



# Doral Parks Bond Program



## Doral Central Park

Recreation Center

Feb 9<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.



## Projects Completed



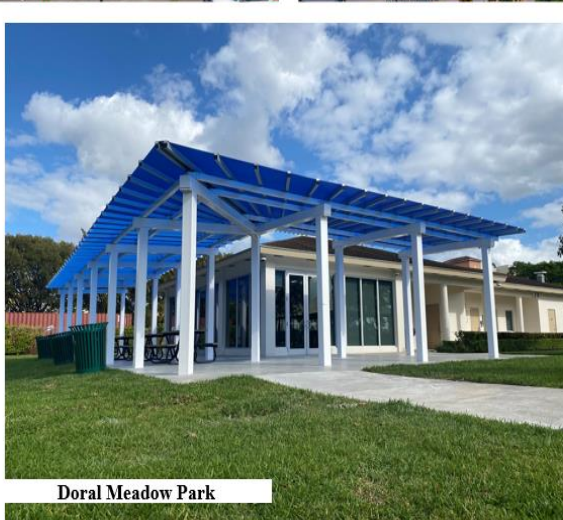
Doral White Course Park



Doral Cultural Arts Center



Morgan Levy Park



Doral Meadow Park



Trails and Tails Park

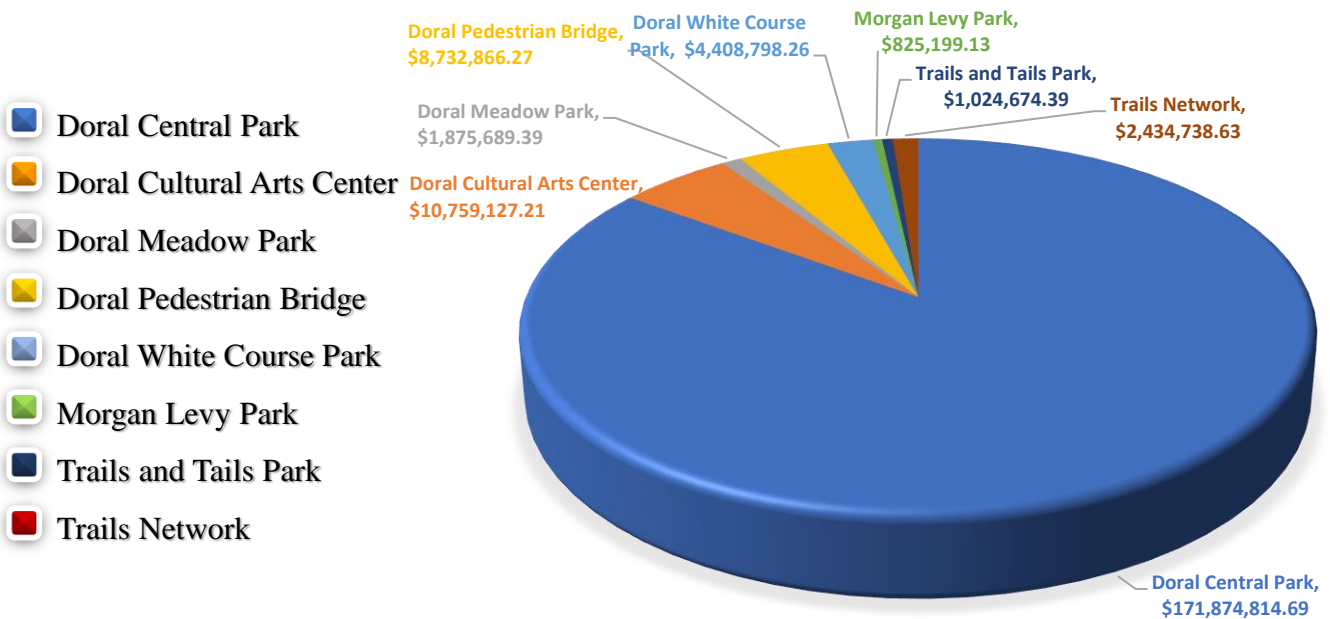


# Doral Parks Bond Program

## Program Progress Report

| Project Name               | Status             | Start Date | Finish Date | Original Program Budget  | Budget                   | Spent                   | Available                |
|----------------------------|--------------------|------------|-------------|--------------------------|--------------------------|-------------------------|--------------------------|
| Doral Central Park         | Under Construction | Feb 2020   | Spring 2025 | \$ 124,866,109.94        | \$ 171,874,814.69        | \$ 29,838,568.00        | \$ 142,036,246.69        |
| Doral Cultural Arts Center | Complete           | Jul 2019   | Spring 2023 | \$ 9,905,187.96          | \$ 10,759,127.21         | \$ 10,685,104.60        | \$ 74,022.61             |
