



Doral Parks Bond Program



Doral Central Park Recreation Center

September 4th, 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, 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 – Summer 2023 (Pending corrective work)

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.

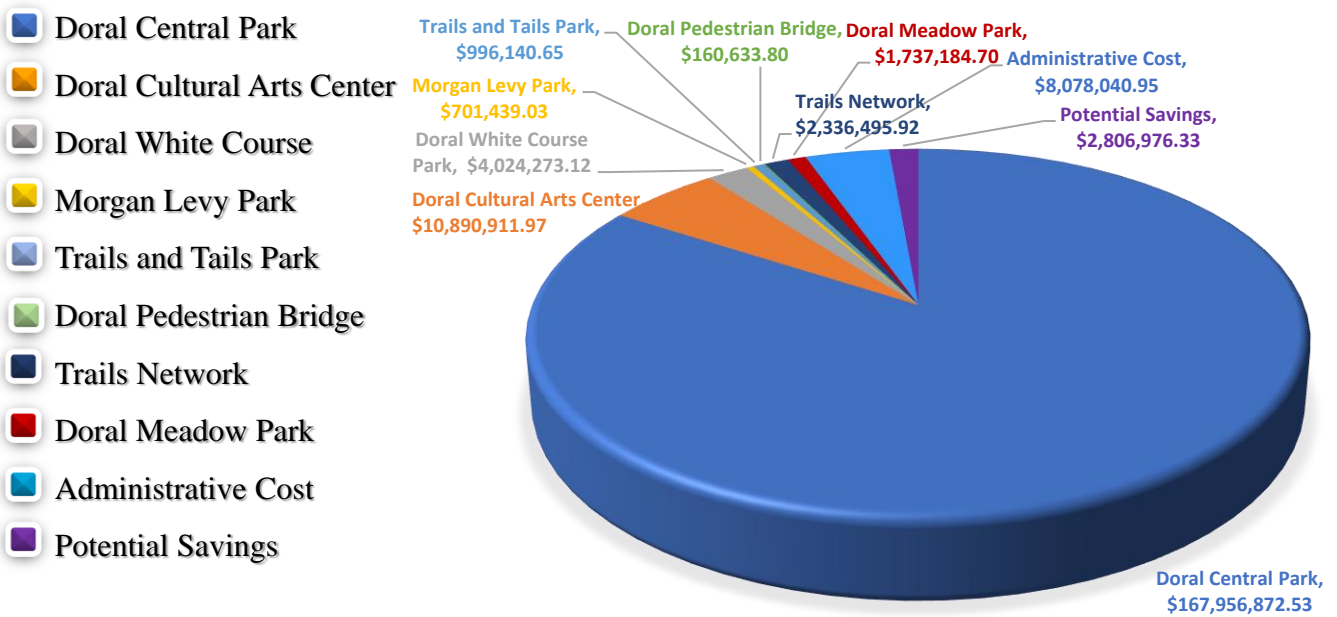


Doral Parks Bond Program

Program Progress Report

DORAL PARKS BOND BUDGET SUMMARY					
Sep-23	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	\$ 67,632,977.09	\$ 81,501,879.30	\$ 18,822,016.14
Doral Cultural Arts Center	\$ 9,800,000.00	\$ 10,890,911.97	\$ 10,809,557.40	\$ 101,981.65	\$ (20,627.08)
Doral White Course Park	\$ 4,100,000.00	\$ 4,024,273.12	\$ 3,971,748.65	\$ 16,371.85	\$ 36,152.62
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	\$ -	\$ (0.00)
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	\$ 6,246,695.45	\$ 241,637.52	\$ 1,589,707.98
Potential Savings	\$ -	\$ 2,806,976.33	\$ -	\$ -	\$ 2,806,976.33
TOTALS:	\$ 149,769,000.00	\$ 199,688,969.00	\$ 92,377,581.83	\$ 82,165,580.90	\$ 25,145,806.27

