



# Doral Parks Bond Program



## Doral Central Park Recreation Center

Aug 2<sup>nd</sup>, 2023



# 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, the construction of the Pedestrian Bridge at 41st Street and 117<sup>th</sup> Avenue, 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, 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.



### **Doral Meadow Park**

Completed – Aug 2021

The park is located at 11555 NW 58th Street, Doral, FL. The project included to enclose 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 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 8429 NW 41st Street in Doral, FL. This new park includes 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 has limited landscape lighting with general overhead and walkway lighting and security cameras. A new boardwalk connects this park to the Downtown Doral area.



### **Trails & Tails Park**

Completed – July 2022

The park is located at 11645 NW 50th Street, Doral FL. The project included the installation of additional light fixtures to increase security in the area, replaced existing fixtures and or supported and added lighting to the dog and play areas.



### **Doral Cultural Arts Center**

Completed – Summer 2023 (Pending corrective work)

The Doral Cultural Arts Center site is located between 53rd Street and 53rd Terrace, 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, a multi-purpose room, outdoor courtyards, area for catering, and public restrooms.



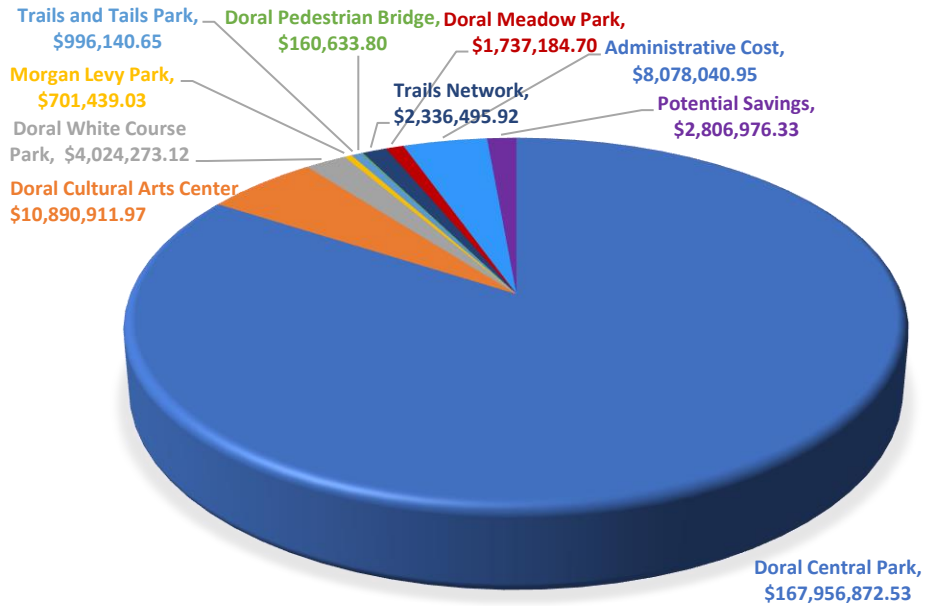
# Doral Parks Bond Program

## Program Progress Report

DORAL PARKS BOND BUDGET SUMMARY					
August 2023	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	\$ 61,965,745.31	\$ 86,609,306.73	\$ 19,381,820.49
Doral Cultural Arts Center	\$ 9,800,000.00	\$ 10,890,911.97	\$ 10,777,084.45	\$ 93,012.22	\$ 20,815.30
Doral White Course Park	\$ 4,100,000.00	\$ 4,024,273.12	\$ 3,968,901.65	\$ 16,548.87	\$ 38,822.60
Morgan Levy Park	\$ 143,000.00	\$ 701,439.03	\$ 701,439.03	\$ (0.00)	\$ 0.00
Trails and Tails Park	\$ 926,000.00	\$ 996,140.65	\$ 878,976.37	\$ 87,706.90	\$ 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	\$ 5,989,703.86	\$ 225,143.57	\$ 1,863,193.52
Potential Savings	\$ -	\$ 2,806,976.33	\$ -	\$ -	\$ 2,806,976.33
<b>TOTALS:</b>	\$ 149,769,000.00	\$ 199,688,969.00	\$ 86,386,365.09	\$ 87,279,395.39	\$ 26,023,208.52

