



Doral Parks Bond Program



Doral Central Park Recreation Center

June 9th, 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 117th 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

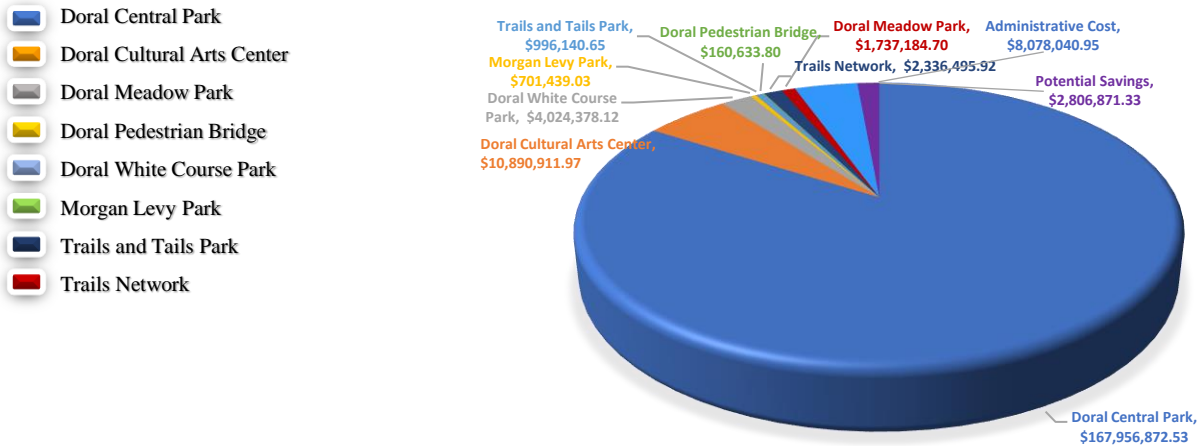
DORAL PARKS BOND BUDGET SUMMARY

June 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	\$ (*1) (*2) 167,956,872.53	\$ 51,124,656.51	\$ 64,412,747.63	\$ 52,419,468.39
Doral Cultural Arts Center	\$ 9,800,000.00	\$ 10,890,911.97	\$ 10,617,109.60	\$ 183,875.22	\$ 89,927.15
Doral White Course Park	\$ 4,100,000.00	\$ 4,024,273.12	\$ 3,965,376.65	\$ 35,382.17	\$ 23,514.30
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	\$ 94,703.48	\$ 37,257.38
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	\$ -	\$ 2,000,000.00
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	\$ 5,890,102.46	\$ 849,417.54	\$ 1,338,520.95
Potential Savings	\$ -	\$ (*2) 2,806,976.33	\$ -	\$ -	\$ 2,806,976.33
	Original Program Budgets (NOV 2019)	Budgeted Sub-Total	Expended to Date	Encumbered	Available (B-C-D)
TOTALS:	\$ 149,769,000.00	\$ 199,688,969.00	\$ 75,267,378.46	\$ 65,576,126.04	\$ 58,845,464.50

Notes

- (*1) Final Central Park budget and contractor not to exceed re-established following Value Engineering exercise and City Council Resolution. Contingency established at \$3,000,000 using funds from canceled Pedestrian Bridge Project.
- (*2) Savings reduced and moved to Central Park following final budget determination.

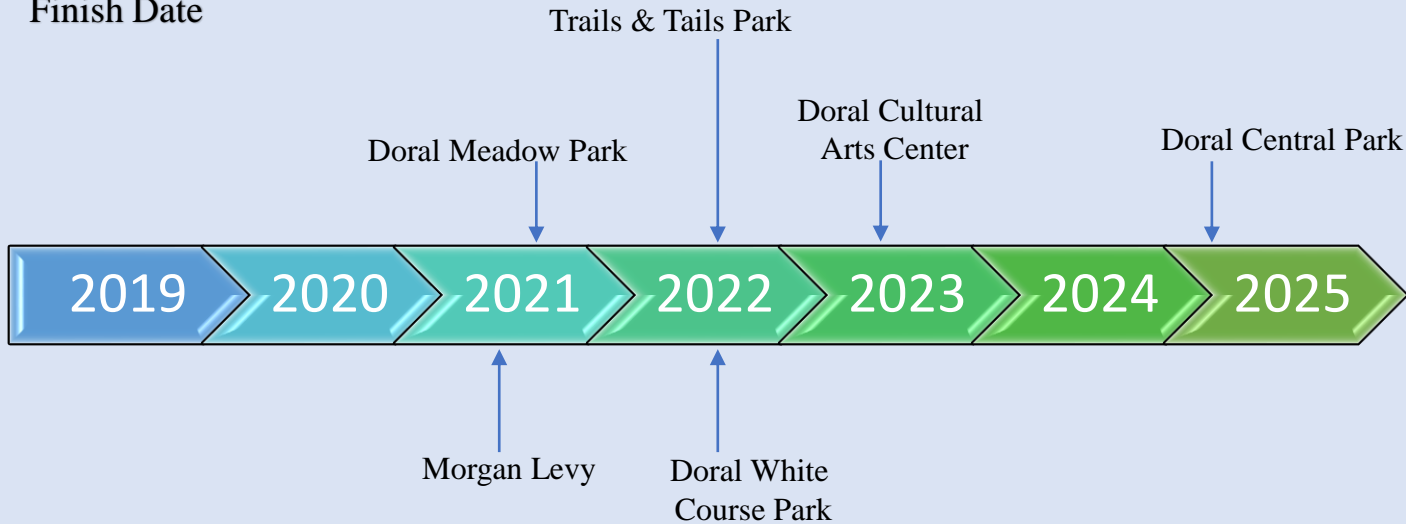
Budget Sub-Total



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	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.



