



Doral Parks Bond Program



Doral Central Park Recreation Center

March 1st, 2023



Doral Parks Bond Program

Table of Contents

Program Overview.....3

Projects Completed.....4

Program Progress Report.....5

Timeline.....6

Project Information & Status

Doral Central Park.....7

- Work Completed.....8
- Upcoming Work.....9

Doral Cultural Arts Center.....10

- Current Status & Upcoming Work11

Doral Pedestrian Bridge.....12

- Current Status & Upcoming Work13

Trails Network.....14

- Current Status & Upcoming Work15

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

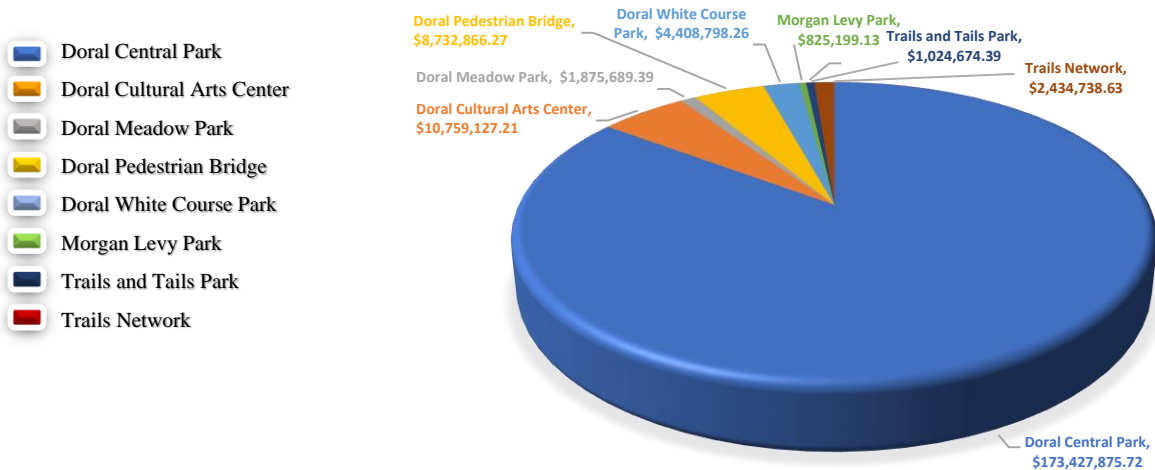
March 2023				
	A	B	C	D
Projects	Original Program Budgets (NOV 2019)	Budgeted Sub-Total	Expended to Date	Available (B-C)
Doral Central Park	\$ 124,866,109.94	\$ (*1) 173,427,875.72	\$ 40,927,191.80	\$ 132,500,683.92
Doral Cultural Arts Center	\$ 9,905,187.96	\$ 10,759,127.21	\$ 10,691,099.35	\$ 68,027.86
Doral White Course Park	\$ 4,102,555.49	\$ 4,408,798.26	\$ 4,408,798.26	\$ -
Morgan Levy Park	\$ 704,637.92	\$ 825,199.13	\$ 825,199.13	\$ -
Trails and Tails Park	\$ 1,052,752.47	\$ 1,024,674.39	\$ 962,925.46	\$ 61,748.93
Doral Pedestrian Bridge	\$ 6,189,257.92	\$ (*2) 8,732,866.27	\$ 539,816.47	\$ 8,193,049.80
Trails Network	\$ 923,274.05	\$ (*2) 2,434,738.63	\$ 434,738.63	\$ 2,000,000.00
Doral Meadow Park	\$ 1,561,659.00	\$ 1,875,689.39	\$ 1,875,689.39	\$ -
	Original Bond Value	Budgeted Sub-Total	Total Expended to Date	Available (B-C)
TOTALS:	\$ 149,305,434.75	\$ (*1) 203,488,969.00	\$ 60,665,458.49	\$ 142,823,510.51

Notes

(*1) Potential savings from Central Park properly reflected in budget, adjusting Central Park from \$171,874,814.69 to \$173,427,875.72 and total program budget from \$201,935,907.97 to \$203,488,969.00

