



Doral Parks Bond Program



Doral Central Park Recreation Center

May 2nd, 2023



Doral Parks Bond Program

Table of Contents

Program Overview.....	3
Project Complete	4
Program Progress Report.....	5
Timeline.....	6
Project Information & Status	
Doral Central Park.....	7
• Work Completed.....	8,9
• Upcoming Work.....	10
Doral Cultural Arts Center.....	11
• Upcoming Work.....	12
Trails Network.....	13
• Upcoming Work.....	14

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

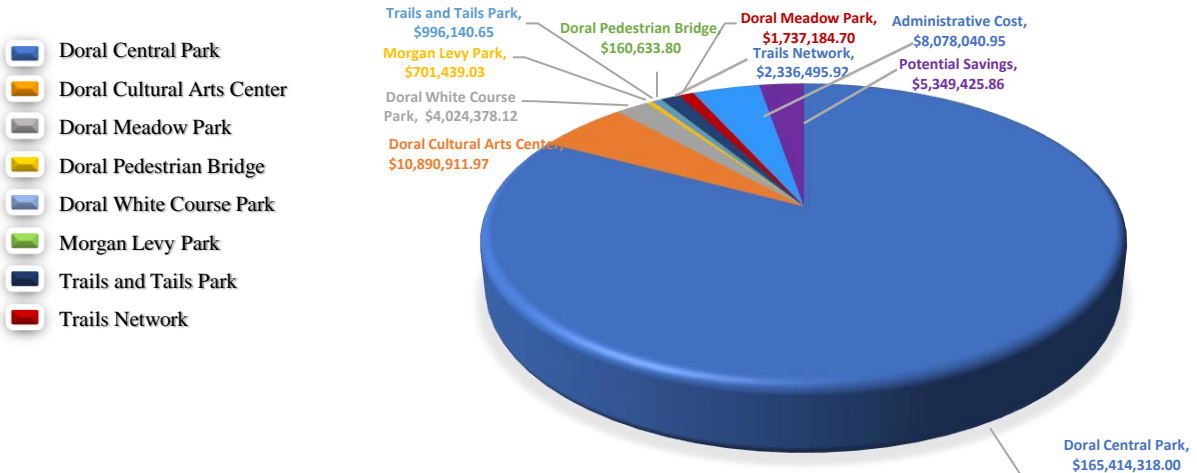
DORAL PARKS BOND BUDGET SUMMARY					
May 2023	A	B	C	D	E
Projects	Original Program Budgets (NOV 2019)	Budgeted Sub-Total	Expended to Date	Encumbered	Available (B-C-D)
Doral Central Park	\$ 119,000,000.00	\$ 165,414,318.00	\$ 47,834,625.70	\$ 65,981,625.12	\$ 51,598,067.18
Doral Cultural Arts Center	\$ 9,800,000.00	\$ 10,890,911.97	\$ 10,492,719.60	\$ 308,265.22	\$ 89,927.15
Doral White Course Park	\$ 4,100,000.00	\$ 4,024,273.12	\$ 3,965,376.65	\$ 35,807.17	\$ 23,089.30
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
(*1) 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	\$ (*1) 8,078,040.95	\$ 5,694,297.32	\$ 849,417.54	\$ 1,534,326.09
(*2) Potential Savings	\$ -	\$ 5,349,530.86	\$ -	\$ -	\$ 5,349,530.86
	Original Program Budgets (NOV 2019)		Expended to Date	Encumbered	Available (B-C-D)
TOTALS:	\$ 149,769,000.00	\$ 199,688,969.00	\$ 71,657,152.51	\$ 67,269,818.53	\$ 60,761,997.96

Notes

(*1) Cancellation of Pedestrian Bridge Project. Funding from FDOT and Public Works removed from program establishing new program budget of \$199,688,969. FDOT funding removed equates to \$1,000,000. Public Works funding removed equates of \$2,800,000.

(*2) Remaining funds from cancellation of Pedestrian Bridge allocated to added row for "Potential Savings".