Budget Sub-Total

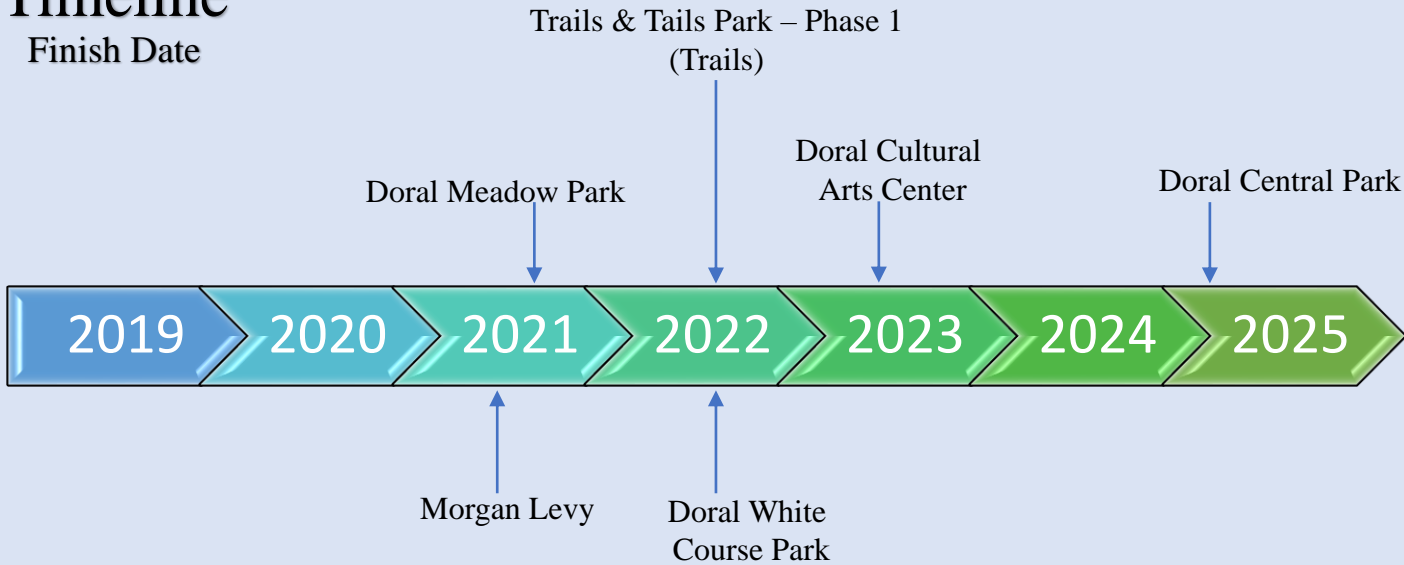




Doral Parks Bond Program

Timeline

Finish Date



Project	Start Date	Finish Date
Doral Central Park	Feb 2020	Jan/Feb 2025
Doral Cultural Arts Center	Jul 2019	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 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 Recreational Center, Aquatics Facility, 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. The vehicular traffic pathways have roundabouts for ease of navigation for entrance/exit to the park with ample parking spaces.



Phase 2/3 Amphitheater

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 September 2023



Phase 4 – Aquatics Facility

- Main yard drains install at pools
- Aquatics restroom outbuilding erected.
- Pool contractor preparing for slab pour, installing rebar and forming deck.
- Aquatics support building shell work ongoing.



Phase 4 – Recreation Center

- CMU rub and patch work continues, removing defects from shell walls.
- Overhead mechanical, electrical, and plumbing work is ongoing, with equipment hangers being installed throughout.
- Waterproofing of windows is underway.
- Façade/envelope components continue to be installed.
- Intumescent fireproofing of interior structural steel continues.
- Light gauge interior framing work is ongoing.

Doral Central Park

Work completed in September 2023



Phase 2/3 – Amphitheater

- Concrete stage has been poured
- Tensile fabric structure cabling install has commenced

Phase 4 – Maintenance Building

- Drywall has been installed, pending finish.
- MEP rough work is near completion, with final fixture install following.



Phase 2/3 – General

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

Doral Central Park

Upcoming Work



Phase 2/3

- Amphitheater remaining steel structure and fabric canopy install
- Continue sidewalk pours
- FPL primary transformer install
- 87th 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 be completed and slab poured.
- Geothermal piping work installation continue

Phase 4 – Rec Center

- Roofing install terminations
- Stucco work continue
- Continue MEP overhead install
- Continue Exterior Window install
- Complete 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

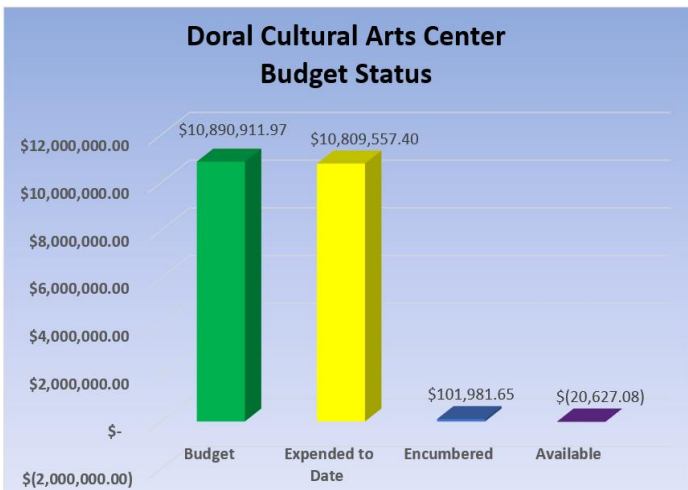
Status: Completed



Program Overview

The Doral Cultural Arts Center site is located 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.

