4 2019	Q2 2020	Start/ Complete Lighting study																			
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	<b>TRAILS NETWORK</b>	<b>Q2 2020</b>	<b>Q4 2021</b>	← Overall Project Duration																			
40	Start/ Complete Varios Design Pkgs (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: Bernello Ajamil and Partners  
 Contractor: Kaufman-Lynn Construction  
 Client Project Executive: Eugene Collings-Bonfill  
 Project Manager: Renee Pfielsticker



## WORK COMPLETED THIS MONTH

- ✓ Design workshops with City to review different park elements
- ✓ A/E working on Phase I – Site Civil and Utilities package
- ✓ Continued coordination of design with outside agencies
- ✓ Schematic Design Package

## UPCOMING WORK

- Formal approval of Rec Center and Aquatic Venue program
- Design Development Package

## 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

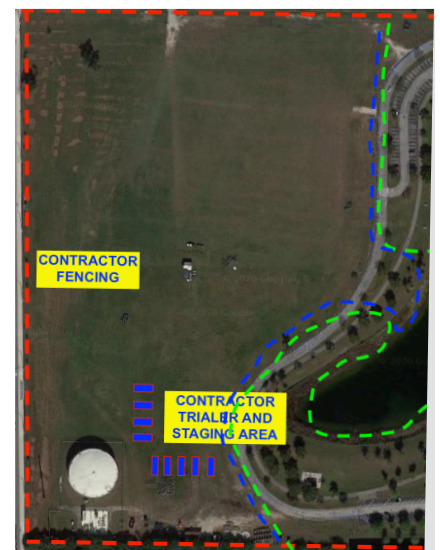


**PHASES 2 & 3** of the project will consist of the Construction Manager completing the final grading, tying in below and above ground utilities and construction of the Amphitheater, nature conservatory, wetlands boardwalk trail, shaded picnic areas, ballfields, multipurpose fields, skate/ pump track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

# PHASE 4

**PHASE 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

- ✓ Design Completed
- ✓ Preparation for submission of design documents for permit review
- ✓ 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

- ✓ Sharrows/ Signage drawings submitted to MDC for interlocal agreement
- ✓ Identification of 4 new bike lane projects

### 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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PROGRAM MANAGEMENT TEAM

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