



Doral Parks Bond Program



Doral Central Community Center

January 3rd, 2024





Doral Parks Bond Program

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Program Overview

On June 13, 2018, the City unanimously adopted Resolution No. 18-112 by the City Council authorizing the City to hold a bond referendum election for the purpose of determining whether most qualified electors voting in the election would approve the issuance of the City's general obligation bonds to finance the cost of the Parks and Recreation Projects.

On November 6, 2018, the City of Doral residents voted to approve the referendum authorizing the City to issue general obligation bonds in an amount not to exceed \$150,000,000. These bonds are to be utilized for upgrading and building a system of world class parks, natural areas and recreational facilities.

The Bond Referendum authorized the financing of the construction and improvement of parks and recreational facilities with safety features, including, but not limited to, green spaces, community centers, cultural amenities, aquatic facility, playgrounds , sports fields and approximately five miles of walking/cycling trails.

The General Obligation Bond includes the following projects: the redevelopment of Doral Central Park, Doral Meadow Park renovation, the construction of the Doral Cultural Arts Center, the construction of Doral White Course Park , Morgan Levy Park improvements, lighting improvements for Trails and Tails Park, and bikeways/lighting improvements for various Trails Networks.

Doral Parks Bond Program

Projects Completed



Morgan Levy Park Completed – May 2021

Morgan Levy Park is located at 5300 NW 102nd Avenue, Doral, FL. This project involved the removal and replacement of existing flooring, new millwork, painting, addition of a grease interceptor, and ADA accessible routes to picnic areas. In addition, the project also included the transition to high-efficiency LED fixtures in the parking area as well as adding and enhancing security cameras.



Doral Meadow Park Completed – Aug 2021

The park is located at 11555 NW 58th Street, Doral, FL. The project included the enclosure of an existing outdoor patio space to provide 800 square feet of indoor recreation area with a new HVAC system. In addition, the existing building renovation included a high-tech conference room, a kitchenette, façade treatments, an indoor trophy case, modernized bathrooms, and a multi-purpose outdoor plaza.



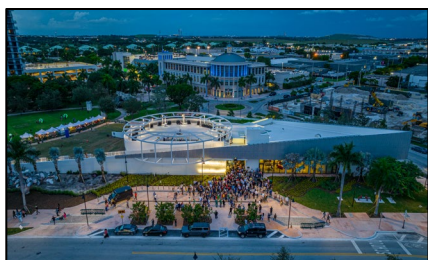
Doral White Course Park Completed – July 2022

This Park is located at 8425 NW 41st Street in Doral, FL. This new park includes a shaded playground, waterfront plaza, outdoor fitness stations, a multi-purpose green space area, fenced-off dog area, restrooms, and shelters. The park has landscape lighting with general overhead and walkway lighting and security cameras. A new boardwalk will connect this park to the Downtown Doral area.



Trails & Tails Park Completed – July 2022

The park is located at 11645 NW 50th Street, Doral FL. This project included the installation of light fixtures in dog areas, parking lot, and playground to increase security and provide for expanded park hours. In addition, additional security cameras will be added to the facility.



Doral Cultural Arts Center Completed – January 2024

The Doral Cultural Arts Center site is located at 8363 NW 53 St. Doral FL 33166, adjacent to the City of Doral Government Center. This facility serves to celebrate the variety of cultures, arts, and experiences that make Doral so unique. Features include a large art gallery space, multi-purpose room, rooftop plaza, outdoor courtyard, catering room, and public restrooms.