Budget Sub-Total

- Doral Central Park
- Doral Cultural Arts Center
- Doral White Course
- Morgan Levy Park
- Trails and Tails Park
- Trails Network
- Doral Meadow Park
- Administrative Cost
- Potential Savings

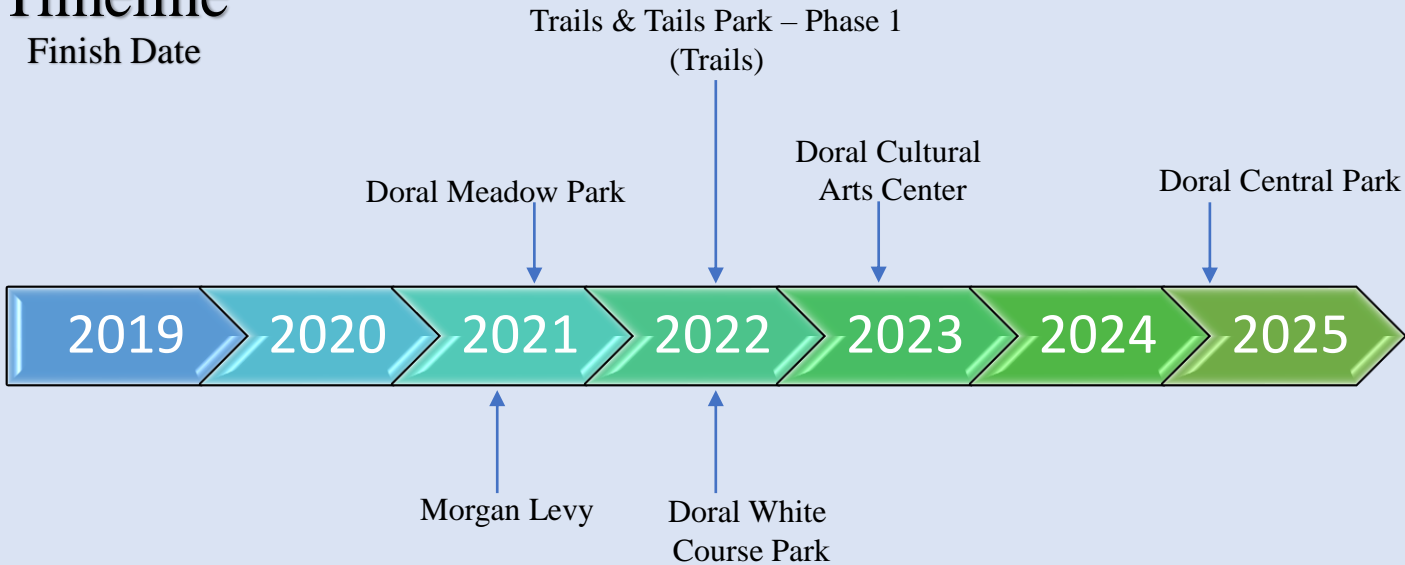




# Doral Parks Bond Program

## Timeline

Finish Date



Project	Start Date	Finish Date
Doral Central Park	Feb 2020	Jan/Feb 2025
Doral Cultural Arts Center	Jul 2019	Summer 2023
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 92<sup>nd</sup> Ave.  
Doral FL 33172

**Budget:** \$167,956,872.53

**Status:** Under Construction

### Program Overview

Doral Central Park is located at 3005 NW 92<sup>nd</sup> Avenue. The site is situated on 79 acres of which 21 are the lake. It will be largest park in the City, and one of the largest in the region. The park includes an 80,000 SF Recreational Center, Aquatics Facility, meandering paved paths connecting the 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 has a canoe/kayak/paddleboard launch and boardwalk. Landscaping will add to the enjoyment of the park adding more shaded areas and pleasant views. The vehicular traffic pathways have roundabouts for ease of navigation for entrance/exit to the park with ample parking spaces.