| Doral Meadow Park          | Complete           | Nov 2019   | Aug 2021    | \$ 1,561,659.00          | \$ 1,875,689.39          | \$ 1,875,689.39         | \$ -                     |
| Doral Pedestrian Bridge    | Pre-Construction   | Dec 2020   | TBD         | \$ 6,189,257.92          | \$ 8,732,866.27          | \$ 494,750.81           | \$ 8,238,115.46          |
| Doral White Course Park    | Complete           | Sep 2019   | Jul 2022    | \$ 4,102,555.49          | \$ 4,408,798.26          | \$ 4,408,798.26         | \$ -                     |
| Morgan Levy Park           | Complete           | Nov 2019   | May 2021    | \$ 704,637.92            | \$ 825,199.13            | \$ 825,199.13           | \$ -                     |
| Trails and Tails Park      | Complete           | Dec 2019   | Jul 2022    | \$ 1,052,752.47          | \$ 1,024,674.39          | \$ 962,925.46           | \$ 61,748.93             |
| Trails Network             | Design Development | Apr 2020   | TBD         | \$ 923,274.05            | \$ 2,434,738.63          | \$ 434,738.63           | \$ 2,000,000.00          |
| <b>TOTAL</b>               |                    |            |             | <b>\$ 149,305,434.75</b> | <b>\$ 201,935,907.97</b> | <b>\$ 49,525,774.28</b> | <b>\$ 152,410,133.69</b> |