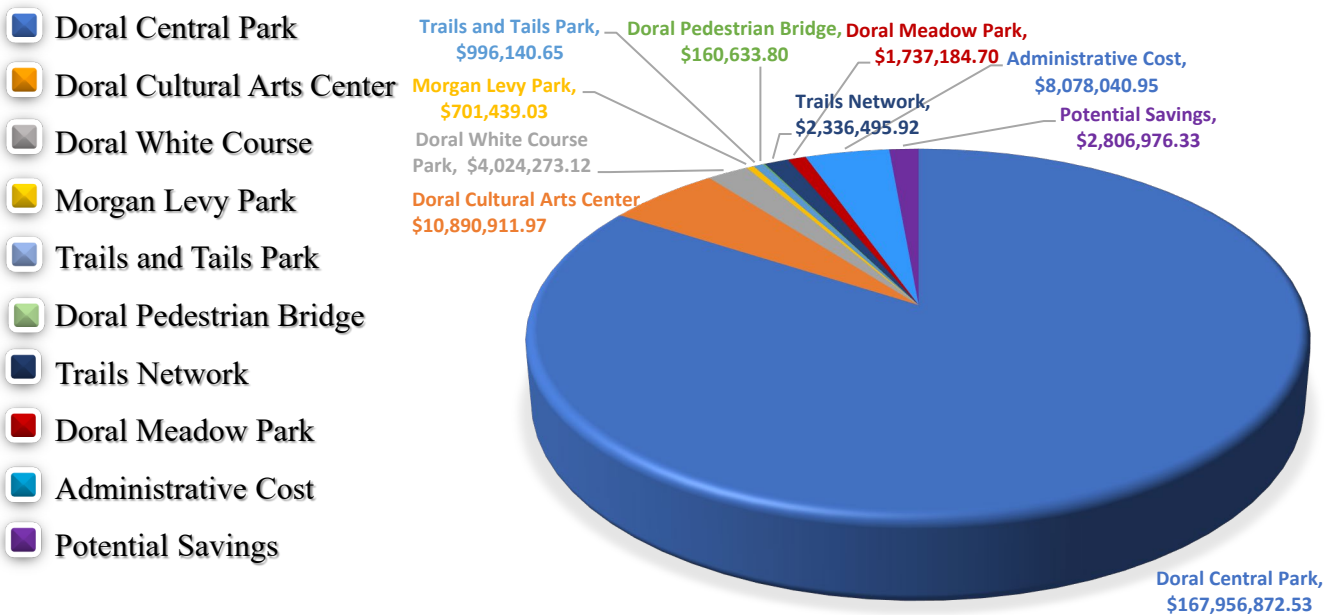


Doral Parks Bond Program

Program Progress Report

DORAL PARKS BOND BUDGET SUMMARY					
Jan-24	A	B	C	D	E
Projects	Original Program Budgets (NOV 2019)	Budgeted Sub-Total	Expended to Date	Encumbered	Available (B-C-D)
Doral Central Park	\$ 119,000,000.00	\$ 167,956,872.53	\$ 93,254,740.02	\$ 56,457,246.11	\$ 18,244,886.40
Doral Cultural Arts Center	\$ 9,800,000.00	\$ 10,890,911.97	\$ 10,851,787.40	\$ 59,751.65	\$ (20,627.08)
Doral White Course Park	\$ 4,100,000.00	\$ 4,024,273.12	\$ 3,971,748.65	\$ 16,226.73	\$ 36,297.74
Morgan Levy Park	\$ 143,000.00	\$ 701,439.03	\$ 701,439.03	\$ -	\$ -
Trails and Tails Park	\$ 926,000.00	\$ 996,140.65	\$ 910,649.79	\$ 56,033.48	\$ 29,457.38
Doral Pedestrian Bridge (Canceled)	\$ 3,500,000.00	\$ 160,633.80	\$ 160,633.80	\$ -	\$ -
Trails Network	\$ 3,900,000.00	\$ 2,336,495.92	\$ 336,495.92	\$ 247,677.10	\$ 1,752,322.90
Doral Meadow Park	\$ 1,500,000.00	\$ 1,737,184.70	\$ 1,607,384.70	\$ 0.00	\$ 129,800.00
Administrative Cost	\$ 6,900,000.00	\$ 8,078,040.95	\$ 6,364,868.19	\$ 531,386.26	\$ 1,181,786.50
Potential Savings	\$ -	\$ 2,806,976.33	\$ -	\$ -	\$ 2,806,976.33
TOTALS:	\$ 149,769,000.00	\$ 199,688,969.00	\$ 118,159,747.50	\$ 57,368,321.33	\$ 24,160,900.17

