



# Doral Parks Bond Program



## Doral Central Park Recreation Center

November 6<sup>th</sup>, 2023



# Doral Parks Bond Program

## Table of Contents

Program Overview.....	3
Project Completed.....	4
Program Progress Report.....	5
Timeline.....	6
<b>Project Information &amp; Status</b>	
Doral Central Park.....	7
• Work Completed.....	8-11
• Upcoming Work.....	12
Doral Cultural Arts Center.....	13
• Current Status .....	14
Trails Network .....	15
• Current Status .....	16

## Program Overview

On June 13, 2018, Resolution No. 18-112 was unanimously adopted by the City Council, granting authorization for the City to conduct a bond referendum election. The purpose of this election was to determine whether a majority of qualified electors would approve the issuance of the City's general obligation bonds, with the aim of financing Parks and Recreation Projects.

On November 6, 2018, the residents of the City of Doral voted in favor of the referendum, thereby authorizing the City to issue general obligation bonds up to a maximum amount of \$150,000,000. These funds are designated for the enhancement and establishment of a world-class system of parks, natural areas, and recreational facilities.

The Bond Referendum granted approval for funding construction and enhancement initiatives aimed at parks and recreational facilities, with a focus on incorporating safety features. These encompassed, but were not confined to, green spaces, community centers, cultural amenities, an aquatic facility, playgrounds, sports fields, and roughly five miles of walking/cycling trails.

Specific projects covered by the General Obligation Bond encompass the redevelopment of Doral Central Park, renovation of Doral Meadow Park, construction of the Doral Cultural Arts Center, development of Doral White Course Par, improvements to Morgan Levy Park, lighting enhancements 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.

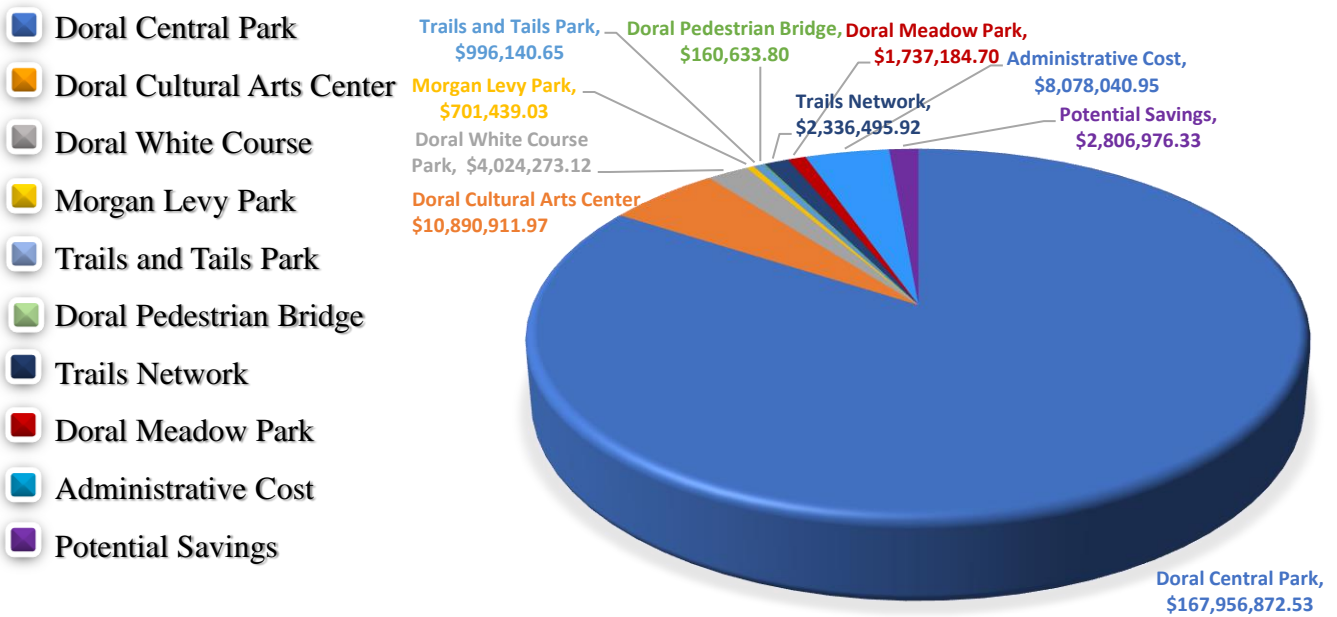


# Doral Parks Bond Program

## Program Progress Report

DORAL PARKS BOND BUDGET SUMMARY					
Nov-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	\$ 81,849,921.25	\$ 68,239,485.93	\$ 17,867,465.35
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	\$ 16,371.85	\$ 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	\$ -	\$ -
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	\$ 6,329,408.71	\$ 241,637.52	\$ 1,506,994.72
Potential Savings	\$ -	\$ 2,806,976.33	\$ -	\$ -	\$ 2,806,976.33
<b>TOTALS:</b>	<b>\$ 149,769,000.00</b>	<b>\$ 199,688,969.00</b>	<b>\$ 106,719,469.25</b>	<b>\$ 68,860,957.53</b>	<b>\$ 24,108,542.22</b>