Rec Center

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



## Doral Central Park

Work completed in August 2023



### Phase 4 – Recreation Center

- Exterior walls being prepped for stucco work
- Mechanical/Electrical/Plumbing overhead work ongoing
- Insulation Spray Installed at interior spaces
- Window Installation continues, with windows being waterproofed
- Fireproofing work for structural steel continues, near completion

### Phase 4 – Maintenance Building

- Wall framing work complete
- Wall rough in for MEP work began

### Phase 4 – Aquatics Facility

- Aquatics buildings footers poured and CMU walls erected
- Waterproofing support building pits work began
- Locker Room/Check-in Building steel columns installed
- Competition pool main drains installed
- Leisure pool fabric and stone install began
- Dewatering work began for training pool



## Doral Central Park

Work completed in August 2023



### Phase 2/3 – General

- Sidewalks concrete pouring continues
- Irrigation main line install work continues
- Electrical underground conduit work continues

### Phase 2/3 – Amphitheater

- Concrete contractor working prepping for main stage slab pour
- Amphitheater canopy steel structure work prepping to begin, with crawler crane arriving on site

## Doral Central Park



### Upcoming Work

#### Phase 2/3

- Amphitheater steel structure and fabric canopy install
- Continue sidewalk pours
- FPL primary transformer install
- 87<sup>th</sup> Ave water tie in
- First trees arriving on site, with temporary irrigation in place

#### Phase 4 – Aquatics

- Leisure pool fabric and stonework continue
- Competition pool reinforcing steel work for slab to begin
- Geothermal piping work installation beginning
- Following passing inspections, pipe incasements should be poured for leisure and competition pools

#### Phase 4 – Rec Center

- Roofing install work beginning
- Stucco work beginning
- Continue MEP overhead install
- Continue Exterior Window install
- Continue spray insulation and spray fireproofing work
- Continue fabric and stonework at aquatics leisure pool.



## Doral Cultural Arts Center

### Project Information & Status

**Location:** 8363 NW 53 St.  
Doral FL 33166

**Budget:** \$10,890,911.97

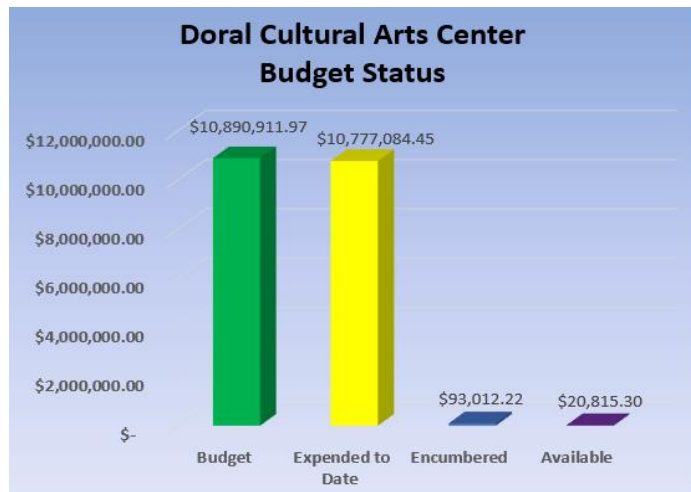
**Status:** Completed



### Program 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 serves to celebrate the variety of cultures, arts, and experiences that make Doral so unique. Features includes a large art gallery space, a multi-purpose room, outdoor courtyards, area for catering, and public restrooms.

Project Phase	Start Date	Finish Date
Procurement Process	Jul 2019	Sep 2019
Design	Sep 2019	May 2020
Construction	Mar 2021	Sep 2022
Closeout Project	Oct 2022	Summer 2023



## Doral Cultural Arts Center



### Current Status

Contractor finalizing remaining punch list items and coordinating with Authorities having jurisdiction to close out final permits and achieve final certificate of occupancy.