Budget Sub-Total

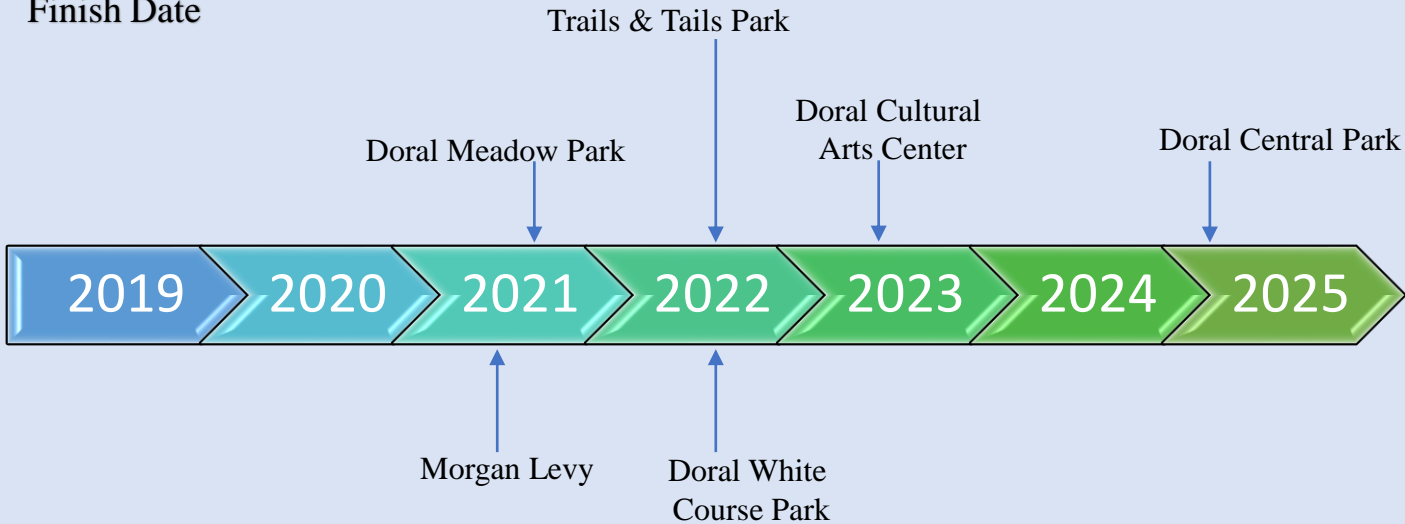




Doral Parks Bond Program

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: \$165,414,318.00

Status: Under Construction



High-Roof at Gymnasium

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.

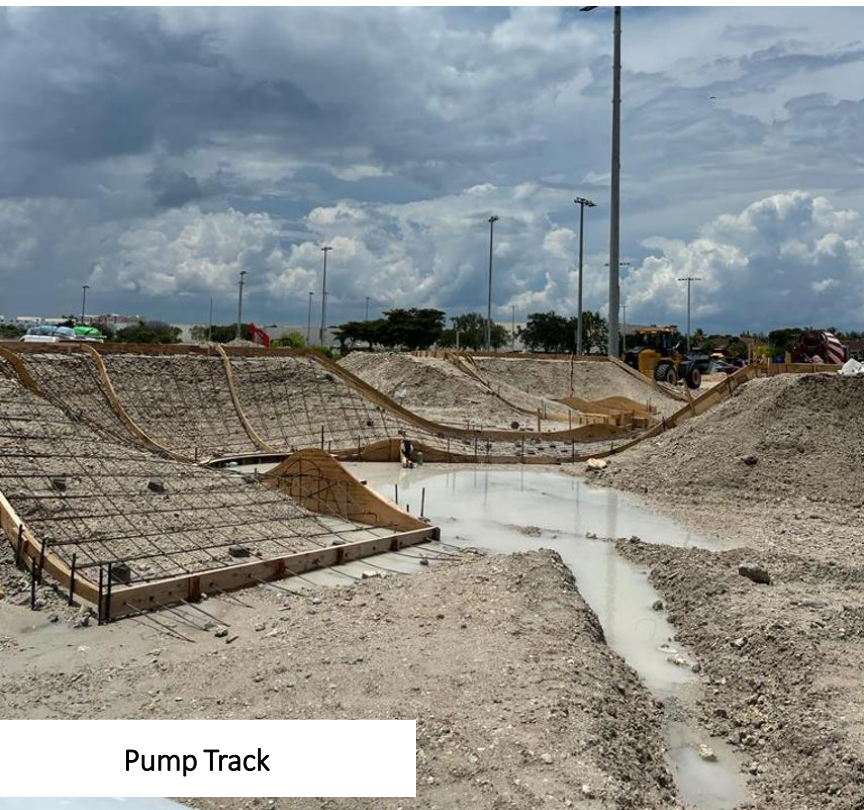
Project Phase	Start Date	Finish Date
Procurement Process	Feb 2020	May 2020
Design	Apr 2020	Mar 2022
Phase 2 & 3 Construction	Aug 2022	Summer 2024
Phase 4 Construction	Mar 2023	Winter 2024
Closeout Project	Dec 2024	Jan/Feb 2025



Doral Central Park

Work completed in May 2023

Elements of the skatepark have been formed and poured starting on the east end and working west, along with formwork and rebar of the pump track. Installation completed of the anchor bolts for the canopy structure of the Amphitheater and continuing formwork and rebar of the stage. The Amphitheater playground installation continued, and columns for picnic shelters 1, 2 and 3, and started installation of footers for 4, 5, and 6. Restroom “A” and Restroom “B” received slab-on-grade.