Topping out Celebration

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 June 2023

Excavation of fire line at Amphitheater was completed. The wall footers for the Amphitheater were poured as well as the pedestals in preparation for masonry blocks. The first lift of asphalt was completed for the North and South Road. Finalized installation of lime rock subbase for the overflow parking lot on the West side. Underground electrical work of the Northwest Overflow Lot was completed. Installation completed of the roofs for shelters 1, 2 and 3, moving onto shelters 4, 5, 6, 8, 9, 10 and 11. Installation of footers & columns for shelters 7, 12, 13 and 14 started. For the Restroom, exterior framing of Restroom C and D completed. The building pad for Restroom E was installed. Installation of steel joist for Restroom A and B finalized. At the Aquatics Facility, the support building foundations were excavated, and formwork began.



Rec Center & Aquatics Facility



Restroom



Amphitheater



Promenade Wall Cap

Doral Central Park

Work completed in June 2023

Digging started for the surge tanks and training pool. General caulking completed installation of water proofing system in support building pits. Columns were poured for the check-in and lockers buildings. Steel erection at the Maintenance Building commenced after placement of the slab-on-grade. The Skatepark and Pump Track received more formwork, rebar, and concrete. The marine wall cap formed/poured to approximately 500+ linear feet and continued to form the next section. Installation of light fixtures on the promenade wall started. The Recreation Center wrapped up the month with a “Topping Out” celebration with the installation of the final beam at the high-roof structure.



Maintenance Building



Aquatics Support Building



Skate Park

Doral Central Park



Upcoming Work

Final grading at the pump track and drainage at West side of the Recreation Center. Skate Park formwork and rebar, and concrete placements continues. Restroom structures framing and decking continues for A and B, along with installation of electrical panels in C and D. Installation of pavilions/shelters roof, footers and columns continues. Recreation Center work continues for the High Roof structural steel (i.e., joist, bridging, detailing, and metal roof deck). Along with structural formwork, columns, and Tie-Beams up to the high-roof and masonry work to the high-roof. Installation of overhead conduits for electrical work at level 1 above ceiling continued along with installation of the mechanical hangers and hanging main conduits for Low Voltage. Beams at the Aquatic Center check-in and lockers buildings will be poured and continued excavation of the support building. Continued steel erection for the Maintenance building. Promenade/Marine Wall Cap installation continues along with electrical rough-in for the lighting.



June Highlights



Topping out Celebration Sign-off

On June 28th, 2023, The Mayor of City of Doral, City Council and City Administration joined the project's contractor, Kaufman Lynn Construction and Architect, Bermello-Ajamil & Partners to celebrate a milestone for the Doral Central Park Project.

June Highlights



**Doral Central Park
TOPPING OUT
CELEBRATION**

JUNE 28, 2023





Doral Parks Bond Program

Doral Cultural Arts Center

Project Information & Status

Location: 8363 NW 53 St.
Doral FL 33166

Budget: \$10,890,911.97

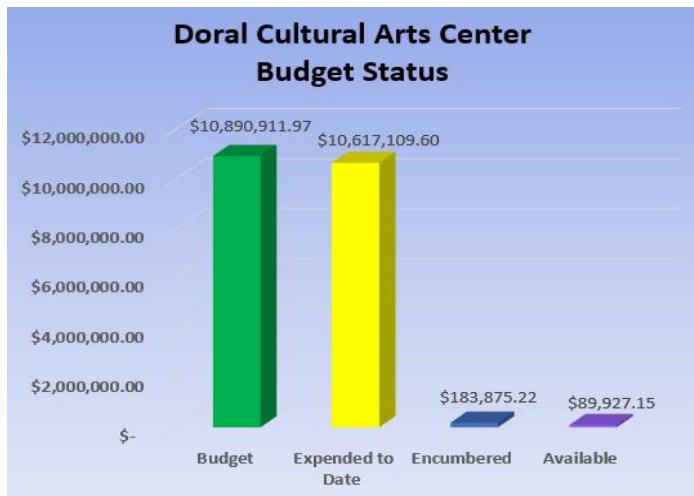
Status: Completed



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 change order approved, estimated to be completed by Summer 2023. Contractor working 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 and trails improvements throughout the City of Doral

