



# Doral Parks Bond Program



## Doral Central Park

December 4<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.

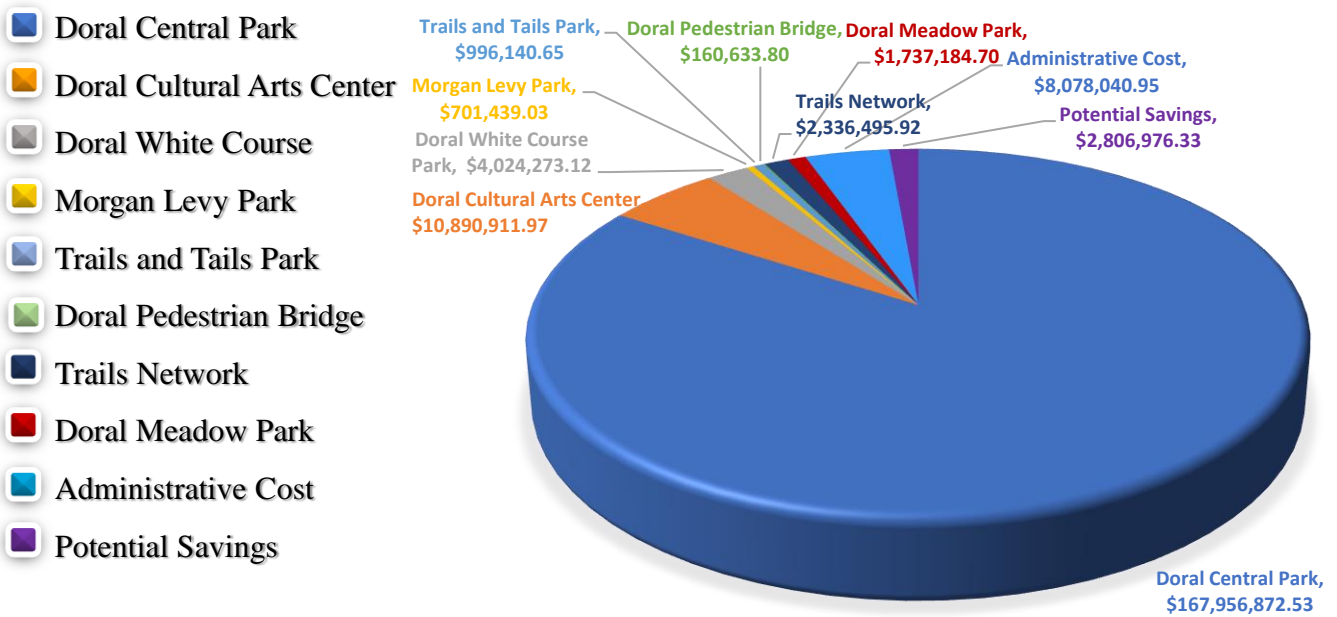


# Doral Parks Bond Program

## Program Progress Report

DORAL PARKS BOND BUDGET SUMMARY					
December 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	\$ 144,038,504.13	\$ 21,984,563.20	\$ 1,933,805.20
Doral Cultural Arts Center	\$ 9,800,000.00	\$ 10,890,911.97	\$ 10,859,546.51	\$ (0.00)	\$ 31,365.46
Doral White Course Park	\$ 4,100,000.00	\$ 4,024,273.12	\$ 3,972,263.82	\$ 10,207.25	\$ 41,802.05
Morgan Levy Park	\$ 143,000.00	\$ 701,439.03	\$ 704,037.55	\$ -	\$ (2,598.52)
Trails and Tails Park	\$ 926,000.00	\$ 996,140.65	\$ 956,857.33	\$ 5,910.51	\$ 33,372.81
Doral Pedestrian Bridge (Canceled)	\$ 3,500,000.00	\$ 160,633.80	\$ 160,633.80	\$ -	\$ -
Trails Network	\$ 3,900,000.00	\$ 2,336,495.92	\$ 534,927.29	\$ 52,257.60	\$ 1,749,311.03
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	\$ 7,191,051.08	\$ 307,733.10	\$ 579,256.77
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>\$ 170,025,206.21</b>	<b>\$ 22,360,671.66</b>	<b>\$ 7,303,091.13</b>