Doral Central Park

Work completed in May 2023

Maintenance Building steel was delivered and to be installed after slab-on-grade at the end of the month. At the Recreation Center structural formwork, columns, Tie-Beams up to the High-Roof continued. Reinforcing of Level 2 Slab-On-Deck was completed. Plumbing and mechanical completed with slab on deck MEP Rough-In (i.e., Floor drains, plumbing sleeves, anchors, etc.) and starting overhead conduits for electrical work of Level 1. Installation of girders and steel joist were completed to install structural steel for High-Roof at the Gymnasium. At the Aquatics Facility, chipping of piles at the competition pool was completed. The Check-In and Lockers buildings continue to go vertical with CMU with plumbing and electrical rough-ins to follow. The Sensory Playground concrete shade canopy was completed. Installation of water services was completed at the East side of the jobsite.



Competition Pool

Multipurpose Rooms

Doral Central Park



Upcoming Work

Competition Pool construction to commence and continued installation of wall rough-ins at the Check-In and Locker/Restroom buildings. First lift of asphalt at the South Road and continued installation of the irrigation mainline at the east side heading west. Continued installation of the irrigation mainline at the Eastside of the jobsite and underground electrical at the Northwest Overflow Lot and installation of underground electrical for the Poles at the North Road. Installation of forms for the concrete cap promenade wall to continue at the western part of the lake and start of electrical rough-in for the lighting. Excavation for formwork and rebar of the Amphitheater stage and the fire line continues, as well as the installation of the Amphitheater Playground and columns for the pavilions. Continued formwork and rebar at the Skatepark and Pump Track. The Recreation Center will continue with structural formwork, columns, Tie-Beams up to High-Roof; masonry work at the gymnasium to the high roof and structural steel and decking at level 3/low roof and decking at the gymnasium high roof.





