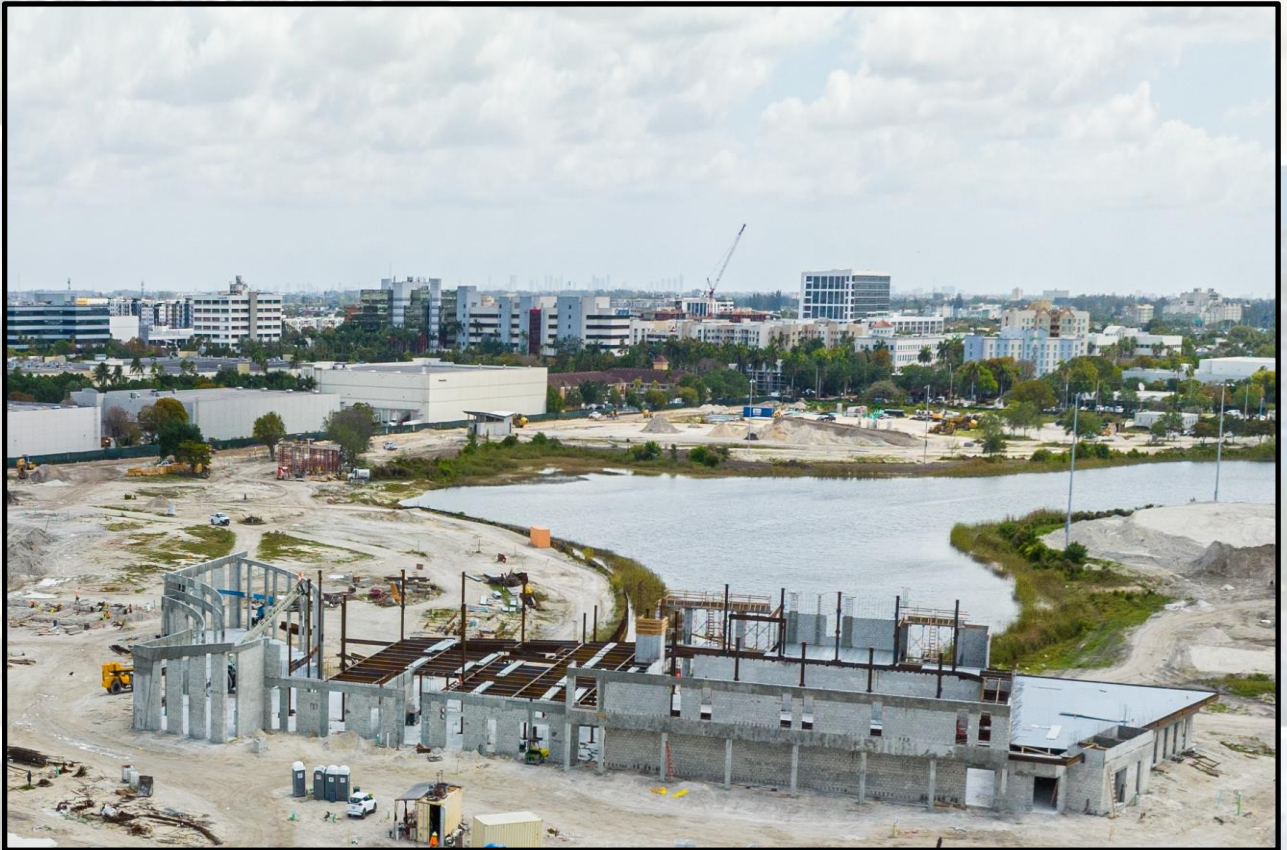




Doral Parks Bond Program



Doral Central Park Recreation Center

April 7th, 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.

