



# Doral Parks Bond Program



## Doral Central Park Recreation Center

July 20<sup>th</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

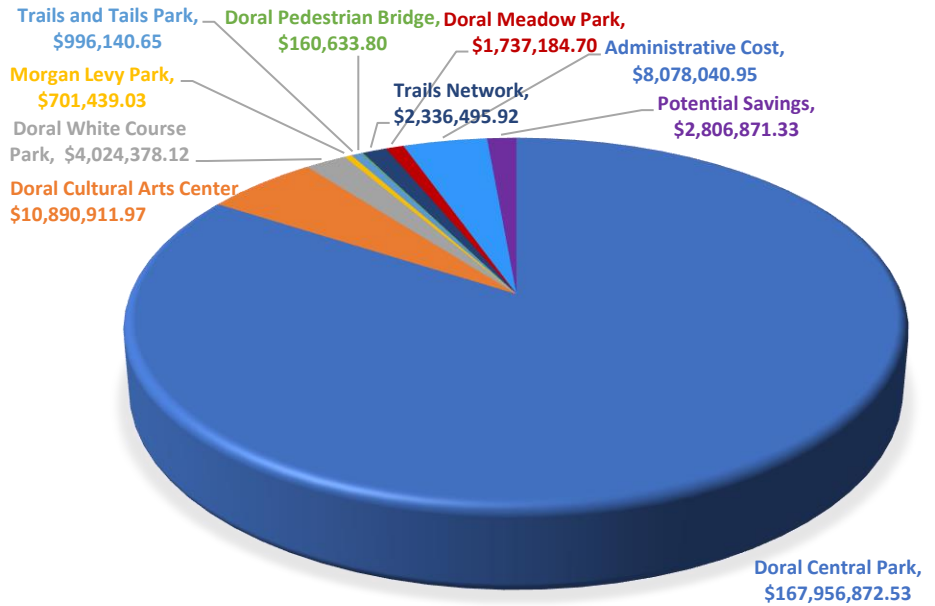
## Program Progress Report

### DORAL PARKS BOND BUDGET SUMMARY

July 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	\$ 54,851,616.21	\$ 92,291,797.86	\$ 20,813,458.46
Doral Cultural Arts Center	\$ 9,800,000.00	\$ 10,890,911.97	\$ 10,723,456.23	\$ 143,284.74	\$ 24,171.00
Doral White Course Park	\$ 4,100,000.00	\$ 4,024,273.12	\$ 3,965,376.65	\$ 10,207.27	\$ 48,689.20
Morgan Levy Park	\$ 143,000.00	\$ 701,439.03	\$ 701,439.03	\$ -	\$ -
Trails and Tails Park	\$ 926,000.00	\$ 996,140.65	\$ 864,179.79	\$ 79,559.68	\$ 52,401.18
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	\$ 520,550.11	\$ 1,567,786.98
Potential Savings	\$ -	\$ 2,806,976.33	\$ -	\$ -	\$ 2,806,976.33
<b>TOTALS:</b>	\$ 149,769,000.00	\$ 199,688,969.00	\$ 79,200,286.19	\$ 93,293,076.76	\$ 27,195,606.05