Budget Sub-Total

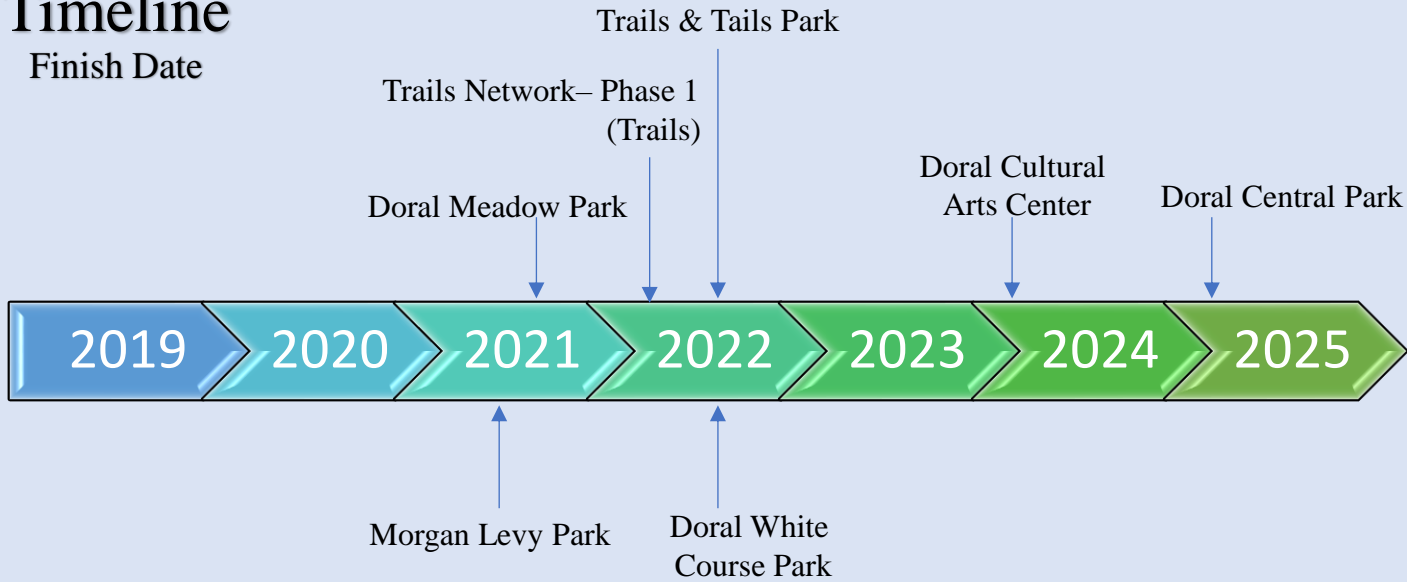




# Doral Parks Bond Program

## Timeline

Finish Date



Project	Start Date	Finish Date
Doral Central Park	Feb 2020	Q1 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 Parks Bond Program

## Doral Central Park

### Project Information & Status

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

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

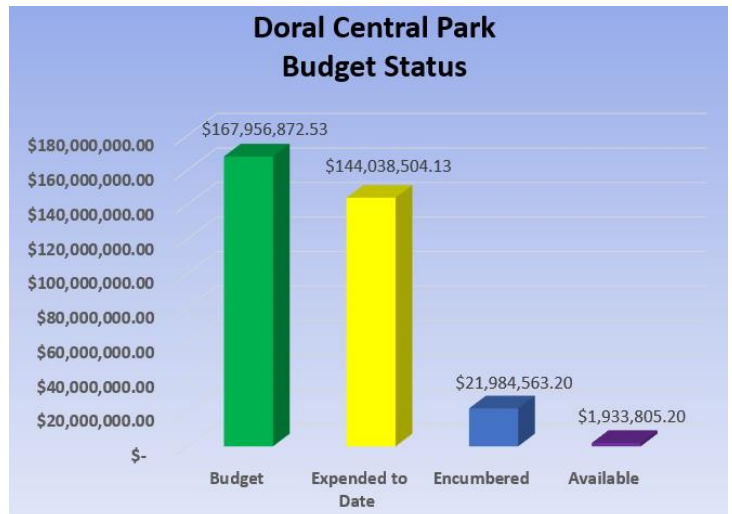
**Status:** Under Construction



### 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	Jan 2025	Q1 2025



## Doral Central Park

**Work completed in December 2024**



### **Phase 1 – 99% Complete**

- Continued with installation of asphalt in parking areas.
- Final grading of remaining landscape areas.





# Doral Parks Bond Program

## Doral Central Park

Work completed in December 2024



### Phase 2/3 - 99% Complete

- Opened to public in August 2024.

## Doral Central Park

**Work completed in December 2024**



### **Phase 4**

### **Community Center (Interior Spaces) - 99% Complete**

- Finalizing remaining work for kitchen hood.
- Commenced installation of office furniture.
- Commenced delivery of fitness equipment.
- Completed wood floor finishing and court striping at gym.
- Coordinating delivery of appliances.
- Commenced identification of punch list items.

## Doral Central Park

**Work completed in December 2024**



### **Phase 4**

#### **Community Center (Exterior Spaces) - 99% Complete**

- Began creation of identifying punch list items.
- Continued installation of landscaping.
- Commenced installation of outdoor furnishings.

## Doral Central Park

Work completed in December 2024



### Phase 4 – Aquatics Center 99% Complete

- Commenced installation of bleachers on competition pool deck.
- Commenced installation of diving boards at competition pool deck.
- Completed installation of pool liner at competition pool.
- Continued installation of scoreboard at competition pool deck.
- Filled leisure pool, wading pool, and training pool.
- Commenced installation of pool deck lockers.
- Commenced installation of office furniture.
- Continued installation of perimeter fencing.

