

DORAL PARKS BOND PROGRAM

Monthly Project Report

SEPTEMBER 2021



Aerial view of the Cultural Arts Center with recently poured rooftop steps



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 September, the Program Management Team along with the City of Doral and CMAR continued with the Doral Central Park Permitting process with updates to the Phase 2/3, and 4. Design, budget, and schedule refinement with the Engineer and CMAR are in progress. CMAR continued site work, filling, drainage, and began sheet piling for the promenade. The temporary voting parking was completed by the CMAR.

Cultural Arts Center construction is underway. The Contractor previously completed the concrete roof deck and has now completed the stairs leading to the terrace. Contractor is continuing the backfilling of the landscaping areas.

The Pedestrian Bridge project is in the procurement process. Three firms previously presented their ATC's (alternative technical concepts) to the City and now continue refinement of their proposals.

The Doral White Course Project is in the construction phase. Restrooms building stucco complete. Roofing plywood and underlayment complete. Off leash dog area and putting green final grading complete

Doral Trails and Tails Park Contractor is continuing conduit layout and progressing with work on building including IT.

Doral Meadow Park is closed out.

Morgan Levy Park is complete with the request of additional work on the greasetrap on-going.

SEPTEMBER 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

- 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
- Continue Budget Refinement with Engineer and CMAR - 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



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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.

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

- ✓ Concrete pour for steps leading to roof terrace
- ✓ Walkthrough with the architects
- ✓ Walkthrough with Doral IT
- ✓ Telecom plans updated for Access Control System

SCHEDULE/NOTES/ISSUES

Project is on schedule



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 complete

SCHEDULE/NOTES/ISSUES

Project is complete

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: 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.

WORK COMPLETED THIS MONTH

- ✓ Restroom building stucco completed
- ✓ Restroom building roofing plywood and underlayment complete
- ✓ Off leash dog area and putting green final grading complete
- ✓ East side of the project sidewalk and pavilion slab poured

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: Jim Violi



Stucco finish on the restroom building

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 being progressed

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 complete

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

- ✓ Interested firms continuing preparation of proposals

SCHEDULE/NOTES/ISSUES

Project is on schedule

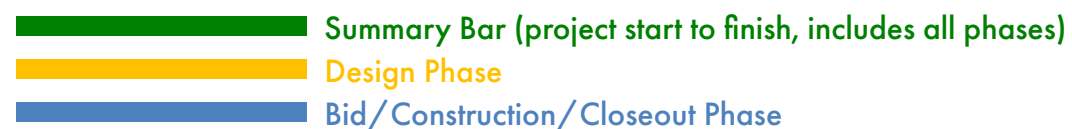
PROJECT TEAM

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



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	Q3 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	Q3 2021	Q3 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	Q1 2022	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	Q1 2022	Q3 2022	Start/ Complete Design																		
27	Start/ Complete Construction	Q1 2022	Q4 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 Design																		
36	Procurement Process for Construction	Q4 2020	Q1 2021	Procurement Process																		
37	Start/ Complete Construction	Q2 2021	Q4 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 Various Design Pkgs(Using Contractor Pool)	Q2 2020	Q2 2021	Start/ Complete Various 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 Various Small Projects																		
43	Closeout Project		Q4 2021	Closeout Project/ Finish Milestone																		



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

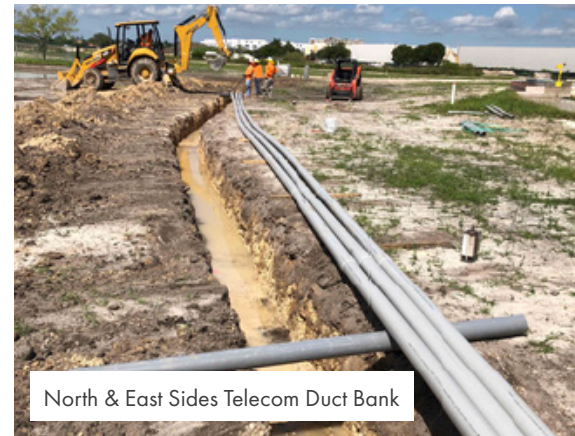
Owner: City of Doral
 Delivery Method: Construction Management at Risk
 Status: Design
 Master Plan Architect: Browning Day Mullins Dierdorf
 Architect: Bermello Ajamil and Partners
 Contractor: Kaufman-Lynn Construction
 Client Project Executive: Eugene Collings-Bonfill
 Project Manager: Renee Pfielsticker

WORK COMPLETED THIS MONTH

- ✓ Constructed 2021 Temp Voter parking lot
- ✓ Submitted Responses to WASD Final comments
- ✓ Finalized the Owner Direct Purchase (ODP) process
- ✓ Obtained Sketch and Legal for 92nd Avenue ROW
- ✓ Installing sheet pilings at round the west end of the lake
- ✓ Installed drainage structures in the NW Site corner
- ✓ Telecom plans updated for Access Control System
- ✓ Life Fitness modified POs issued and approved

UPCOMING WORK

- Complete the 2021 Temp Voter parking lot
- DCP WASD permit issued
- Phase 1 City permit released to 100%
- Phase 2/3 City permit issued
- Phase 4 foundations City permit issued
- Phase 2/3 & 4 Budget Refinement
- FEMA incorporates DCP CLOMAR into FEMA maps



North & East Sides Telecom Duct Bank



Sheet Pile Looking South



Doral Central Park Looking East

SCHEDULE/NOTES/ISSUES

CMR and A/E are currently performing schedule and budget refinement

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

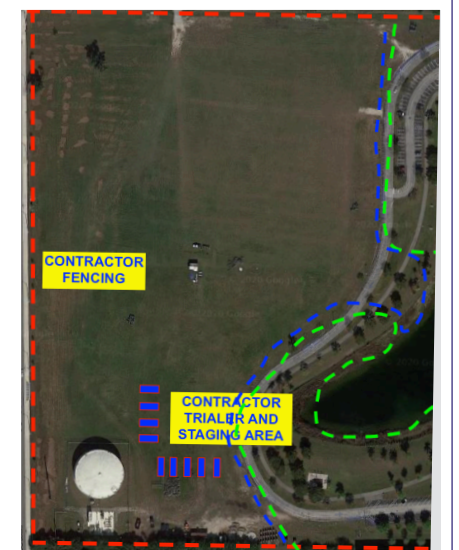


PHASES 2 & 3 of the project will consist of the Construction Manager completing the final grading, tying in below and above ground utilities and construction of the Amphitheater, nature conservatory, wetlands boardwalk trail, shaded picnic areas, ballfields, multipurpose fields, skate/ pump track and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

- ✓ Conduit layout on the Parking Lot/shelter area is 40% complete
- ✓ Bollard installation 25% complete
- ✓ Conduit layout on the Share path/trails is 85% complete
- ✓ Conduit layout on the park's big dog area 12% complete

SCHEDULE/NOTES/ISSUES

Project is on schedule

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



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:**
 - Waiting on approval from Miami Dade County for the Interlocal Agreement
- ✓ **Bike Lanes:**
 - H&J reviewed quantity take off provided by the City for pricing
 - Assisting City with Work Order

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: Jim Violi





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PROGRAM MANAGEMENT TEAM

AECOM

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