### Budget Sub-Total

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

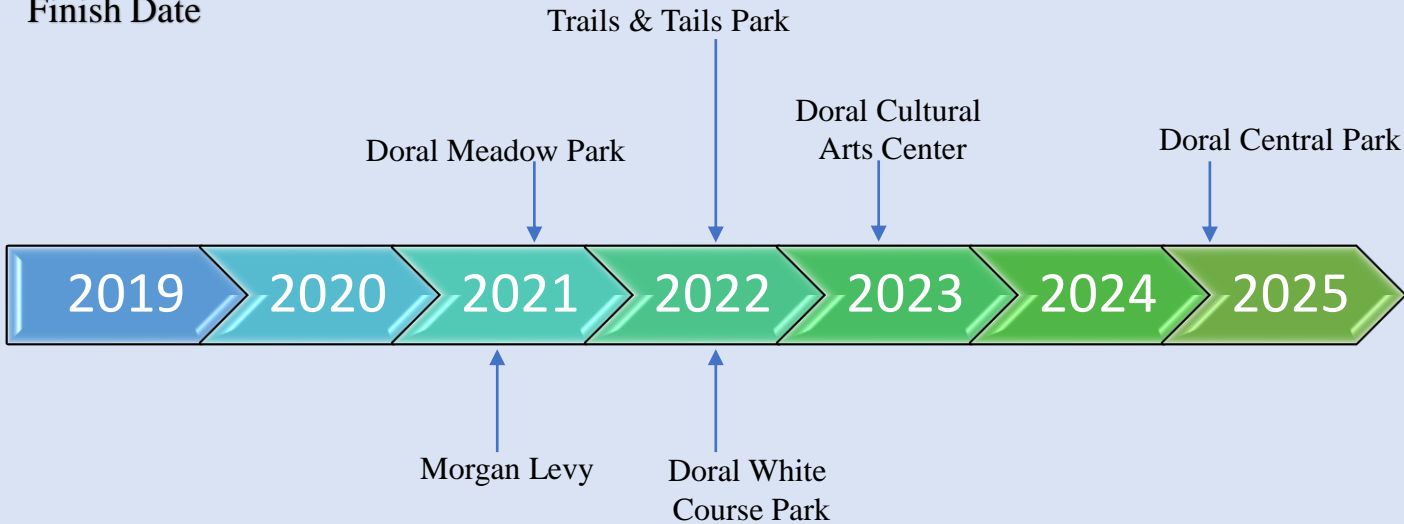




# Doral Parks Bond Program

## 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	Apr 2020	TBD

## Doral Central Park

### Project Information & Status

**Location:** 3000 NW 87 Ave.  
Doral FL 33172

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

**Status:** Under Construction

### Program Overview

Doral Central Park is located at 3000 NW 87th 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 July 2023



At the Recreation Center, the steel and decking neared completion at the end of the month, allowing the building to get watertight to allow interior trades to begin work. Structural work continued and finalized all tie-beams and layout of stairs, and concrete block installation at the low roofs. Mechanical, electrical, and plumbing work continued overhead at level 1 & 2 above ceiling. The planter walls on promenade roof on level 2 were completed.



## Doral Central Park

Work completed in July 2023



At the Aquatics Facility, the slab subgrade was poured as well as the footers. Trenching continued for the pools and excavation for the geothermal piping. Electrical conduit installation at the Support Building was completed. The Maintenance Building erection was completed, and interior block was installed along with electrical work. The last wall cap section for the promenade at the lake was completed with the installation of light fixtures.

## Doral Central Park

Work completed in July 2023



The skatepark and pump track construction was completed at the end of month and passed its final inspection. At the Amphitheater, work continued for the stage and the preparation for the dynamic tensile roof structure. Interior and exterior finishes at the restroom buildings continued along with electrical work, and the roofs were completed. Sidewalk paths and greenspaces on the east side of the park continued along with parking lot curb preparation on the north and south roads. The irrigation mainline installation continued into the last phase.

## Doral Central Park



### Upcoming Work

Continued pavilion and sports lighting installation onto the last phase of the park. Irrigation mainlines along with drainage, and the installation of sidewalks and parking lot curbs. Restrooms for first phase of the park to soon be completed, followed by restrooms for the last phase. The exterior of the Recreation Center will begin to receive finishes (stucco) and forming of the stairs to commence, with interior work to follow. Structural work continues, and window openings and storefronts. The forming of the surge tanks at the Aquatics Facility, and plumbing for the pools, and the installation of geothermal piping for the geothermal system. The roof steel for the lockers and check-in buildings starts beginning next month. Work on the interior of the Maintenance building and installation of doorframes and doors.





# Doral Parks Bond Program

## Doral Cultural Arts Center

### Project Information & Status

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

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

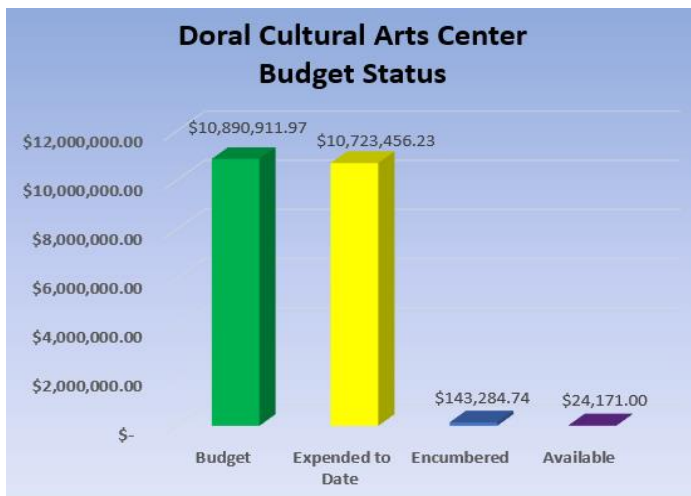
**Status:** Completed



### Program Overview

The Doral Cultural Arts Center site is located 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.