## Doral Central Park

### Upcoming Work



#### **Phase I**

- Complete off-site work on NW 33<sup>rd</sup> Street.
- Complete final grading of landscape areas and overflow parking area.
- Complete final lift of asphalt and striping at parking lots.

#### **Phase 4 Community Center (Interior Spaces)**

- Continue office furniture installation.
- Continue delivery and commence installation of fitness equipment.
- Finalize and begin addressing punch list items.

#### **Phase 4 Community Center (Exterior Spaces)**

- Continue installation of exterior furnishings.
- Continue installation of remaining landscaping.
- Finalize and begin address punch list items.

#### **Phase 4 – Aquatics Center**

- Complete installation of scoreboard.
- Complete installation of perimeter and interior fencing.
- Commence installation of pool deck equipment.
- Fill competition pool and balance rest of pools.



# Doral Parks Bond Program

## Trails Network

### Project Information & Status

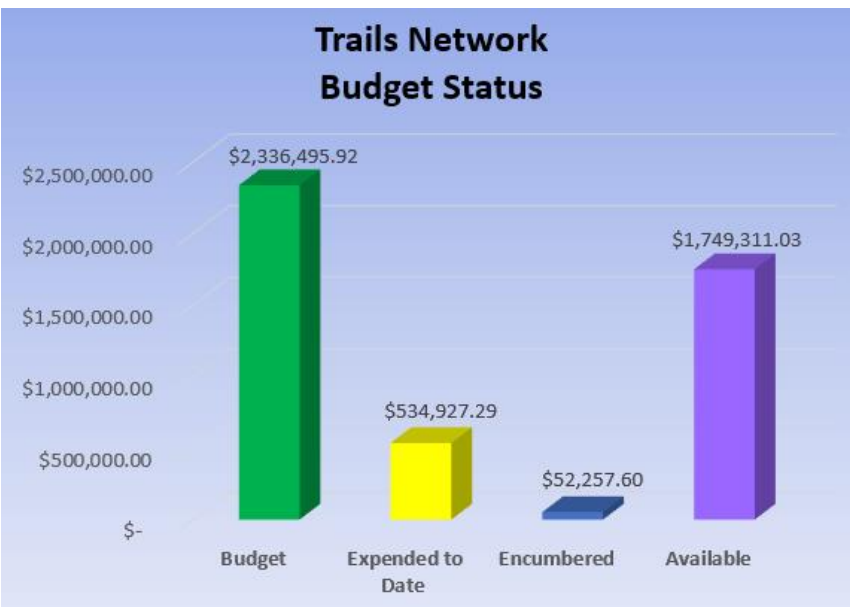
**Location:** Construction of multi-purpose trails throughout the City of Doral

**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)

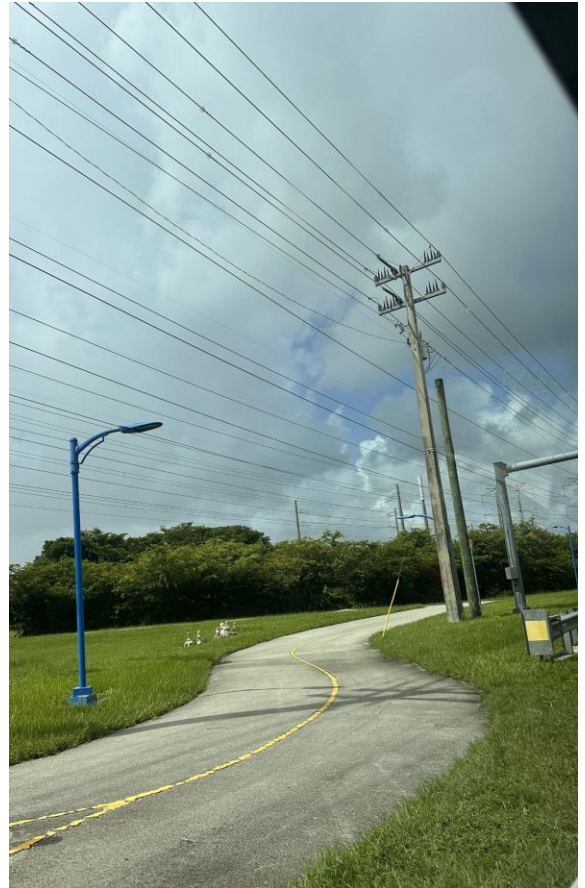
Project Phase	Start Date	Finish Date
Procurement Process	Jun 2023	Jul 2023
Design	Jul 2023	Jul 2024
Construction	TBD	TBD
Closeout Project	TBD	TBD

## 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

- Awarding solicitation for Greenway Trail in January 2025.
- Working with design team on providing additional survey information being required by Miami-Dade County in order to address comments on Class III permit submission.





# Doral Parks Bond Program

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