



CITY OF DORAL
Office of the City Manager
Letter to Council

LTC No.: 032-2024

To: The Honorable Mayor and Members of the City Council

From: Rey Valdes, City Manager

Date: October 7th, 2024

Subject: **Update on Doral Central Park Phase 4 Completion**

This Letter to Council (LTC) is to provide the Mayor and City Councilmembers with an update regarding the anticipated completion of Phase 4 of Doral Central Park.

On September 4, 2024, Kaufman Lynn Construction notified the City of a delay in the delivery of the main electrical switchgear essential to the Aquatics Center. Upon receiving this notification, City staff, in coordination with the City's Program Management Team (AECOM), promptly initiated a review of the matter and the information provided. The delay is primarily due to manufacturing issues and setbacks in the supply of critical subcomponents for the switchgear, compounded by adverse weather conditions which have impacted construction activities. Consequently, due to these unforeseen impacts, the substantial completion date for Phase 4 is being revised from December 19, 2024, to January 21, 2025.

The electrical switchgear for the Aquatics Center has been the critical path in the project schedule since its inception. Initially, delivery was scheduled for May 2024, as outlined in the contract schedule. However, in August 2023, Kaufman Lynn Construction received notice from their subcontractor and the switchgear manufacturer that production lead times had pushed the anticipated delivery to August 2024. In response, Kaufman Lynn made concerted efforts with their subcontractor and project team to resequence work and mitigate the impact of this delay on the overall project timeline, striving to maintain the originally scheduled substantial completion date. Unfortunately, in August 2024, Kaufman Lynn and their subcontractor were notified of a further delay due to the late arrival of subcomponents for the switchboard main breaker and mounting hardware. As a result, the switchgear was ultimately delivered on September 9, 2024.

In addition to the switchgear-related delay, the project has been significantly impacted by severe weather conditions. In June 2024, Miami-Dade County experienced a tropical system that brought several inches of rainfall between June 11 and June 13. Further severe weather in August 2024 continued to disrupt construction activities. These weather events resulted in eight lost working days and also affected the planned grand opening of Doral Central Park, initially scheduled for August 24, 2024. As stipulated in Section 15.1.6.2 of the contract with Kaufman Lynn, the contractor is entitled to an extension of contract time when weather-related delays exceed one rain day per week, Monday through Saturday.

Prior to the notification of these unforeseen events impacting the substantial completion date, City staff had initiated internal discussions and were targeting a late January 2025 opening for Phase 4. However, in light of these events, the new target for opening is now February 2025. We will provide updates as additional information and details regarding the grand opening become available.

City staff will continue to work closely with Kaufman Lynn and the entire project team to explore all possible measures to mitigate the delay in the substantial completion of Phase 4 caused by these unforeseen circumstances. Our priority is to ensure the successful and timely completion of this significant project, despite the challenges encountered.

Attached for your reference is a schedule provided by Kaufman Lynn, illustrating the impact of the delay in switchgear delivery and adverse weather conditions on the substantial completion date for Phase 4.

Should you have any questions or require further information, please feel free to contact the City Manager's Office or the Capital Improvements Division.

cc: Francisco Rios, Deputy City Manager
Lazaro Quintero, Capital Improvements Division Chief
Erin Sullivan, Parks & Recreation Director