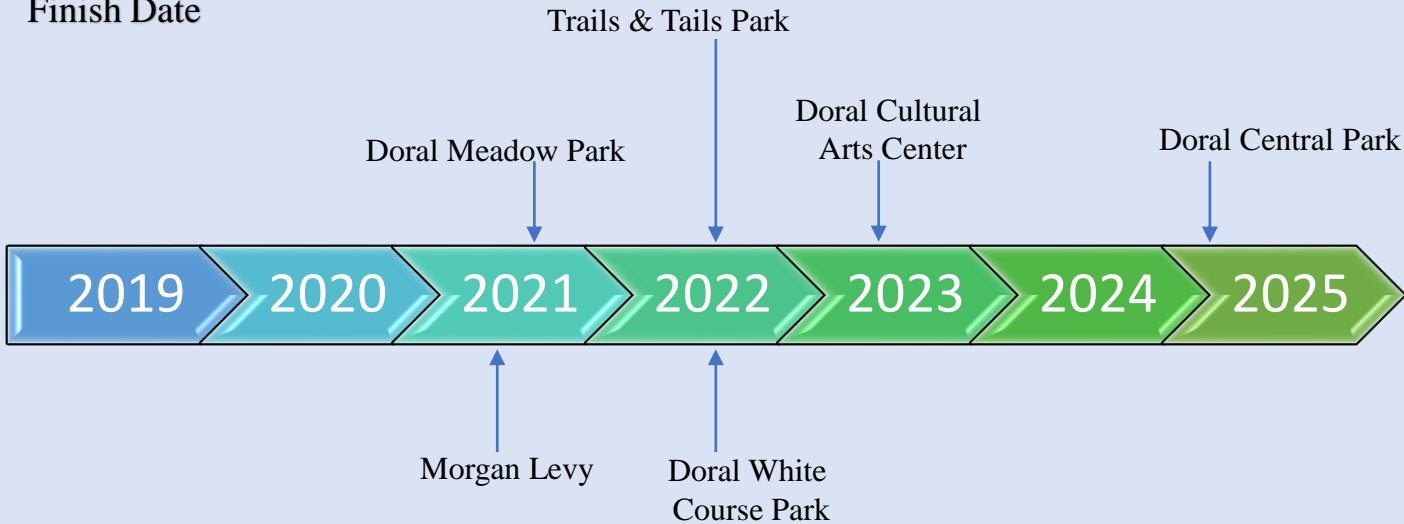
### Budget



# 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   | Spring 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 Central Park

### Project Information & Status

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

**Budget:** \$171,874,814.69

**Status:** Under Construction

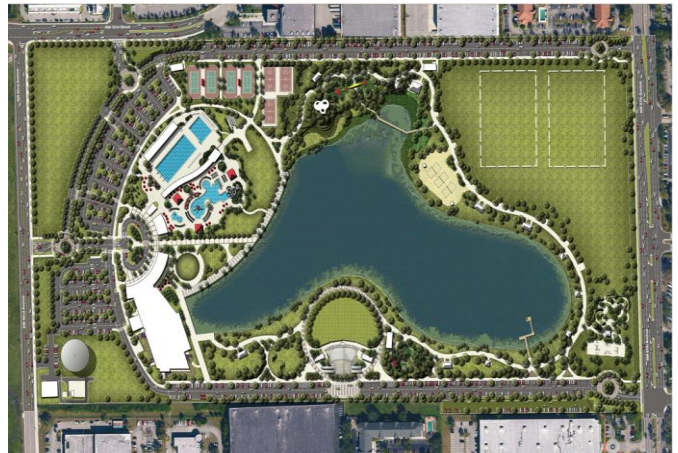


### Program Overview

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   | Spring 2025 |

**Doral Central Park Budget Status**



## Doral Central Park

### Work completed in February 2023

Watermain tie-in at 87th Avenue finished with the completed restoration of the affected asphalt and sidewalk. Other sitework included finalizing the sewer laterals across the site and the start of drainage work by the Sensory Playground. Rebar and concrete were installed for the shade canopy foundation at the playground. At the beach volleyball and skatepark with pump track locations the installation of sports lighting was completed. Structural work at the Recreation Center continued with the installation of columns and beams in preparation to receive steel. Concurrently, the underground electrical and plumbing work were completed, and the slab on grade was placed at the gymnasium. Outbuilding C was prepped to receive slab on grade and tie-beams were finished; Outbuilding D to follow. The Amphitheater foundation/footings were completed, and the berm area received grading to provide an optimal view of the stage for future audiences. Work at the Aquatics Facility commenced with the start of deep soil mixing for the competition and training pool, and surge tank.



Aerial of Recreation Center Construction



Deep Soil Mixing at Aquatics Facility



Amphitheater Stage Foundation / Footings



Drainage at Sensory Playground



Columns and Beams at Recreation Center



## Doral Central Park



### Upcoming Work



Drainage work to continue at the north side of the site, along with installation of underground conduits along the North Road. Irrigation mainline installation to continue at the South-West Road, and grading to commence at the South Road. Construction of the Recreation Center to continue with structural work, concrete placements, steel delivery, and MEP work. Outbuildings C and D are slated to be completed in March. Deep soil mixing to continue at the Aquatics Facility for the competition and training pool, and surge tank. The foundations for the Aquatics Facility buildings are set to start.