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

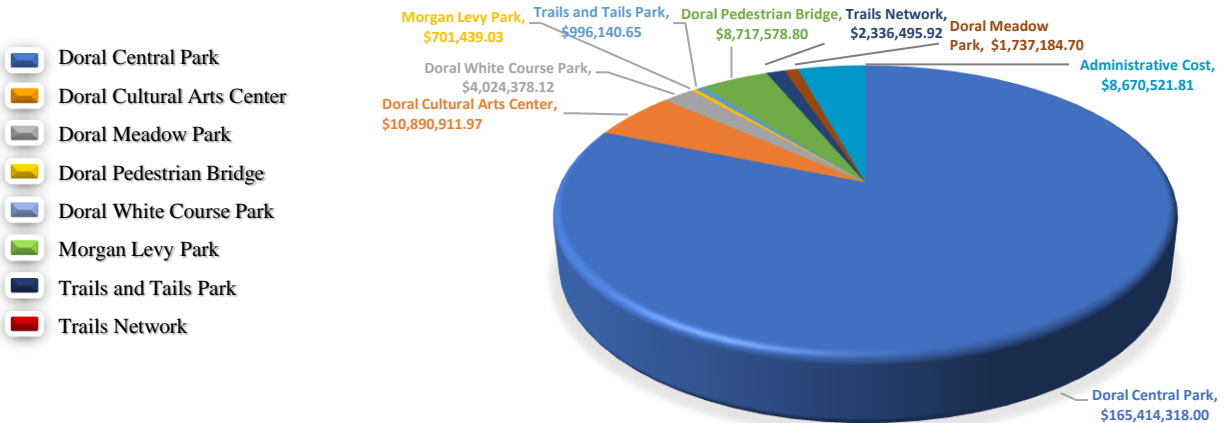
Program Progress Report

| DORAL PARKS BOND BUDGET SUMMARY | | | | | |
|---------------------------------|-------------------------------------|-----------------------|------------------|------------------|-------------------|
| Projects | A | B | C | D | E |
| | Original Program Budgets (NOV 2019) | Budgeted Sub-Total | Expended to Date | Encumbered | Available (C-D-E) |
| Doral Central Park | \$ 119,000,000.00 | \$ 165,414,318.00 | \$ 41,489,864.82 | \$ 71,949,086.34 | \$ 51,975,366.84 |
| Doral Cultural Arts Center | \$ 9,800,000.00 | \$ (*3) 10,890,911.97 | \$ 9,859,866.29 | \$ 1,015,548.22 | \$ 15,497.46 |
| Doral White Course Park | \$ 4,100,000.00 | \$ 4,024,273.12 | \$ 3,949,578.63 | \$ 51,180.19 | \$ 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 | \$ 3,500,000.00 | \$ 8,717,578.80 | \$ 160,633.80 | \$ - | \$ 8,556,945.00 |
| 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 | \$ - | \$ 129,800.00 |
| (*2) Administrative Cost | \$ 6,900,000.00 | \$ 8,670,626.81 | \$ 5,692,248.70 | \$ 1,062,704.26 | \$ 1,915,673.85 |
| TOTALS: | \$ (*1) 149,769,000.00 | \$ 203,488,969.00 | \$ 64,661,691.68 | \$ 74,173,222.49 | \$ 64,654,054.83 |

Notes

- (*1) Original budget was adjusted to correctly reflect the budget established at the start of the program.
- (*2) Administrative Cost row added, pulling Management Team costs out of each individual project and consolidating those costs in this row.
- (*3) Contractor and Designer closeout change orders approved, budget adjusted accordingly.