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.





Doral Parks Bond Program

Trails Network

Project Information & Status

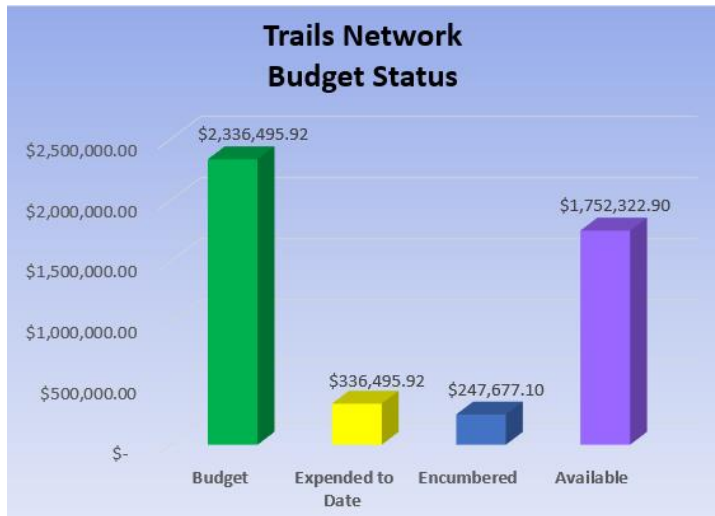
Location: Construction of multi-purpose trails throughout the City of Doral

Budget: \$2,336,495.92

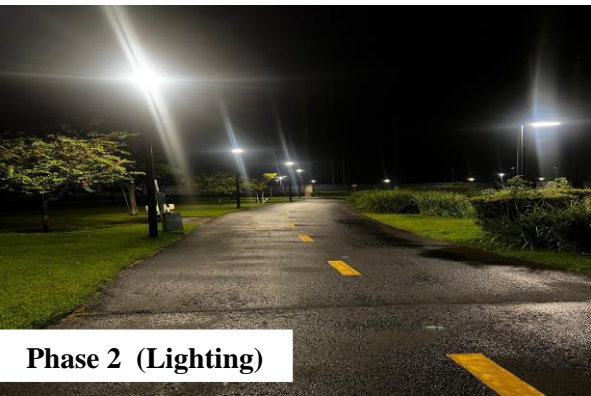
Status: Design Development

Program Overview

The project includes improvements and adding 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)



Phase 2 (Lighting)

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

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

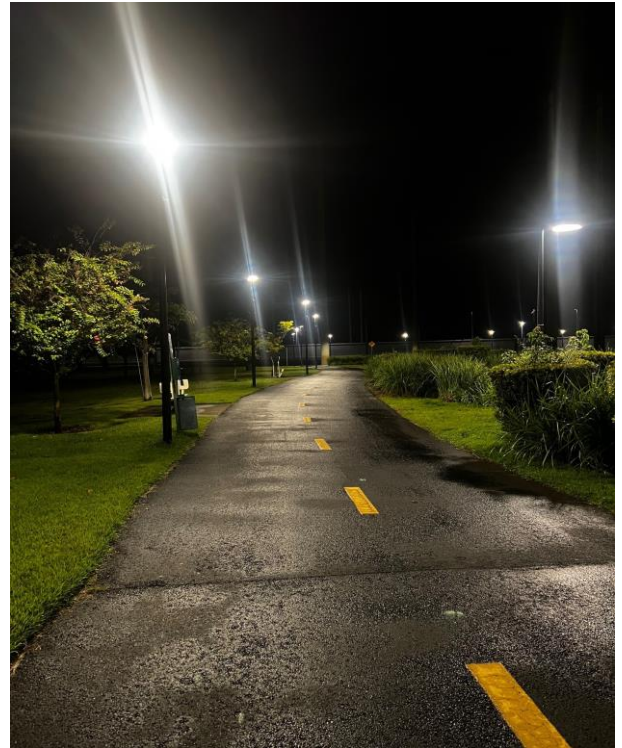


Trails Network - Phase 2 (Lighting)

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

Preliminary survey and utility information completed. Design team continues working on preliminary lighting design.





Doral Parks Bond Program

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