Budget Sub-Total

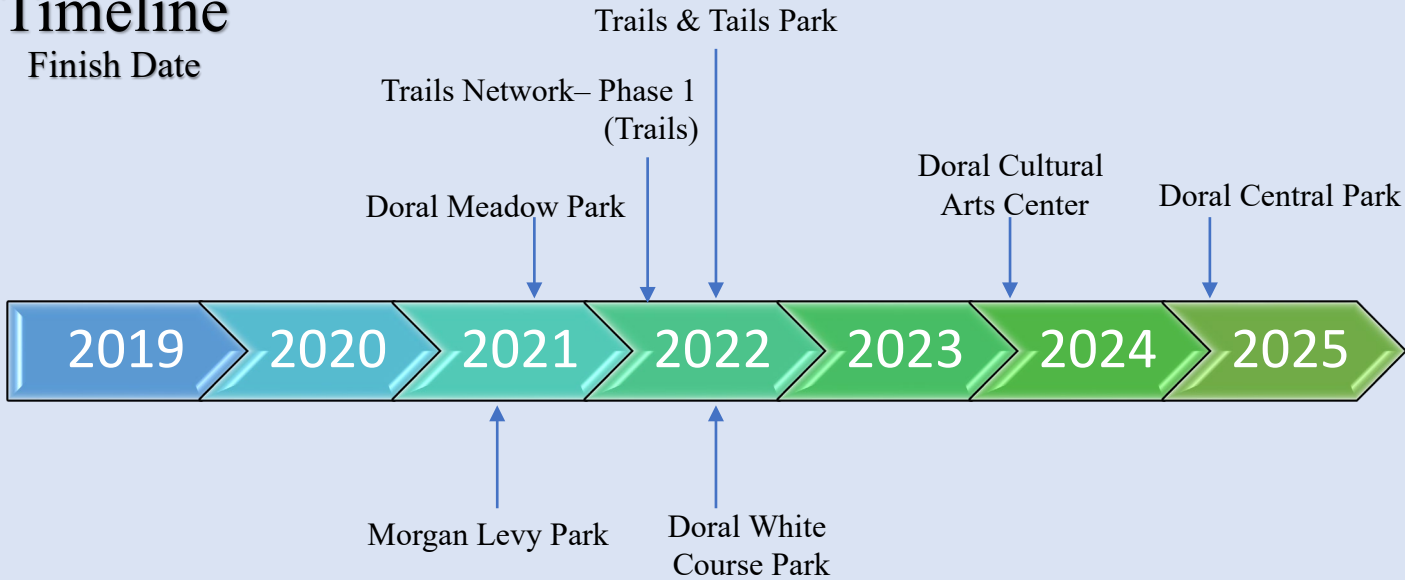




Doral Parks Bond Program

Timeline

Finish Date



Project	Start Date	Finish Date
Doral Central Park	Feb 2020	Jan/Feb 2025
Doral Cultural Arts Center	Jul 2019	Jan 2024
Doral Meadow Park	Nov 2019	Aug 2021
Doral White Course Park	Sep 2019	Jul 2022
Morgan Levy Park	Nov 2019	May 2021
Trails & Tails Park	Dec 2019	Jul 2022
Trails Network – Phase 1 (Trails)	Apr 2020	Mar 2022
Trails Network – Phase 2 (Lighting)	Jul 2023	TBD

