



# Doral Parks Bond Program



## Doral Central Park

March 5<sup>th</sup>, 2024





# 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, 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, addition of a grease interceptor, and ADA accessible routes to picnic areas. In addition, the project also included the transition 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 the enclosure of an 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.



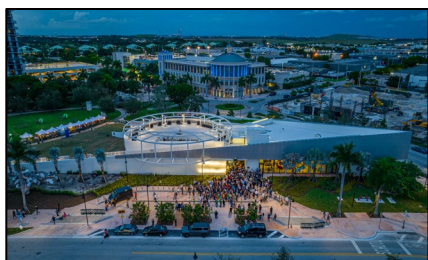
### **Doral White Course Park** Completed – July 2022

This Park is located at 8425 NW 41st Street in Doral, FL. This new park includes a shaded playground, waterfront plaza, outdoor fitness stations, a multi-purpose green space area, fenced-off dog area, restrooms, and shelters. The park has landscape lighting with general overhead and walkway lighting and security cameras. A new boardwalk will connect this park to the Downtown Doral area.



### **Trails & Tails Park** Completed – July 2022

The park is located at 11645 NW 50th Street, Doral FL. This project included the installation of light fixtures in dog areas, parking lot, and playground to increase security and provide for expanded park hours. In addition, additional security cameras will be added to the facility.



### **Doral Cultural Arts Center** Completed – January 2024

The Doral Cultural Arts Center site is located at 8363 NW 53 St. Doral FL 33166, 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, multi-purpose room, rooftop plaza, outdoor courtyard, catering room, and public restrooms.