## Doral Cultural Arts Center

### Project Information & Status

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

**Budget:** \$10,759,127.21

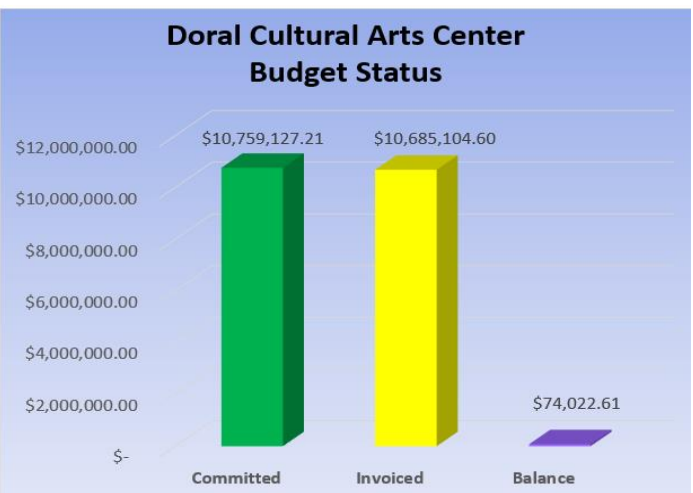
**Status:** Completed



### 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   | Spring 2023 |





## Upcoming Work



### 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 Meadow Park

### Project Information & Status

**Location:** 11555 NW 58th St.  
Doral, FL 33178

**Budget:** \$1,875,689.39

**Status:** Completed



### Program Overview

The park is located at 11555 NW 58th Street, Doral, FL. The project includes enclosing 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 will include a high-tech conference room, a kitchenette, façade treatments, an indoor trophy case, modernized bathrooms and a multi-purpose outdoor plaza.

| Project Phase       | Start Date | Finish Date |
|---------------------|------------|-------------|
| Procurement Process | Nov 2019   | Nov 2019    |
| Design              | Jan 2020   | Jun 2020    |
| Construction        | Jul 2020   | Jun 2021    |
| Closeout Project    | Jul 2021   | Aug 2021    |

### Doral Meadow Park Budget Status





# 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:** \$10,732,866.27

(\$10,732,866.27 - \$2,000,000 being reallocated to Trails Network)

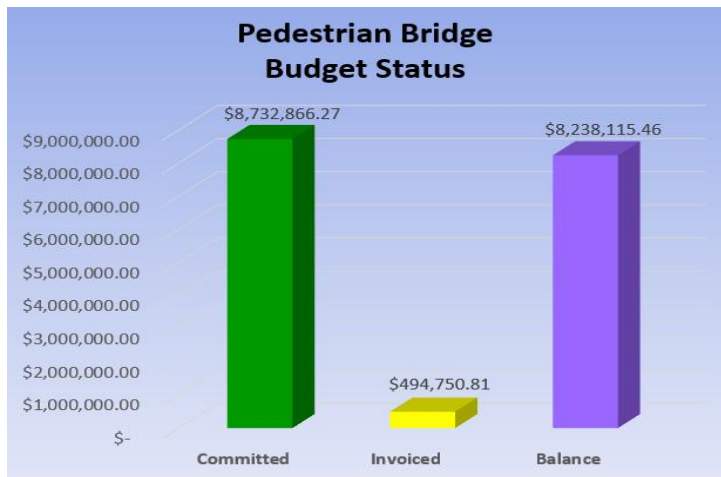
**Status:** Pre-Construction



### 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 temporarily stall 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.