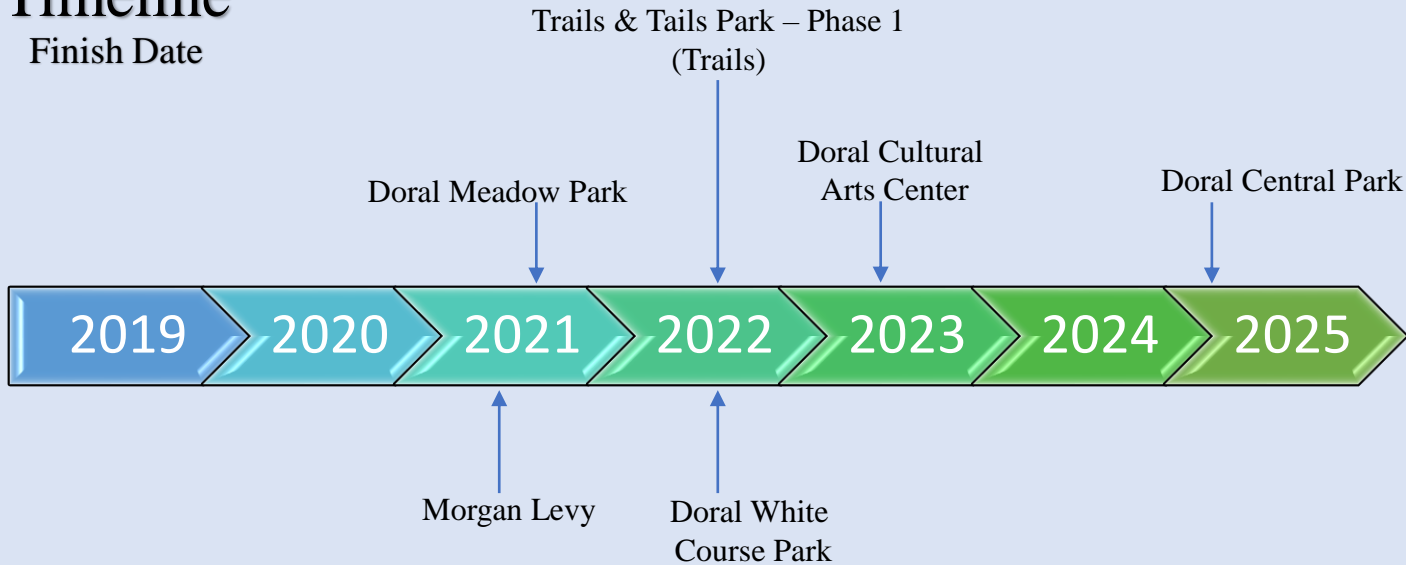
Budget Sub-Total



# 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 Parks Bond Program

## Doral Central Park

### Project Information & Status

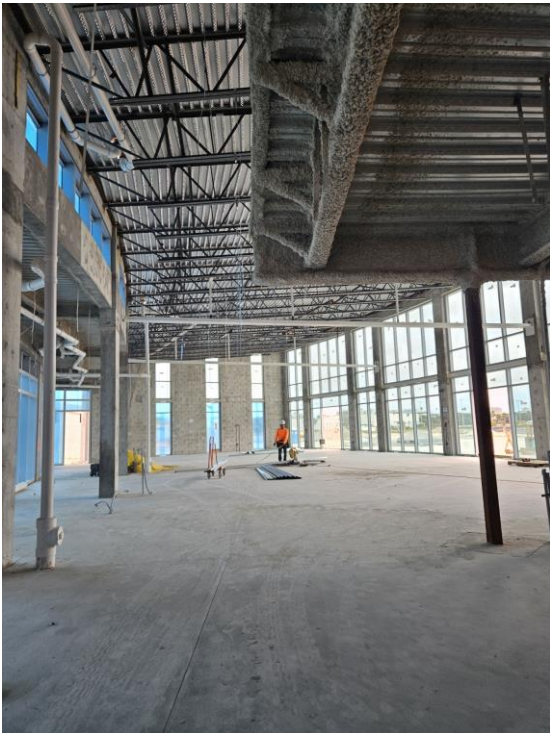
**Location:** 3005 NW 92<sup>nd</sup> Ave.  
Doral FL 33172

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

**Status:** Under Construction

### Program Overview

Doral Central Park is located at 3005 NW 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.