(*2) \$2,000,000. moved from Pedestrian Bridge to project Trails Network

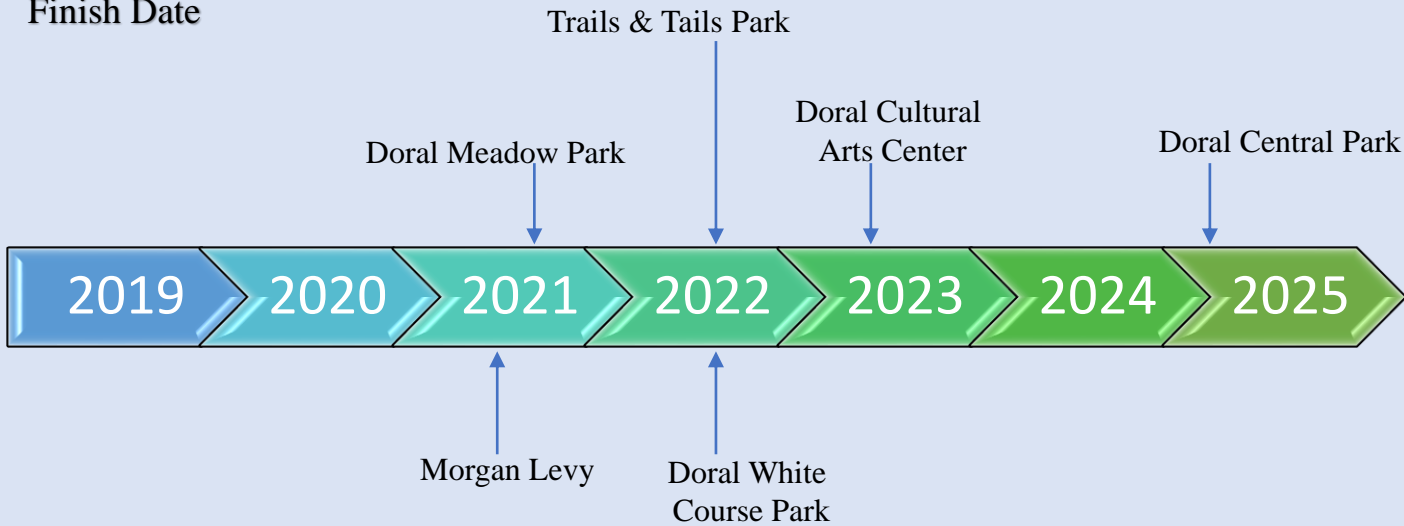
Budget Sub-Total



Doral Parks Bond Program

Timeline

Finish Date



Project	Start Date	Finish Date
Doral Central Park	Feb 2020	Spring 2025
Doral Cultural Arts Center	Jul 2019	Summer 2023
Doral Meadow Park	Nov 2019	Aug 2021
Doral Pedestrian Bridge	Dec 2020	TBD
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 Parks Bond Program

Doral Central Park

Project Information & Status

Location: 3000 NW 87 Ave.
Doral FL 33172

Budget: \$173,427,875.72

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.



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



Aerial of Recreation Center Construction



Doral Central Park

Work completed in March 2023

Deep Soil Mixing of the Competition Pool and Surge Tank at the Aquatics Facility was completed, prompting the installation of sheet piles. Installation of the structural steel at the Recreation Center commenced along with the Slab-on-Grade placements at Area A and B. Structural formwork continued, more columns erected, and Tie-Beams up to Level 3. Formwork and rebar for the Amphitheater canopy structure Pedestals continued to begin the installation of anchor bolts. Electrical conduit for High and Low Voltage continued across the site. Plumbing activities continued amongst the buildings with regular inspections. Steel Joist Framing of Restroom C was completed and Restroom D to follow suit. Formwork and rebar for stem wall footers installed for Restroom A and B. The installation of drainage continued, and the first lift of asphalt started at the South Road. Installation of the Irrigation Mainline is complete up to the Southwest corner of the jobsite.



Deep Soil Mixing at Competition Pool



Slab-on-Grade at Recreation Center



Structural Steel at Rec Center

Pedestal Formwork and Rebar for Amphitheater Canopy



Doral Central Park



Upcoming Work



Sunshade Structures at the Sensory Playground and grading for surrounding sidewalks. Grading of the location of the Skatepark and Pump track. Installation of trench drains at the Amphitheater. Piles for the canoe/kayak/paddleboard launch and boardwalk at the Southeast portion of the lake. The shell of the Recreation Center to continue along with structural steel and formwork, electrical and plumbing activities, and material deliveries to maintain schedule. Roofing for Restroom C and D, and stem walls at A and B. Excavation for wall footers of the Aquatic Center Office/Check-In and Lockers/Storage buildings. Installation of drainage and asphalt.