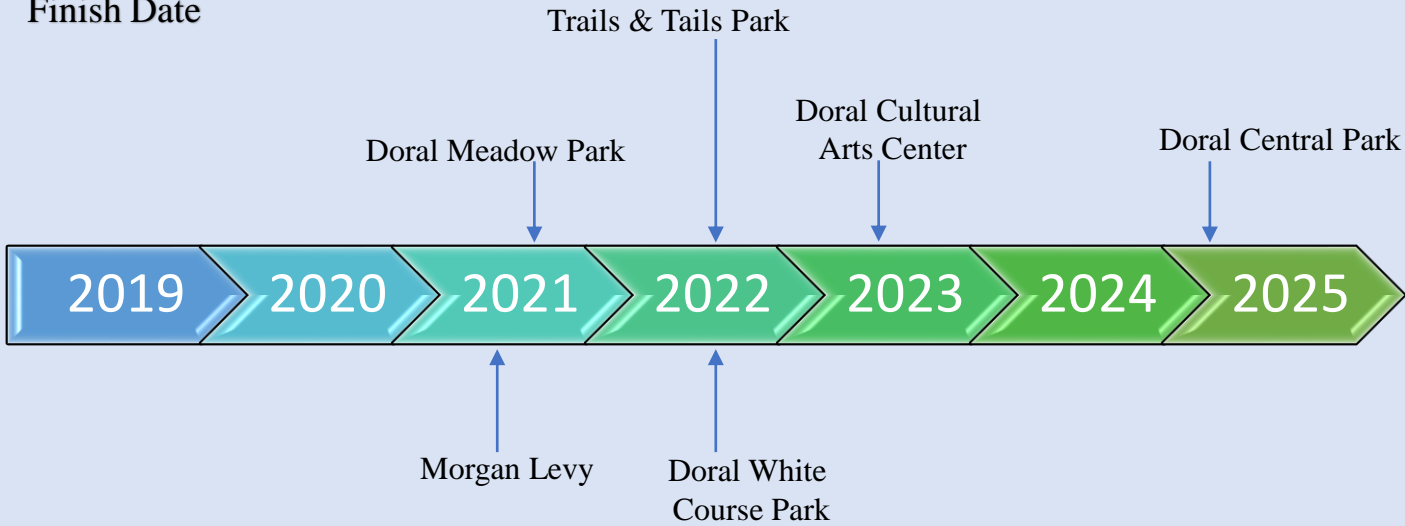
Budget Sub-Total



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 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: \$165,414,318.00

Status: Under Construction



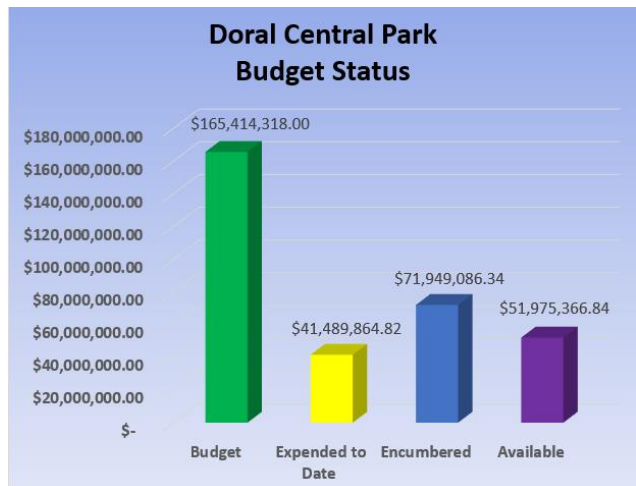
Program Overview

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 |



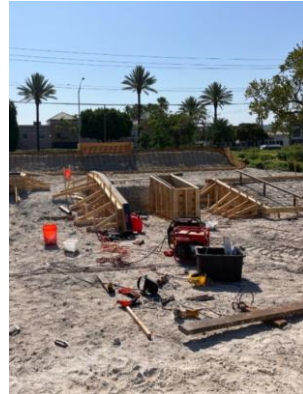
Shade Structure Formwork



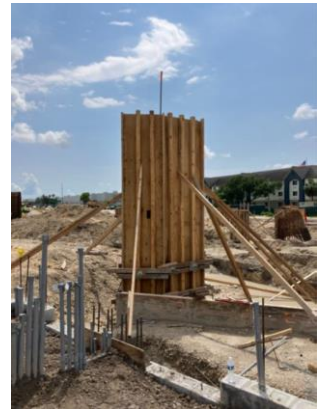
Doral Central Park

Work completed in April 2023

Skatepark subcontractor mobilized onsite after the base grading was completed and began installation of formwork. At the Amphitheater, the formwork/rebar for the pedestals were completed and the installation of the anchor bolts for the canopy structure continued, as well as the installation of the playground equipment and footers for the picnic pavilions in the vicinity. Restroom C structure and roof was completed and the steel joist framing for Restroom D. At Restroom A and B, the forming of tie-beams and columns continued. At the Recreation Center, structural formwork, columns, and tie-beams continued up to Level 3. At the end of the month, Level 2 slab on deck was poured for Area C after reinforcing. Electrical and plumbing work continued with slab on deck MEP rough-in (i.e., floor drains, plumbing sleeves, anchors, etc.).



Skatepark Formwork



Amphitheater Pedestal Formwork



Structural Steel at Rec Center

Structural steel erection continued at Area A, B, and C at Low roof/Level 3. At the Aquatics Facility, excavation continued at the Competition Pool, with hauling out spoils and installing sheet piles for surge tanks. Installation of masonry at the check-in office and locker/storage buildings began, along with underground electrical and plumbing work. The maintenance building monolithic footers were dug out and slab graded for foundation along with underground work. The shade structure scaffolding and formwork at the Sensory Playground was installed. The first lift of asphalt was done at the South and North Road, and the irrigation mainline continued east of the job site moving north. Sports lighting concrete poll bases have been erected at the northeast corner.