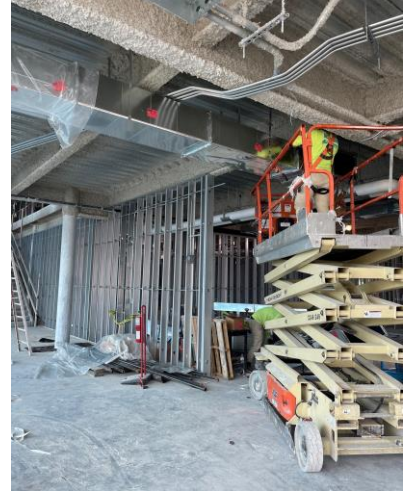
Community Center

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 November 2023



### Phase 4 – Community Center - 50% Complete

- Exterior Glazing work 95% complete
- Exterior Stucco work continues at north and east facades
- Interior thermal insulation install continues at ceiling deck
- Interior overhead mechanical, electrical, and plumbing work being installed throughout
- Interior framing work ongoing at level 1, with level 2 beginning
- Interior inwall insulation began install



## Doral Central Park

Work completed in November 2023



### Phase 4 – Aquatics Center – 30% Complete

- Grand Stand structure being constructed
- Competition Pool concrete poured and cured
- Forming and rebar install for Training Pool concrete in progress
- Support Building masonry walls and structural members installed
- Leisure Pool concrete surface poured, and perimeter walls rebar and formwork being installed

## Doral Central Park

Work completed in November 2023



### Phase 2/3 Amphitheater – 83% Complete

- Amphitheater structure and canopy 100% installed and crews demobilized
- Lawn seating perimeter seat wall being prepared for concrete

## Doral Central Park

Work completed in November 2023

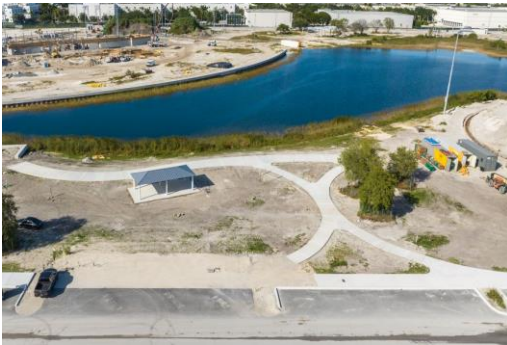


### Site/Civil – 65% Complete

- Site lighting along sidewalks began to be installed throughout Phase 2/3
- Construction trailers relocated to Phase 4 to allow civil work to be finalized for Phase 2/3 areas
- Landscape/Irrigation work continue throughout Phase 2/3 areas
- Underground Electrical work continues throughout Phase 2/3 & 4

## Doral Central Park

### Upcoming Work



#### Phase 4 – Community Center

- Framing work being finalized on level 1 and will continue on level 2, along with overhead MEP install and inwall insulation.
- Exterior Glazing install will be completed.
- Exterior stucco work will be complete, or near completion, and painting exterior walls continues to follow stucco completion.

#### Phase 4 – Aquatics Center

- Training pool, and wading pool concrete deck to be poured.
- Training pool and leisure pool walls to finalize formwork and pour concrete.
- Support Building shell work continues.

#### Phase 2/3

- Grading of multipurpose fields continues
- Concrete sidewalks continue to be poured as well as picnic pavilion finishes and concrete slabs.
- Amphitheater painting to be completed.
- Restroom interior finish work continues.





# Doral Parks Bond Program

## Doral Cultural Arts Center

### Project Information & Status

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

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

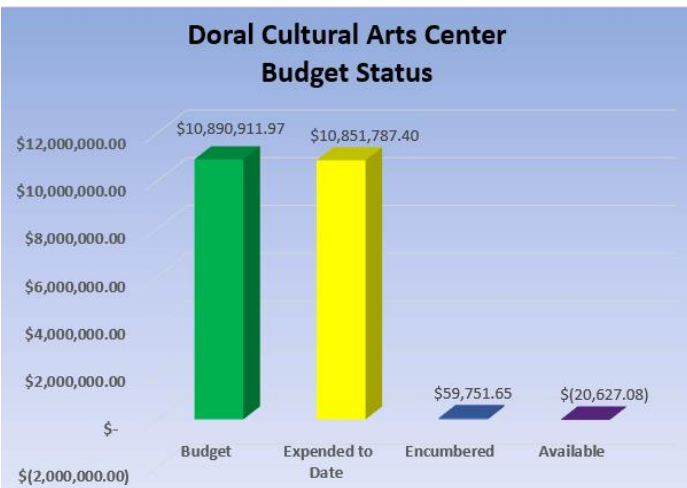
**Status:** Completed



### 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

Final project closeout in progress.