Doral Central Park

Project Information & Status

Location: 3005 NW 92nd Ave.
Doral FL 33172

Budget: \$167,956,872.53

Status: Under Construction

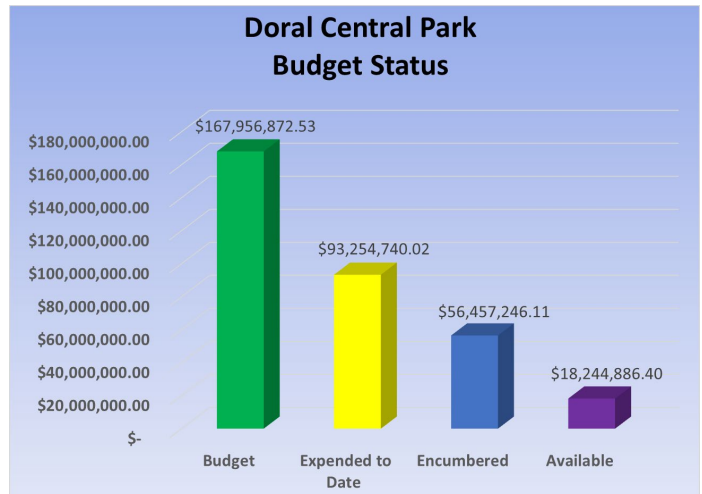
Program Overview

Doral Central Park is located at 3005 NW 92nd Avenue. The site is situated on 78 acres of which approximately 21 are the lake. It will be the largest park in the City, and one of the largest in the region. The park includes an 80,000 SF Community Center, Aquatics Center, meandering paved paths connecting tennis and basketball courts, picnic pavilions, playgrounds, beach volleyball courts, multi-purpose fields, skatepark and pump track, as well as an open-air Amphitheater for community and large-scale events. The lake will also have a canoe/kayak/paddleboard launch and boardwalk. Landscaping will add to the enjoyment of the park adding more shaded areas and pleasant views.

Project Phase	Start Date	Finish Date
Procurement Process	Feb 2020	May 2020
Design	Apr 2020	Mar 2022
Phase 2 & 3 Construction	Aug 2022	Summer 2024
Phase 4 Construction	Mar 2023	Winter 2024
Closeout Project	Dec 2024	Jan/Feb 2025



Aquatics Center



Doral Central Park

Work completed in January 2024



Phase 1 – 82% Complete

- 87th Avenue S.E. entrance turn lane work completed.
- 1st lift of Asphalt work continued for Community Center Parking Lot.
- Grading continues at multipurpose field.

Doral Central Park

Work completed in January 2024



Phase 2/3 - 67% Complete

Amphitheater

- Lower seating area underground conduit and grading work completed, prepped for concrete.
- Final grading work at lawn seating 95% complete, preparing for sod.
- Stucco/Paint at Amphitheater columns complete.

Sensory Playground

- The contractor arrived on site and began work.

Restroom Buildings

- Fixtures being installed.

Landscaping/Sidewalks

- North Boardwalk work began.
- Landscaping continues to be installed throughout Phase 2/3 as areas near completion.

Doral Central Park

Work completed in January 2024



Phase 4 – 55% Complete

Phase 4 – Community Center

Interior Spaces

- Most of framing has been installed.
- Fireproofing at basketball courts is complete.
- Drywall installed at office spaces.
- Air handling units staged to be installed.
- MEP work continues throughout.

Doral Central Park

Work completed in January 2024



Exterior Spaces

- Retaining seat wall east side of the community center concrete poured.
- Exterior stucco work complete, with paint starting.
- Roofing work is near completion.

Doral Central Park

Work completed in January 2024



Phase 4 – Aquatics Center

Competition pool/Support Building/Grandstands

- Myrtha system metal panels continue to be installed.
- Grand-Stands slab on grade poured.
- Support building steel roof structure assembly complete.

Leisure Pool/Wading Pool

- Slide material arrived on site and began erection.

Doral Central Park

Upcoming Work



Phase 1

- 33rd Street MOT and turn lane work to begin.
- Grading and asphalt work to continue at multipurpose field and Phase 4 parking.

Phase 2/3

- Amphitheater parking lot cross walk and bollards to be installed.
- Picnic Pavilion concrete slabs to be poured.
- Final Grading of great lawn to be completed.
- Amphitheater lower seating concrete to be poured.
- North Playground work to be completed.
- North lake boardwalk and kayak launch installation to be completed.

Phase 4 – Community Center

- Exterior paint to continue.
- Begin closing in walls as MEP work is completed.
- Electrical/IT room equipment install and pulling wire to begin.
- AHU's to be installed and tied into ducts.

Phase 4 – Aquatics Center

- Roofing at Support and Aquatics Buildings to be completed.
- Myrtha system panels to be installed at the competition pool.
- Pool slides to be installed.