Doral Parks Bond Program

Doral Cultural Arts Center

Project Information & Status

Location: 8363 NW 53 St.
Doral FL 33166

Budget: \$10,759,127.21

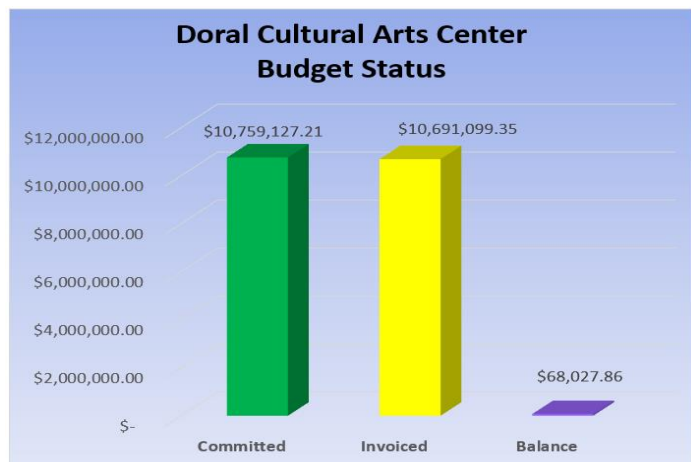
Status: Completed



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 will serve to celebrate the variety of cultures, arts, and experiences that make Doral so unique. Features will 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 pending change order approval, estimated to be completed by July 2023. Contractor working with Authorities having jurisdiction to close out final permits and achieve final certificate of occupancy.

Upcoming Work

Punchlist walkthroughs have concluded. Pending corrective work to sloped lawn, and final closing of contractor's permits for final Certificate of Occupancy.





Doral Parks Bond Program

Doral Pedestrian Bridge

Project Information & Status

Location: The bridge will connect the north and south portions of the Turnpike Trail along NW 117th Avenue

New Budget: \$8,732,866.27

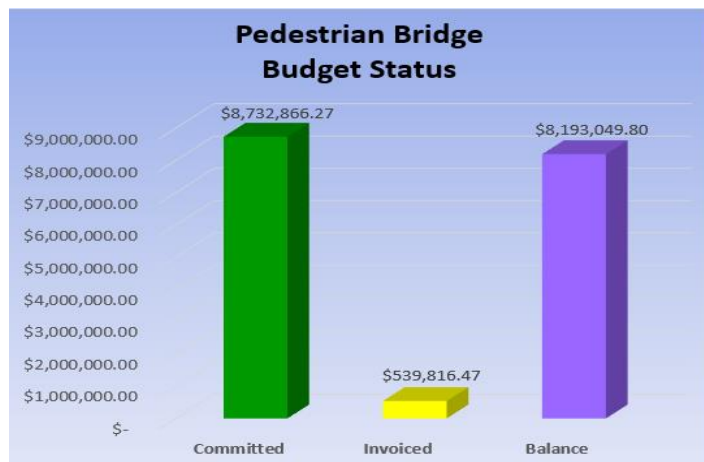
Status: Pre-Construction



Program Overview

The bridge will connect the north and south portions of the Turnpike Trail along NW 117th Avenue. The bridge will allow pedestrians and cyclists to safely cross over Doral Boulevard (41st Street). The bridge will provide ADA accessibility via ramps and elevators. A covered roof and open sided breeze way with lighting and security cameras will provide residents with an unobstructed view of the city.

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



Doral Pedestrian Bridge



Current Status

During the February City Council meeting, it was determined to put on hold the Pedestrian Bridge project, due to escalation and budget issues and the FDOT concurrence. The City will be seeking additional funding for the project, to be announced in a future Council meeting. It was also determined in February meeting to re-allocate \$2,000,000 from this project's budget to the Trails Network project in order to improve/add trails for the Trails Network Project. The trail lighting scope of work will be moved from the Pedestrian Bridge scope to the Trails Network scope for this work.

Upcoming Work

Project pending additional funding to be announced in a future Council meeting. Additional, lighting scope of work has been moved from this project to the Trails Network.



