



CITY OF DORAL  
Office of the City Manager  
Letter to Council

LTC No. 035-2022

To: The Honorable Mayor and Members of the City Council  
From: *Hernan M. Organvidez*  
Hernan M. Organvidez, City Manager  
Date: October 12, 2022  
Subject: **General Obligation Bond Annual Report #3**

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### Introduction

The intent of this Letter to Council (LTC) is to provide an update to the Mayor and Councilmembers on the milestones and status of the City of Doral Capital Improvement Parks Bond Projects.

### Background

On June 13<sup>th</sup>, 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 a majority of qualified electors voting in the electing would approve the issuance of the City's general obligation bonds to finance the cost of Parks and Recreation Projects.

On November 6<sup>th</sup>, 2018, Doral residents voted to approve the referendum authorizing the City to issue general obligation bonds in an amount not to exceed \$150,000,000 for the purpose of 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 Parks Bond includes the following project: the redevelopment of Doral Central Park, Doral Meadow Park building renovation, the construction of Doral Cultural Arts Center, the construction of Doral White Course Park, Morgan Levy Park improvements, the construction of the Pedestrian Bridge at 41<sup>st</sup> Street and 117<sup>th</sup> Avenue, lighting for Trails and Tails Park and bikeways and additional construction of Trails.

Below you will find an up-to-date status of the Parks Bond Projects:


### **Update/Progress**

The projects/items below have begun, are in progress, or have been completed.

- ✓ **Program Management Team (PMT)**
  - The Program Management Team is on board and working alongside staff within Government Center.
  - PMT has five (6) full time staff members on-site working on all the on-going projects.
- ✓ **Doral Cultural Arts Center**
  - Contractor selected/ contract executed and NTP issued for construction. Groundbreaking ceremony held.
  - All underground infrastructure, site clearing, demolition work, and structural foundation and shell work completed. Construction completed to roughly 52%
- ✓ **Pedestrian Bridge**
  - FDOT approved RFP for construction. RFP was advertised and letters of intent received from firms.
  - \$1M LAP Grant was encumbered from Federal Highway Transportation.
- ✓ **Doral Meadow Park**
  - Substantial Completion for construction, punch list completion, and final closeout of the project were achieved.
  - Ribbon Cutting Ceremony was held.
- ✓ **White Course Park**
  - Contractor selected, contract executed and NTP issued for construction. Groundbreaking ceremony held.
  - Final grading, construction of restroom buildings with IT closets, pavilions, playground equipment, fitness equipment, and dog park completed. Project roughly 90% complete.
- ✓ **Morgan Levy Park**
  - Contractor was awarded for construction and groundbreaking ceremony held.
  - Substantial completion achieved and ribbon cutting ceremony held.
  - Project closeout completed.
- ✓ **Doral Central Park**
  - Design Development completed for all phases with ongoing meetings with DERM, WASA, MDC Fire for permit coordination.
  - 90% CD package complete for site/civil infrastructure or Phase I.
  - First set of pricing packages put out to bid CMAR.

- 50% CD completion for Phase 2/3 and Phase 4 packages
- Site Clearing/Grubbing/Demolition work 90% complete
- ✓ **Trails and Tails Park**
  - Design complete, and permitting process began. Contractor selected, NTP issued early August, and construction schedule established.
  - Conduit layout, lighting bollard installation, and construction of IT closet began, along with tree relocation and sod replacement
- ✓ **Trails Network**
  - Designer selected for bike lane enhancements, final design established, and design submitted for permitting.
  - Work order has been submitted to the Contractor
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Below is a table showing the estimated budget for the entire bond program. The budgeted estimates are moving targets that fluctuate with market conditions as well as estimates being refined once a project progresses in design.