# Doral Parks Bond Program

## Trails Network

### Project Information & Status

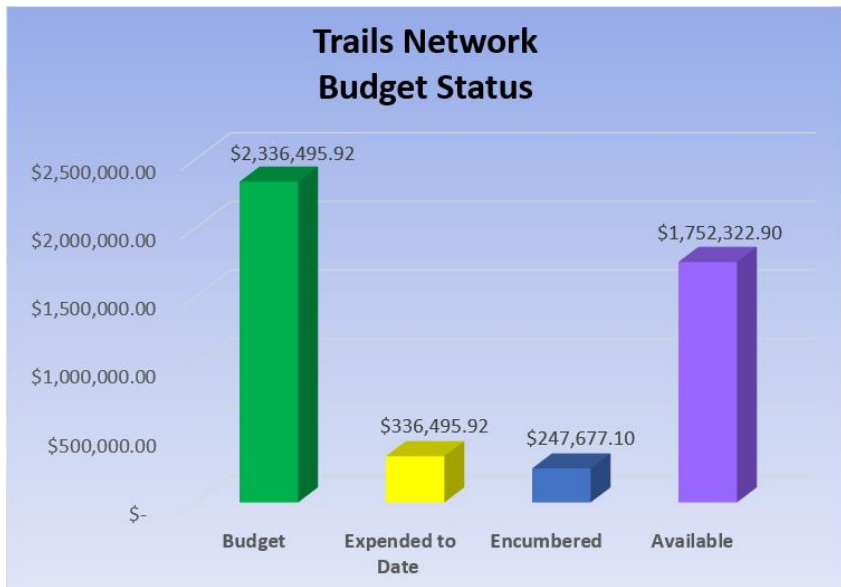
**Location:** Construction of multi-purpose trails throughout the City of Doral

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

**Status:** Design Development (Phase 2)

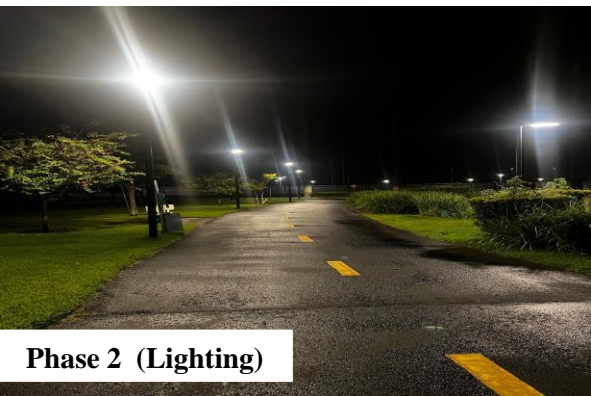
### Program Overview

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

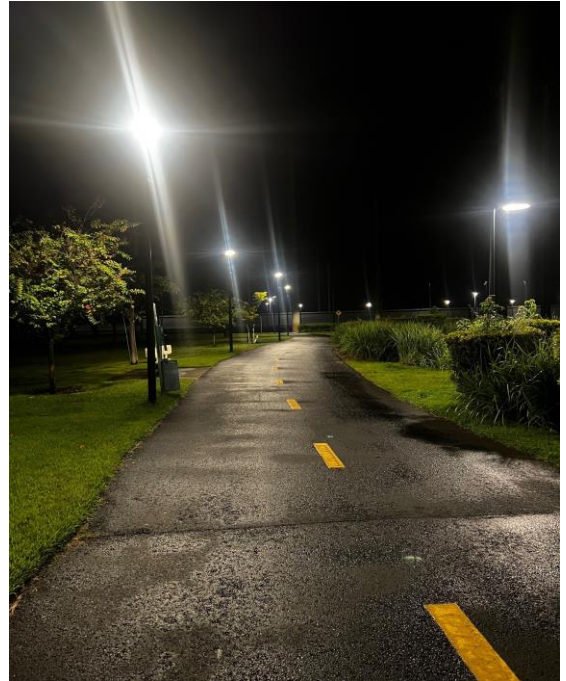


## Trails Network - Phase 2 (Lighting)

### 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

Survey work has been completed. Design team continues coordination with utility company (FPL) and authorities having jurisdiction.







# Doral Parks Bond Program

Prepared with the assistance of:

**AECOM**

2 Alhambra Plaza  
Suite 900  
Coral Gables, FL 33134  
Tel: 305-447-3522  
[www.aecom.com](http://www.aecom.com)



11606 City Hall Promenade  
Suite 200  
Miramar, FL 33025  
Tel: 954-237-7850  
[www.pds-eng.com](http://www.pds-eng.com)