# Doral Parks Bond Program

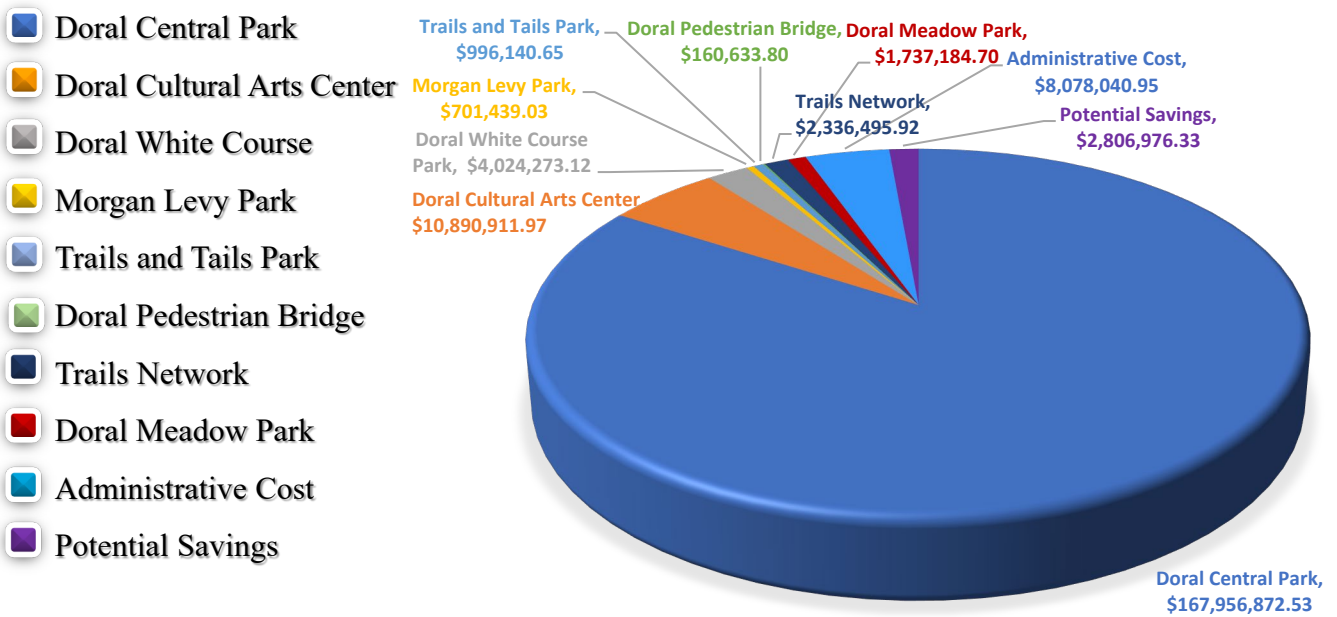
## Program Progress Report



### DORAL PARKS BOND BUDGET SUMMARY

Mar 2024	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	\$ 167,956,872.53	\$ 104,135,870.19	\$ 45,468,174.93	\$ 18,352,827.41
Doral Cultural Arts Center	\$ 9,800,000.00	\$ 10,890,911.97	\$ 10,861,994.89	\$ (0.00)	\$ 28,917.08
Doral White Course Park	\$ 4,100,000.00	\$ 4,024,273.12	\$ 3,977,768.13	\$ 10,207.25	\$ 36,297.74
Morgan Levy Park	\$ 143,000.00	\$ 701,439.03	\$ 701,439.03	\$ -	\$ -
Trails and Tails Park	\$ 926,000.00	\$ 996,140.65	\$ 935,988.53	\$ 30,694.74	\$ 29,457.38
Doral Pedestrian Bridge (Canceled)	\$ 3,500,000.00	\$ 160,633.80	\$ 160,633.80	\$ -	\$ -
Trails Network	\$ 3,900,000.00	\$ 2,336,495.92	\$ 477,196.17	\$ 106,976.85	\$ 1,752,322.90
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	\$ 6,670,985.48	\$ 568,322.30	\$ 838,733.17
Potential Savings	\$ -	\$ 2,806,976.33	\$ -	\$ -	\$ 2,806,976.33
<b>TOTALS:</b>	<b>\$ 149,769,000.00</b>	<b>\$ 199,688,969.00</b>	<b>\$ 129,529,260.92</b>	<b>\$ 46,184,376.07</b>	<b>\$ 23,975,332.01</b>

Budget Sub-Total

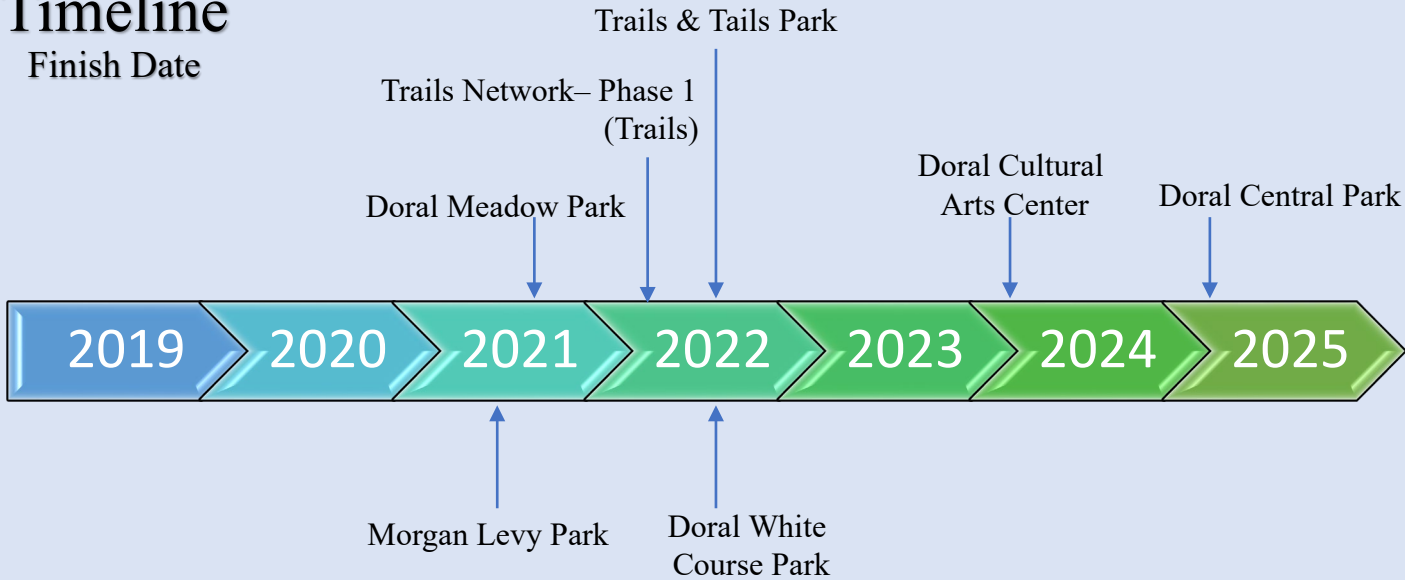




# Doral Parks Bond Program

## Timeline

Finish Date



Project	Start Date	Finish Date
Doral Central Park	Feb 2020	Jan/Feb 2025
Doral Cultural Arts Center	Jul 2019	Jan 2024
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 – Phase 1 (Trails)	Apr 2020	Mar 2022
Trails Network – Phase 2 (Lighting)	Jul 2023	TBD