Competition Pool Excavation

Doral Central Park



Upcoming Work



Grading and placement of sidewalks. Installation of playground equipment at Amphitheater and Sensory Playgrounds. Formwork and fine grading at the location of the Skatepark and Pump track. Restroom C and D interior MEP rough-ins and interior and exterior framing. Rebar and footers at the Maintenance building for prefab delivery. On-going structural steel and decking at the Recreation Center, with masonry work at the gymnasium to high roof. Continued excavation at the Competition Pool at the Aquatics Facility, with more blocks and concrete for the buildings. Continued installation of irrigation and underground electrical.



Doral Parks Bond Program

Doral Cultural Arts Center

Project Information & Status

Location: 8363 NW 53 St.
Doral FL 33166

Budget: \$10,890,911.97

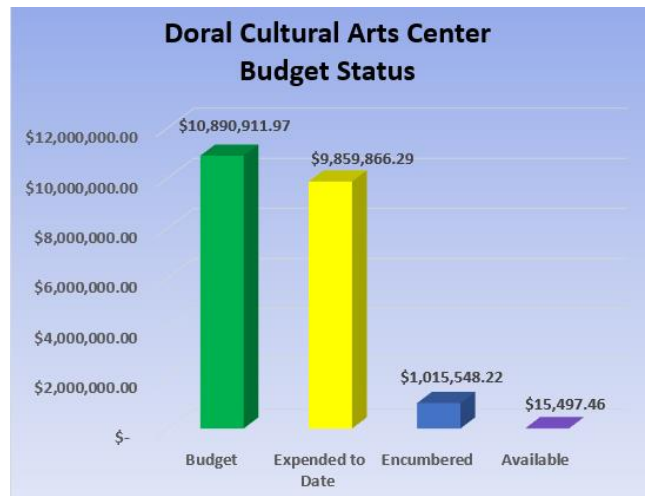
Status: Completed



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 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 change order approved, estimated to be completed by July 2023. Contractor working with Authorities having jurisdiction to close out final permits and achieve final certificate of occupancy.



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: \$8,717,578.80

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.



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

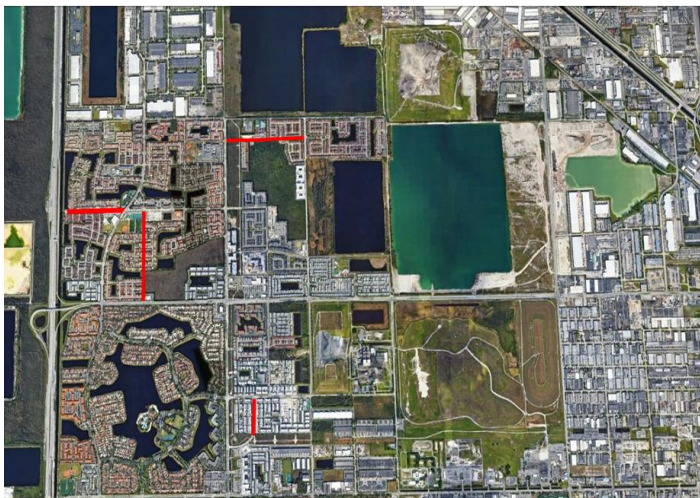
Status: Design Development



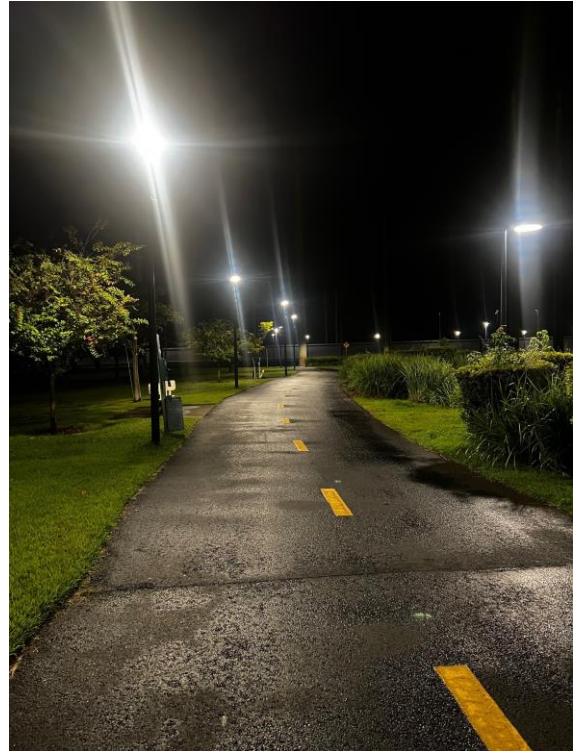
Program Overview

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

Produced for the City of Doral by:

AECOM

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



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