 <b>PROGRAM / PROJECT BUDGET SUMMARY</b>			
Project	Current Estimate	Commitments To Date	Forecasted Commitments thru January 2022
Doral Cultural Arts Center	\$ 10,401,056	\$ 9,963,229	\$ 5,958,159
Doral Meadow Park	\$ 1,759,380	\$ 1,759,380	\$ 1,584,663
Doral White Course Park	\$ 4,755,906	\$ 5,172,461	\$ 3,565,818
Pedestrian Bridge	\$ 6,196,227	\$ 802,952	\$ 76,259
Morgan Levy Park	\$ 808,346	\$ 784,797	\$ 627,937
Trails and Tails Park	\$ 1,069,027	\$ 903,810	\$ 414,449
Trails Network	\$ 1,070,884	\$ 199,797	\$ 155,085
Doral Central Park	* \$121,849,184	\$ 44,775,827	\$ 17,925,580
Consultant Services	\$ 6,635,000	\$ 810,921	\$ 2,657,663
<b>PROJECT TOTAL</b>	<b>\$ 154,545,010</b>	<b>\$ 65,173,174</b>	<b>\$ 32,965,613</b>



\* This value is based on the original budget, and does not reflect escalation impacts to the project in the amount of \$47,189,940.48, scheduled to go before council on 2/15/22



**CITY COUNCIL WORKSHOP 2/15/22 CONCLUSION**

Below charts break down the hard costs KL provided along with the soft costs, coming to a total of **\$171,874,814.69**.

Amount needed to achieve scope presented and approved by City Council 2/15/22, includes all hard construction costs and construction soft costs, is **\$47,189,940.48**, with roughly \$13.5 million coming from "Arpa Funds" and "Park Impact Fees", leaving \$33,689,940.48 to be pulled from Doral's reserves.

**Accepted Hybrid C**

1. Amphitheater: **\$5,876,632.00** (No Changes – recognized added fire sprinklers are included and that further studies may require additional walls for sound dampening). Not included in this number is the noise study that needs to be performed to determine the best facing direction for the amphitheater.
2. The Rocklands: **\$4,492,696.02** (No Changes)
3. The Great Lawn: **\$4,146,382.00** (Accepted: Highschool Baseball Field Standards and Drainage System \$340,270.00)
4. Aquatics Facility: **\$24,616,341.67** (Removed Lazy River and will expand Splash Pad Area- value approximately \$700,000.00)
5. Rec. Center: **\$30,546,596.00** (Added back Admin Offices, Rooftop Café, with Core, Meeting Room, Multipurpose Room and Sauna. Removed Bldg. Hardening and E.G.)
6. Overall Site **\$51,897,201.15** (Recognized the Musco Lights are included)

<b>Construction Hard Costs Breakdown</b>	
DCP Area	2/15/22 Workshop Approved Amount
1. Amphitheater	\$ 5,876,632.00
2. The Rocklands	\$ 4,492,696.02
3. The Great Lawn	\$ 4,146,382.00
4. Aquatics Facility	\$ 24,616,341.67
5. Rec. Center	\$ 30,546,596.00
6. Overall Site	\$ 51,897,201.15
<b>Construction Cost</b>	<b>\$ 121,575,848.84</b>

\* These costs reflect material pricing as of September 2021 and do not account for escalation beyond this date.

<b>Overall Project Cost Breakdown</b>		
Category Description	Browning Day Estimate 11/20/19	2/15/22 Workshop Approved Amount
Construction Costs	\$ 96,794,587.00	\$ 121,575,848.84
Architect Engineering Subtotal	\$ 6,321,279.00	\$ 7,612,674.00
Permits	N/A	\$ 1,848,058.00
Preconstruction Services	N/A	\$ 559,079.21
Furniture/ Furnishings - Owner Purchased	N/A	\$ 1,614,244.00
Project Manager Fees (AECOM)	N/A	\$ 3,480,462.00
IT - Not part of Contractors Scope	N/A	\$ 5,800,000.00
Signage (Exterior) / Art in Public Places (Scope TBD)	N/A	\$ 1,200,000.00
Material Testing/ Soils/ Concrete	N/A	\$ 676,494.50
<b>Owners Project Costs Subtotal</b>	<b>\$ 11,816,852.00</b>	<b>\$ 15,178,337.71</b>
A/E Contingency	N/A	\$ 761,267.40
Owner Contingency	Included in Owners Project Cost	\$ 12,157,584.88
Escalation	\$ 10,278,286.00	\$ 14,589,101.86
<b>Contingency/Escalation Subtotal</b>	<b>\$ 10,278,286.00</b>	<b>\$ 27,507,954.14</b>
Soft Cost Subtotal	\$ 28,416,417.00	\$ 50,298,965.85
<b>PROJECT TOTAL COST</b>	<b>\$ 125,211,004.00</b>	<b>\$ 171,874,814.69</b>