## Trails Network

### Project Information & Status

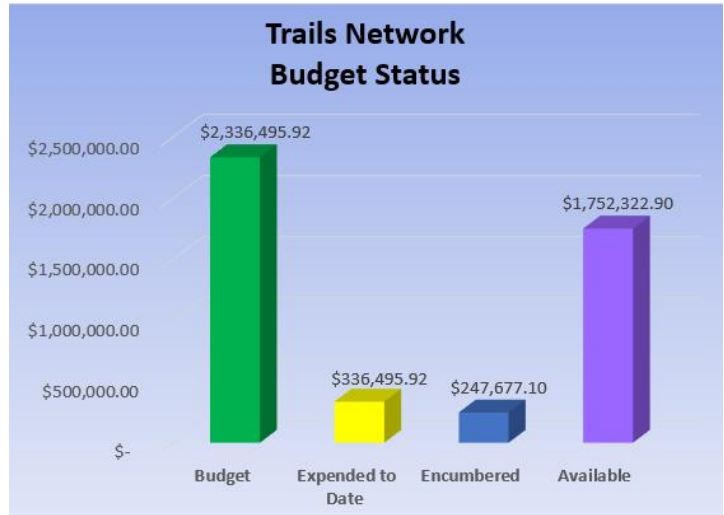
**Location:** Construction of multi-purpose trails throughout the City of Doral

**Budget:** \$2,336,495.92

**Status:** Design Development

### Program Overview

The project includes improvements and adding miles of multi-purpose trails around the City of Doral. Existing segments enhancements will include trail lighting, and pavement markings.



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)

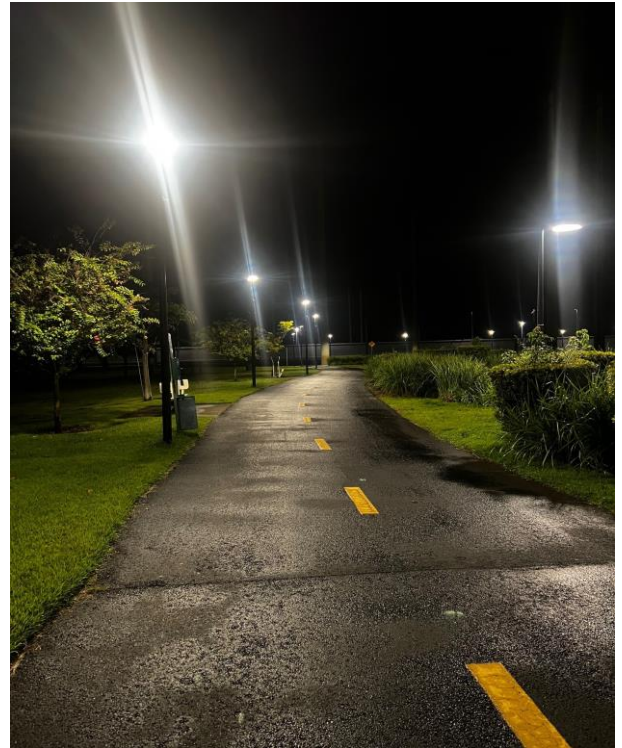
Project Phase	Start Date	Finish Date
Procurement Process	Jun 2023	July 2023
Design	Jul 2023	March 2024
Construction	TBD	TBD
Closeout Project	TBD	TBD

## Trails Network - Phase 2 (Lighting)

### Phase 2 - Program Overview

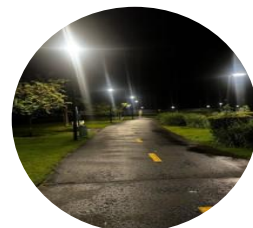
It was determined to re-allocate approximately \$2,000,000 to the Trails Network project in order to complete lighting enhancements to existing trails as part of the Trails Network Project.

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 team began work to obtain preliminary survey and utility information. Information is expected back to the design team in September. In addition, preliminary lighting analysis work has also commenced.





# Doral Parks Bond Program

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