## Doral Central Park

### Project Information & Status

**Location:** 3005 NW 92<sup>nd</sup> Ave.  
Doral FL 33172

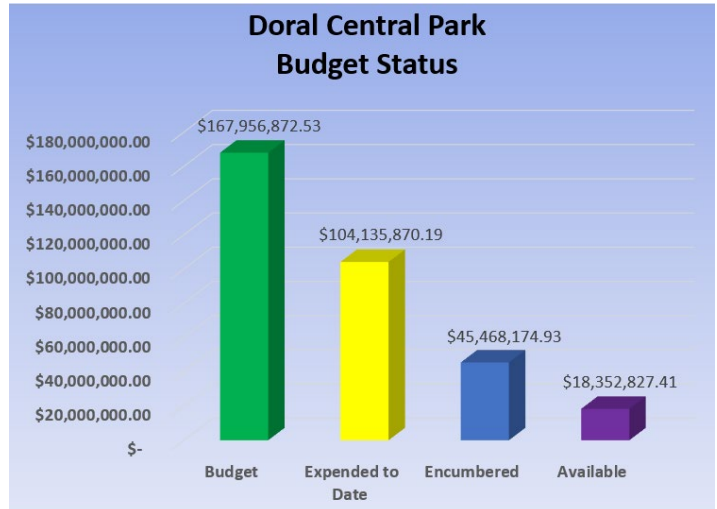
**Budget:** \$167,956,872.53

**Status:** Under Construction

### Program Overview

Doral Central Park is located at 3005 NW 92nd Avenue. The site is situated on 78 acres of which approximately 21 are the lake. It will be the largest park in the City, and one of the largest in the region. The park includes an 80,000 SF Community Center, Aquatics Center, meandering paved paths connecting 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 will also have a canoe/kayak/paddleboard launch and boardwalk. Landscaping will add to the enjoyment of the park adding more shaded areas and pleasant views.

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 March 2024



### Phase 1 - 89% Complete

- Final grading is being completed at the Multipurpose Fields
- Final sidewalks are being poured for Phase 2/3.
- Sod has begun to be placed at southern portions of the site.





## Doral Central Park

Work completed in March 2024



### Phase 2/3 - 82% Complete

#### **Amphitheater**

- Vertical AV and IT infrastructure has begun install, with conduits and light fixtures being installed.
- Final grading of lawn seating is complete and will be receiving sod.

#### **Sensory Playground**

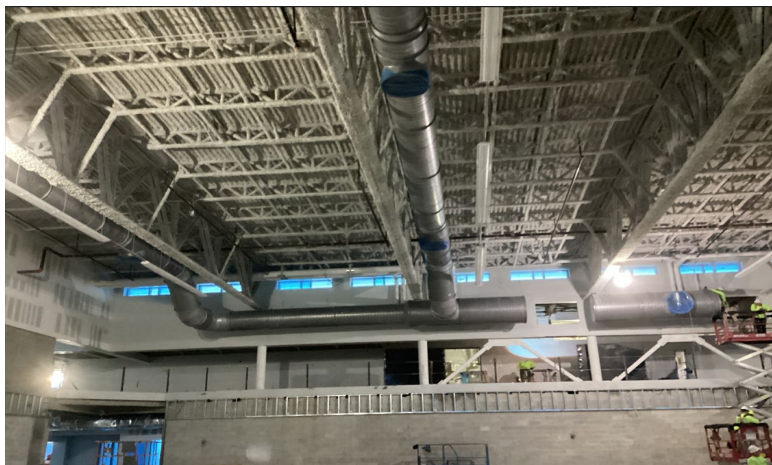
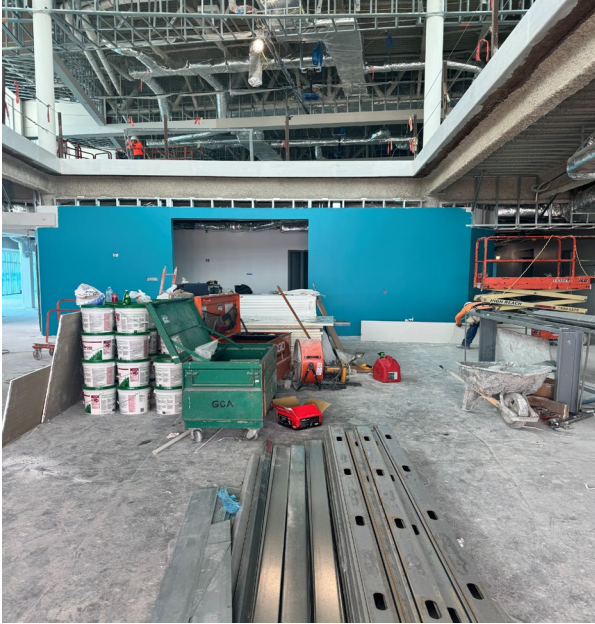
- Underground Electrical work has been installed, as well as concrete curbs surrounding playground.
- Playground base layer of pea rock has been installed.