Trails Network

Project Information & Status

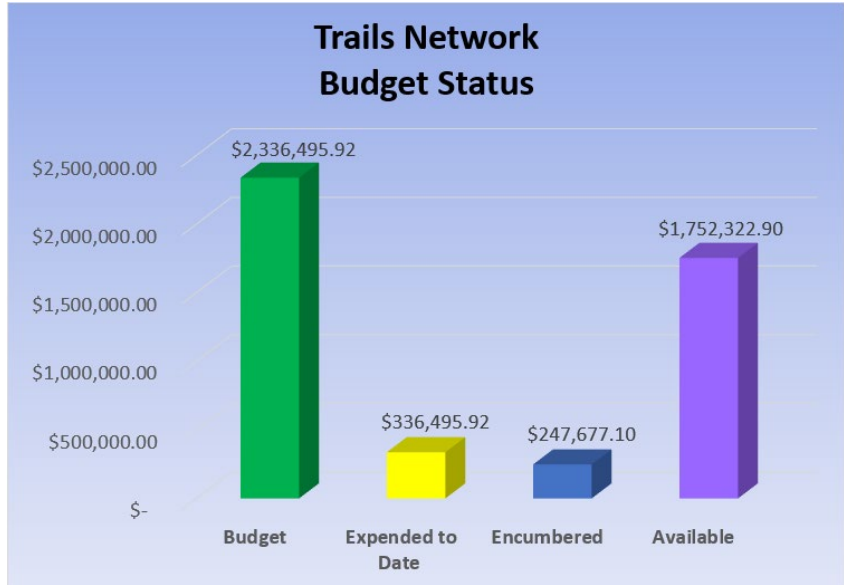
Location: Construction of multi-purpose trails throughout the City of Doral

Budget: \$2,336,495.92

Status: Design Development (Phase 2)

Program Overview

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.



Phase 1 (Trails)

Project Phase	Start Date	Finish Date
Procurement Process	Apr 2020	May 2020
Design	May 2021	Oct 2020
Construction	Jul 2021	Mar 2022
Closeout	Feb 2022	Mar 2022



Phase 2 (Lighting)

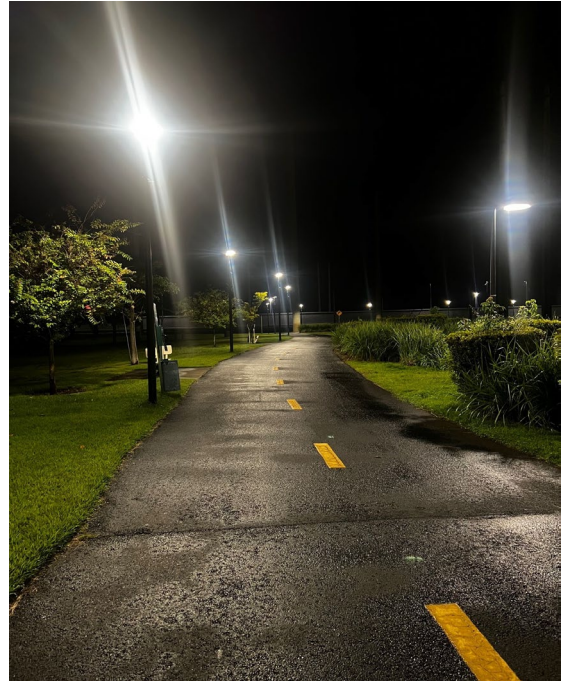
Project Phase	Start Date	Finish Date
Procurement Process	Jun 2023	July 2023
Design	Jul 2023	March 2024
Construction	TBD	TBD
Closeout Project	TBD	TBD

Trails Network - Phase 2 (Lighting)

Phase 2 - Program Overview

It was determined to re-allocate approximately \$2,000,000 to the Trails Network project in order to complete lighting enhancements to existing trails as part of the Trails Network Project.

The current improvements include approximately 2.7 miles of bike trails. The trail lighting scope of work is being moved from the Pedestrian Bridge scope to the Trails Network scope, and additional improvements will be studied to reach the 5 miles of improvements.



Current Status

- Design approximately 65% completed.
- Conversations with Miami-Dade County regarding required approvals continue.
- Design team working to finalize electrical service points with FPL.





Doral Parks Bond Program

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