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

Punchlist walkthrough's have been completed, pending minor corrective work from the contractor. Corrective work for sloped lawn has been completed. Contractor working with Authorities having jurisdiction to close out final permits and achieve final certificate of occupancy, estimated completion in August.



## Trails Network

### Project Information & Status

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

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

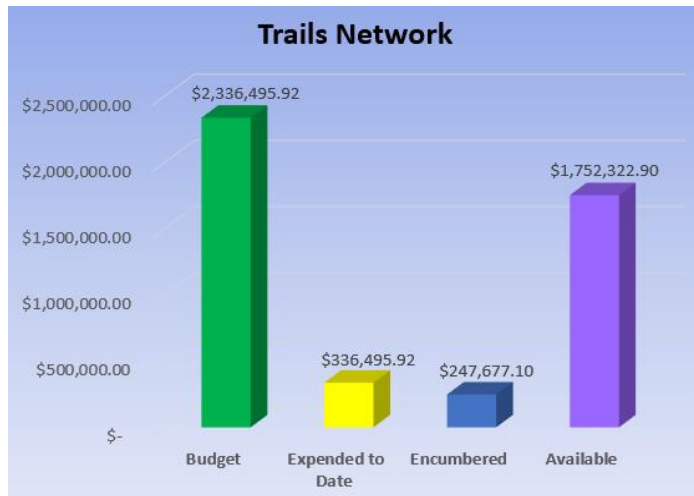
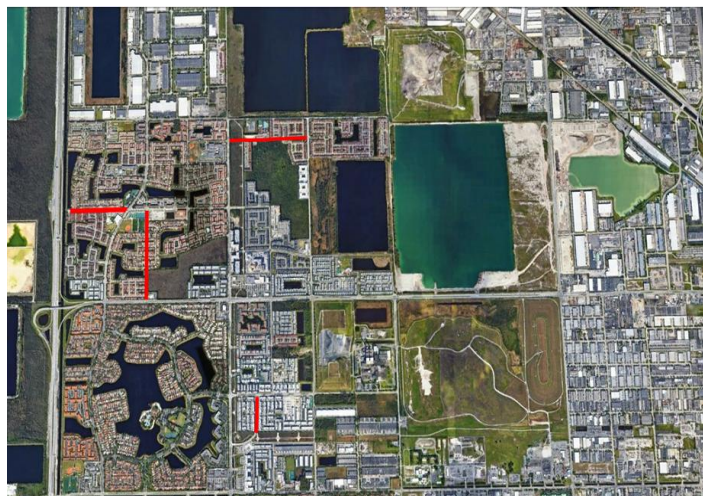
**Status:** Design Development



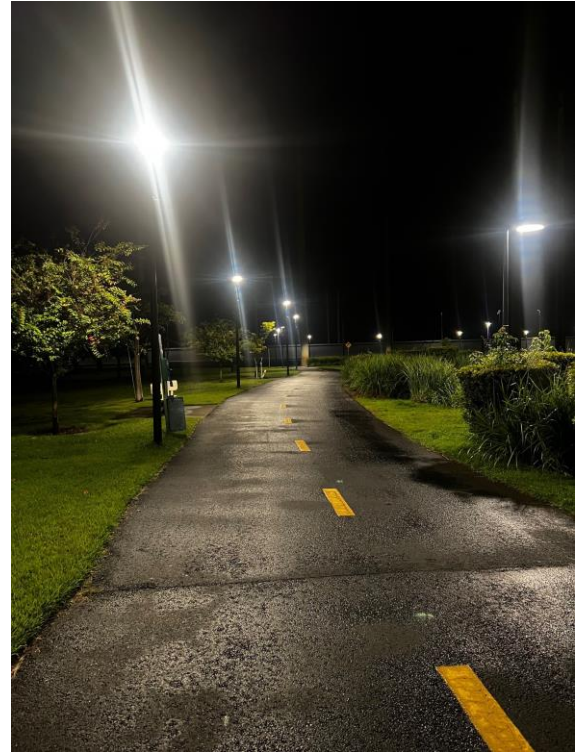
### Program Overview

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.

Project Phase	Start Date	Finish Date
Procurement Process	Apr 2020	TBD
Design	TBD	TBD
Construction	TBD	TBD
Closeout Project	TBD	TBD



## Trails Network



### Current Status

Work order for the engineering and design services for the lighting of segments of trails was executed and the official Notice to Proceed was issued on July 12, 2023. Project kick-off meeting was held on July 12, 2023, and information gathering has begun.





# Doral Parks Bond Program

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