#### **Landscaping/Sidewalks**

- Topsoil has begun to be installed at multipurpose fields.
- Sod is arriving on site regularly and being installed, beginning at the south side of Phase 2/3.
- Southeast entrance roundabout concrete curbs poured, and base layer installed.

## Doral Central Park

Work completed in March 2024



**Phase 4 Overall 64% Complete**

**Community Center 69% Complete**

### Interior Spaces

- Preparations for temporary power startup have begun by the electrical subcontractor.
- Acoustical ceiling layout continues throughout building.
- Fire Sprinkler lines have been installed, preparing for testing/inspections.
- Large ductwork is being installed at the gym courts.

## Doral Central Park

Work completed in March 2024



### Exterior Spaces

- Lightning protection at roof being installed
- Final coping caps at roof perimeter are being installed.
- Preparations for main entrance canopy columns and beam install are underway.

## Doral Central Park

Work completed in March 2024



### Phase 4 – Aquatics Center 53% Complete

- Myrtha panel pool system continues install, with perimeter gutter having been installed. Backfilling of all pipe trenches at pool perimeter work is being done.
- Elevated grandstands metal roof deck has been installed.
- Outbuilding E exterior work is complete, as well as interior tile install.
- Soffit framing plywood sheathing install has been completed. Locker room drywall install has been completed allowing for finishing.
- Electrical rough in work is being finalized at the Locker Building, Maintenance Building, and at Outbuilding E.

## Doral Central Park

### Upcoming Work



#### **Phase 1**

- 33rd Street MOT and turn lane work to be coordinated.
- Final conveyance with Miami Dade Water and Sewer for water meters to begin.

#### **Phase 2/3**

- Sod installed at Amphitheater lawn and Multipurpose Field.
- Northeast roundabout concrete and asphalt work complete.
- Final landscaping work to be installed.
- Handrails at boardwalks to be installed.

#### **Phase 4 – Community Center**

- Interior drywall, rough—in work, Acoustical ceiling layout, paint, and other interior finish work to continue.
- Roofing work to be completed
- North canopy to be installed.
- Temporary AC projected startup in May.

#### **Phase 4 – Aquatics Center**

- Backfilling trench work at competition pool continues.
- MEP rough- work including fire sprinkler system to be installed.





# Doral Parks Bond Program

## Trails Network

### Project Information & Status

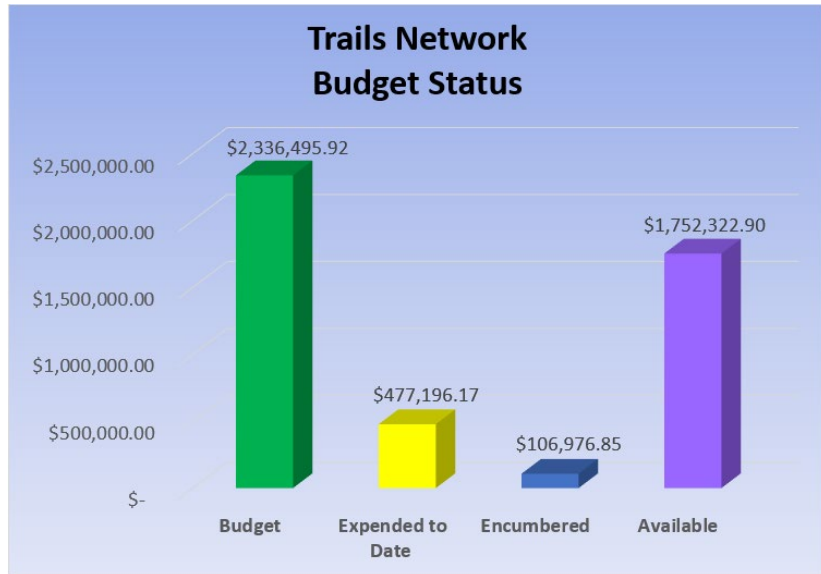
**Location:** Construction of multi-purpose trails throughout the City of Doral

**Budget:** \$2,336,495.92

**Status:** Design Development (Phase 2)

### Program Overview

The project includes improvements and adding approximately 5 miles of multi-purpose trails around the City of Doral. Existing segments enhancements will include trail lighting, pavement markings, and signage.