New Budget: \$2,336,495.92

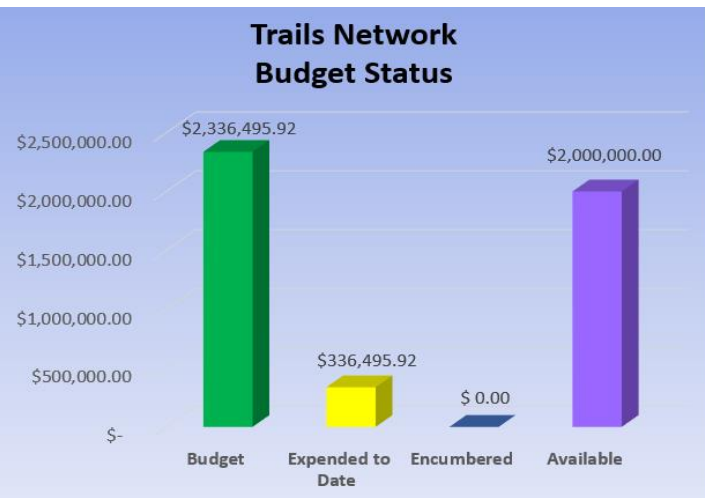
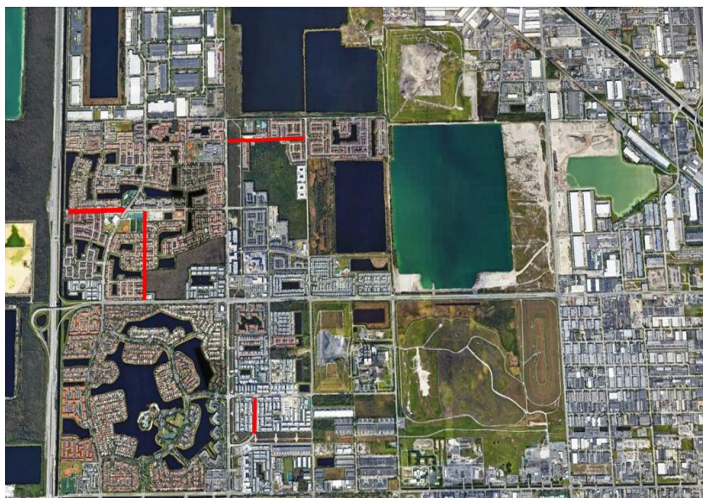
Status: Design Development



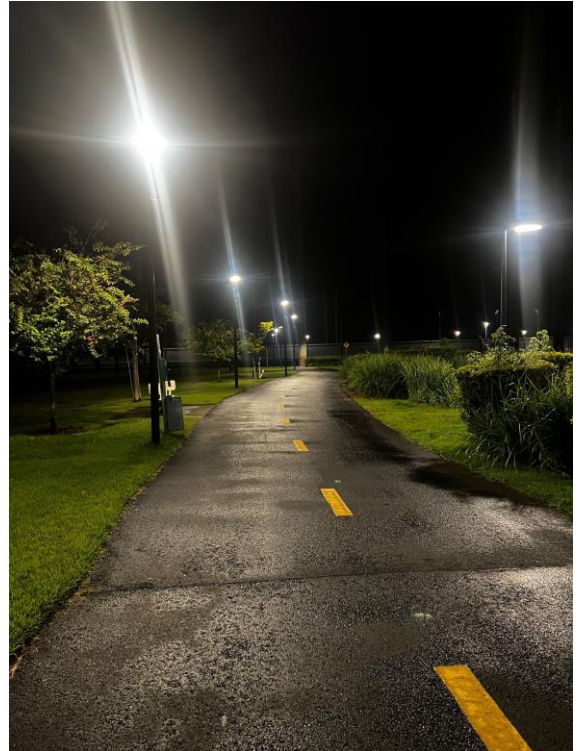
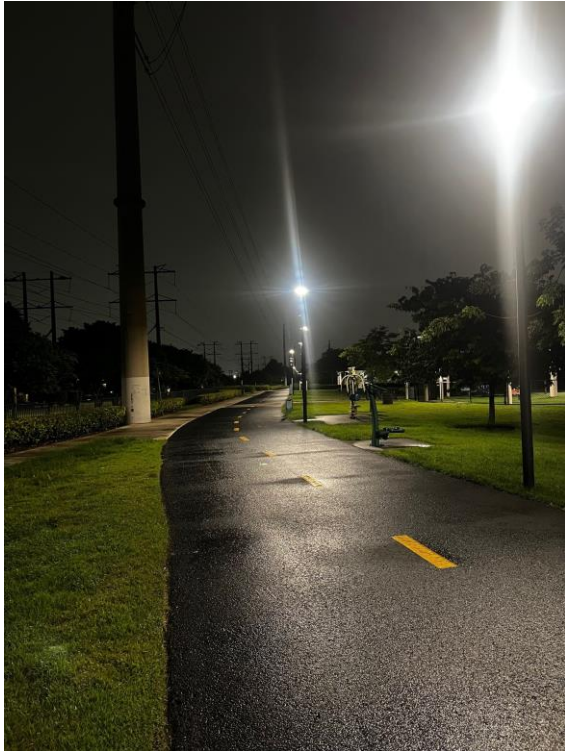
Program Overview

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

It was determined to re-allocate approximately \$2,000,000 from the Pedestrian Bridge project budget 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.





Doral Parks Bond Program

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