# Doral Parks Bond Program

## Doral White Course Park

### Project Information & Status

**Location:** 8429 NW 41 St.  
Doral, FL 33166

**Budget:** \$4,408,798.26

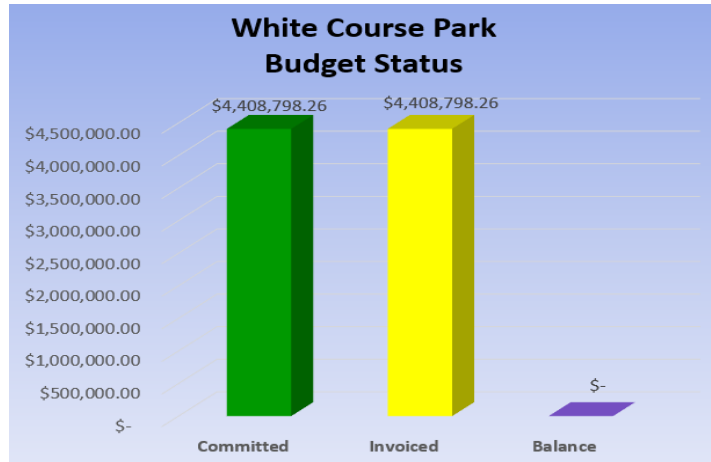
**Status:** Completed



### Program Overview

This Park is located at 8429 NW 41st Street in Doral, FL. This new park will include 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 will have limited landscape lighting with general overhead and walkway lighting and security cameras. A new boardwalk will connect this park to the Downtown Doral area.

| Project Phase       | Start Date | Finish Date |
|---------------------|------------|-------------|
| Procurement Process | Sep 2019   | Feb 2020    |
| Design              | Mar 2020   | Sep 2020    |
| Construction        | Apr 2021   | May 2022    |
| Closeout Project    | May 2022   | Jul 2022    |





# Doral Parks Bond Program

## Morgan Levy Park

### Project Information & Status

**Location:** 5300 NW 102nd Ave.  
Doral, FL 33178

**Budget:** \$825,199.13

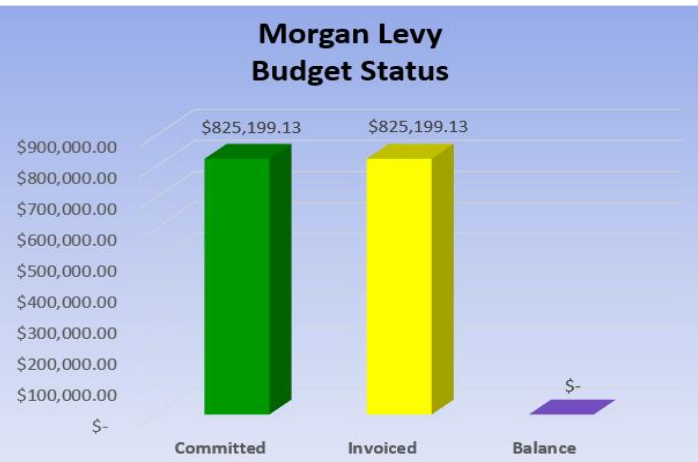
**Status:** Completed



### Program Overview

Morgan Levy Park is located at 5300 NW 102nd Avenue, Doral, FL. This project involves 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.

| Project Phase       | Start Date | Finish Date |
|---------------------|------------|-------------|
| Procurement Process | Nov 2019   | May 2020    |
| Design              | Sep 2020   | Apr 2020    |
| Construction        | Aug 2020   | Feb 2021    |
| Closeout Project    | Mar 2021   | May 2021    |