Phase 1 (Trails)

Project Phase	Start Date	Finish Date
Procurement Process	Apr 2020	May 2020
Design	May 2021	Oct 2020
Construction	Jul 2021	Mar 2022
Closeout	Feb 2022	Mar 2022



Phase 2 (Lighting)

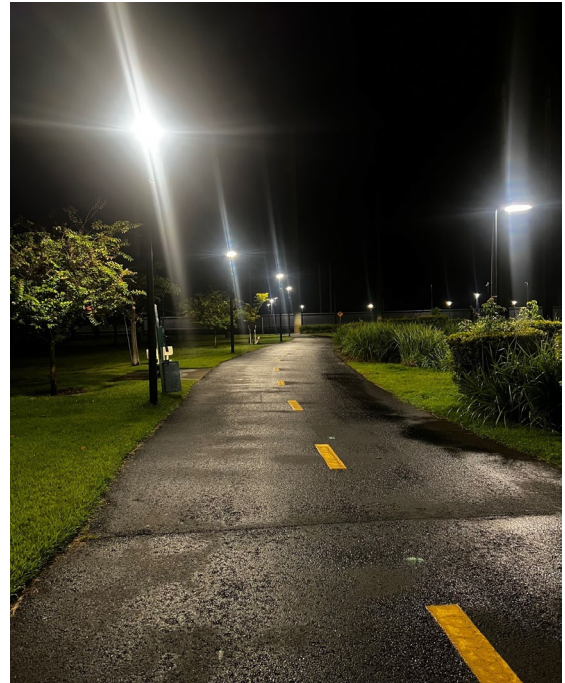
Project Phase	Start Date	Finish Date
Procurement Process	Jun 2023	Jul 2023
Design	Jul 2023	Jul 2024
Construction	TBD	TBD
Closeout Project	TBD	TBD

## Trails Network - Phase 2 (Lighting)

### Phase 2 - Program Overview

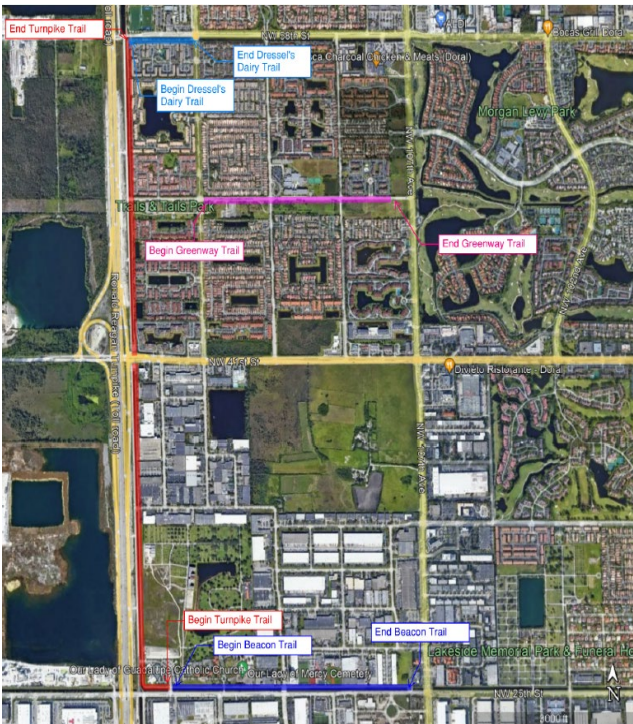
It was determined to re-allocate approximately \$2,000,000 to the Trails Network project in order to complete lighting enhancements to existing trails as part of the Trails Network Project.

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.



### Current Status

- Design team addressing comments provided by Miami-Dade County regarding installation of lighting within Miami-Dade County canal maintenance easement and right of way.
- Preparations ongoing for submission of Class III permit.
- Continued discussions with FPL on new proposed electrical service point locations.
- Design team working on completion of design for the Greenway Trail segment (NW 50th Street from 114th Ave to ~107th Ave).





# Doral Parks Bond Program

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