Doral Parks Bond Program

Doral Cultural Arts Center

Project Information & Status

Location: 8363 NW 53 St.
Doral FL 33166

Budget: \$10,890,911.17

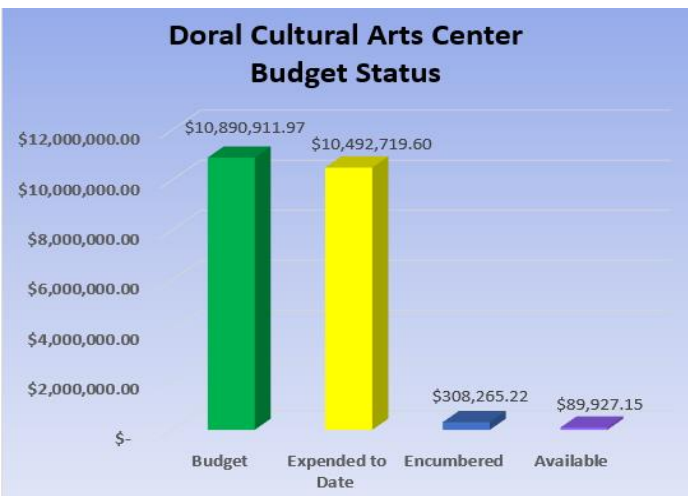
Status: Completed



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

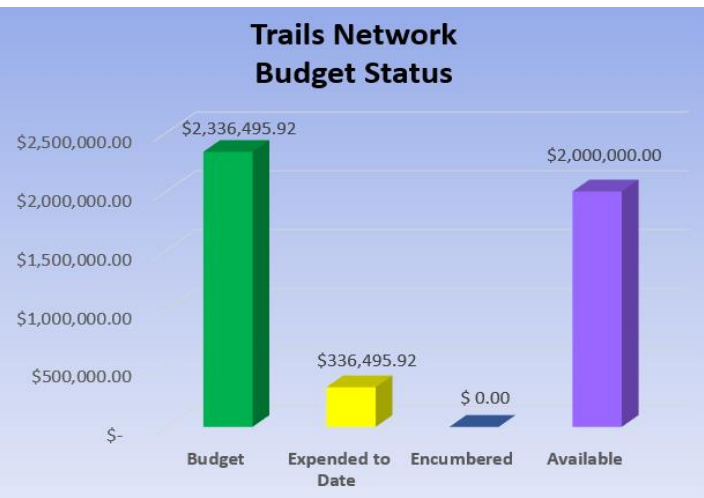
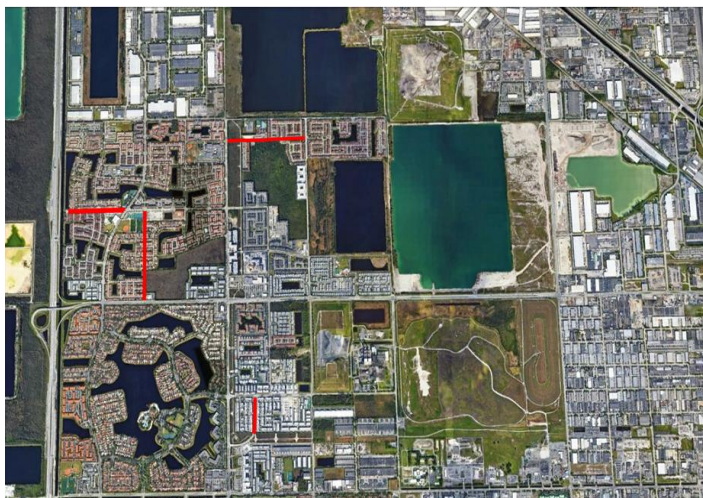
Status: Design Development



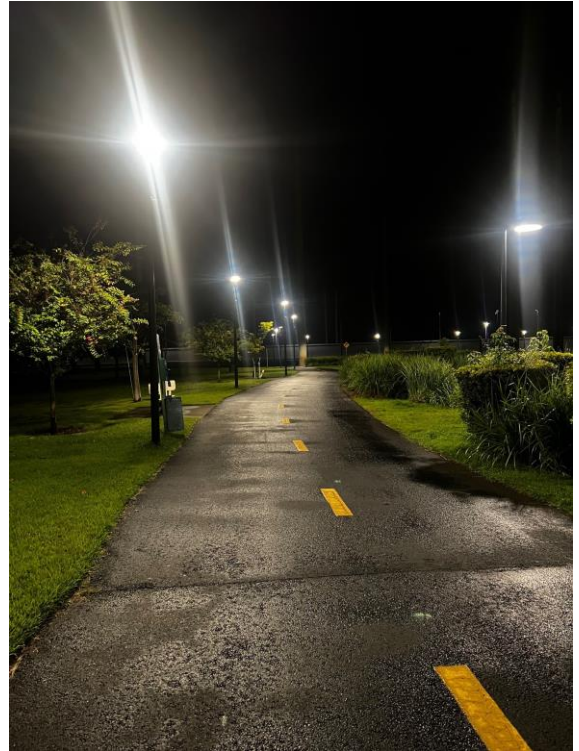
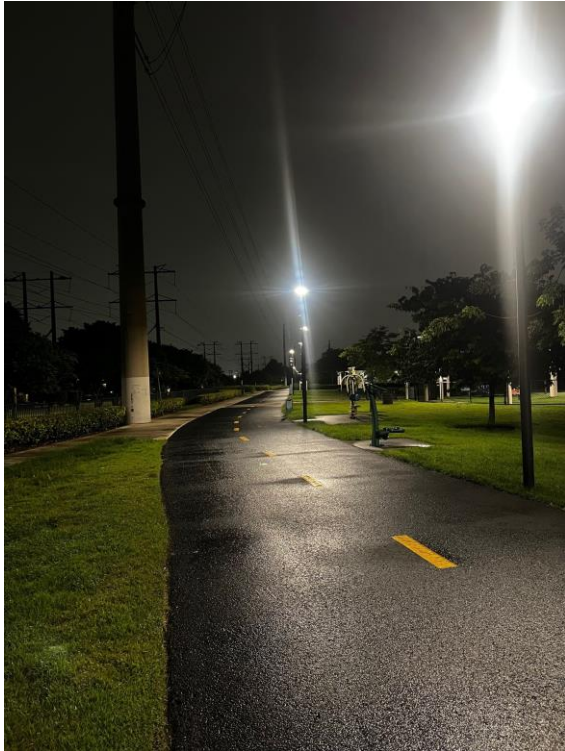
Program Overview

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

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