# Doral Parks Bond Program

## Trails and Tails Park

### Project Information & Status

**Location:** 11645 NW 50th St.  
Doral, FL 33178

**Budget:** \$1,024,674.39

**Status:** Completed

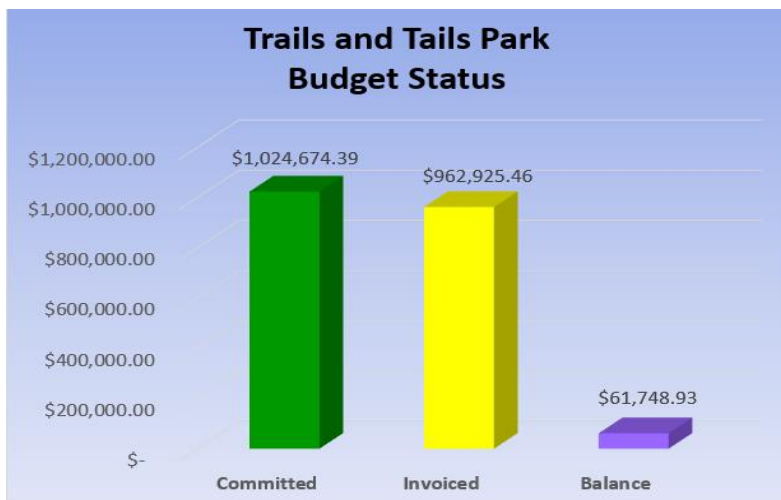


### Program Overview

The park is located at 11645 NW 50th Street, Doral FL. The project includes the installation of additional light fixtures to increase security in the area, replace existing fixtures and or supports and add lighting to the dog and play areas.



| Project Phase       | Start Date | Finish Date |
|---------------------|------------|-------------|
| Procurement Process | Dec 2019   | Nov 2020    |
| Design              | Dec 2020   | Jul 2021    |
| Construction        | Aug 2021   | Jun 2022    |
| Closeout Project    | Jun 2022   | Jul 2022    |





## 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**

(Old budget was \$434,738.63 + \$2,000,000.00 reallocated from Pedestrian Bridge)

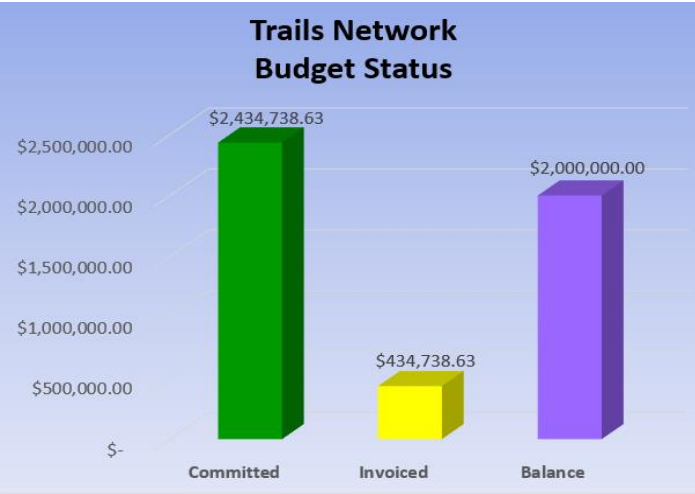
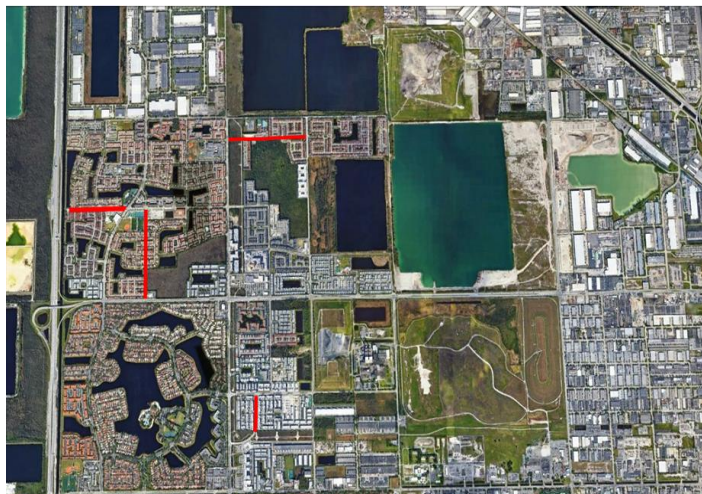
**Status:** Design Development



### 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

Produced for the City of Doral by:

## **AECOM**

2 Alhambra Plaza  
Suite 900  
Coral Gables, FL 33134  
Tel: 305-447-3522  
www.aecom.com

## **PDS Inc.**

11606 City Hall Promenade  
Suite 200  
Miramar, FL 33025  
Tel: 954-237-7850  
www.pds-eng.com

### PROGRAM MANAGEMENT TEAM



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