Trails Network

Project Information & Status

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

New Budget: \$2,434,738.63

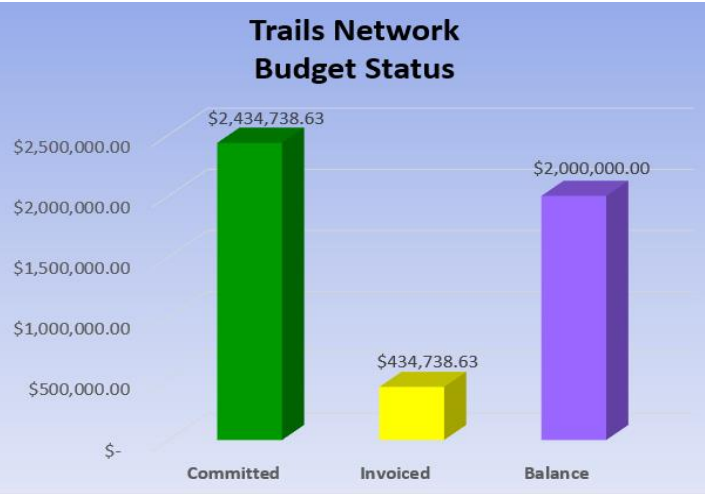
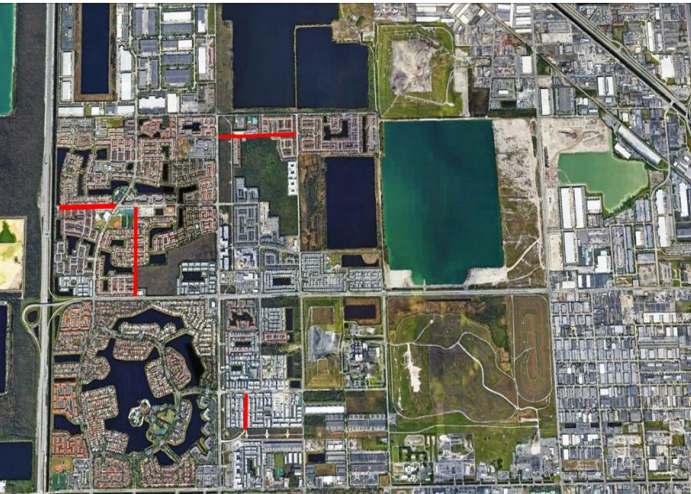
Status: Design Development



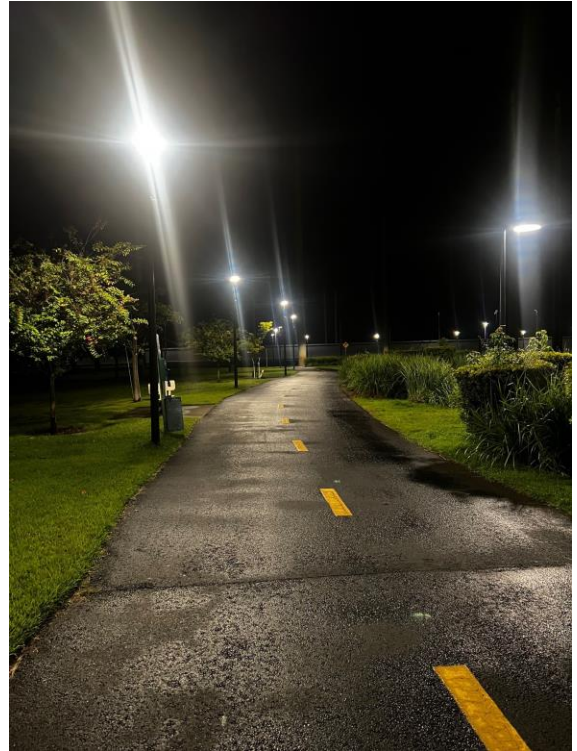
Program Overview

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.

Upcoming Work

During the February Council meeting, it was determined to re-allocate approximately \$2,000,000 from the Pedestrian Bridge project's budget to the Trails Network project in order to improve/add for the network. The trail lighting scope of work will be moved from the Pedestrian Bridge scope to the Trails Network scope for this work. Discussions are being held with design professionals, Parks Department, and PMT to determine path forward for this project.





Doral Parks Bond Program

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