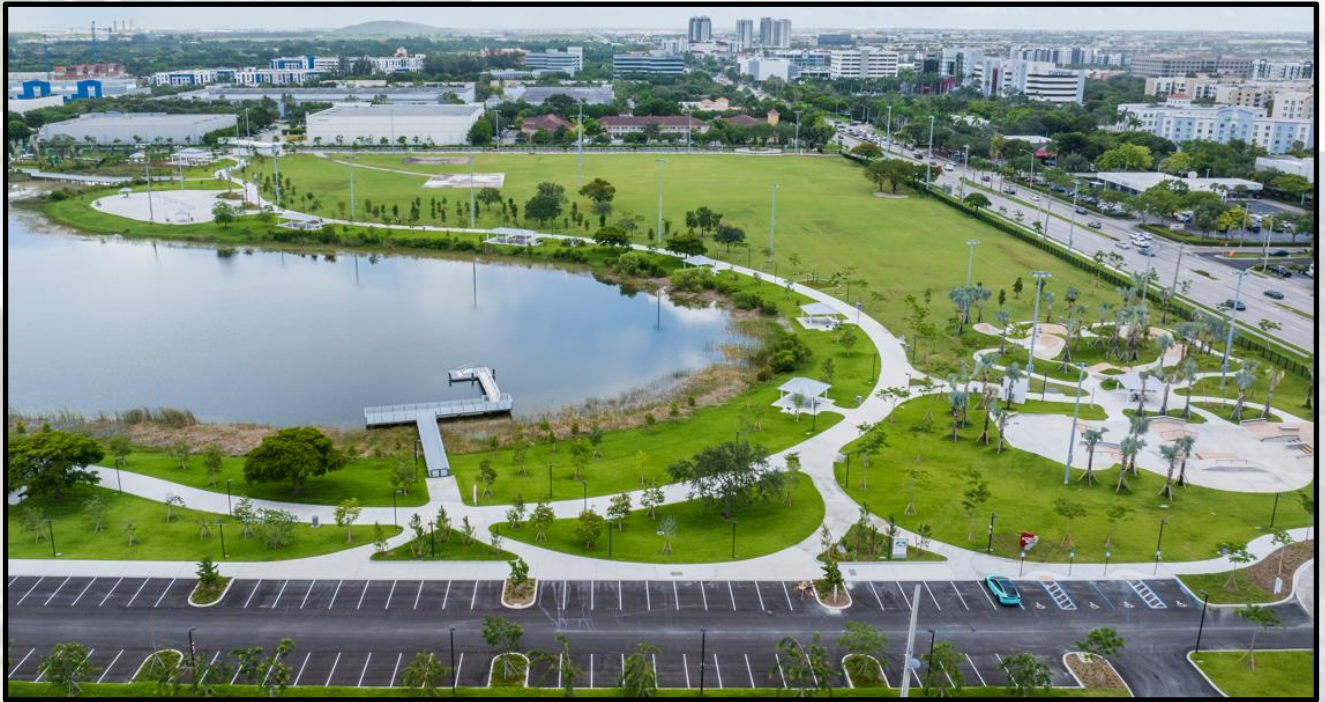




# Doral Parks Bond Program



## Doral Central Park

July 17<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



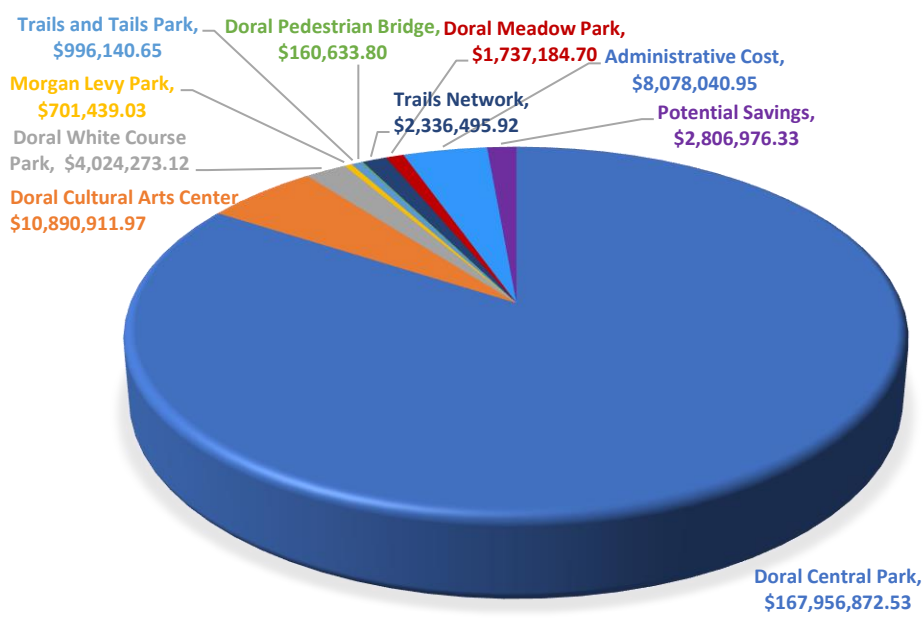
### DORAL PARKS BOND BUDGET SUMMARY

July 2024

Projects	A Original Program Budgets (NOV 2019)	B Budgeted Sub-Total	C Expended to Date	D Encumbered	E Available (B-C-D)
Doral Central Park	\$ 119,000,000.00	\$ 167,956,872.53	\$ 125,768,964.66	\$ 38,446,189.91	\$ 3,741,717.96
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	\$ (0.00)	\$ -
Trails Network	\$ 3,900,000.00	\$ 2,336,495.92	\$ 499,294.92	\$ 84,878.10	\$ 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	\$ 6,929,541.41	\$ 423,473.99	\$ 725,025.55
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>\$ 151,443,010.07</b>	<b>\$ 38,995,443.99</b>	<b>\$ 9,250,514.94</b>

### Budget Sub-Total

- Doral Central Park
- Doral Cultural Arts Center
- Doral White Course
- Morgan Levy Park
- Trails and Tails Park
- Doral Pedestrian Bridge
- Trails Network
- Doral Meadow Park
- Administrative Cost
- Potential Savings

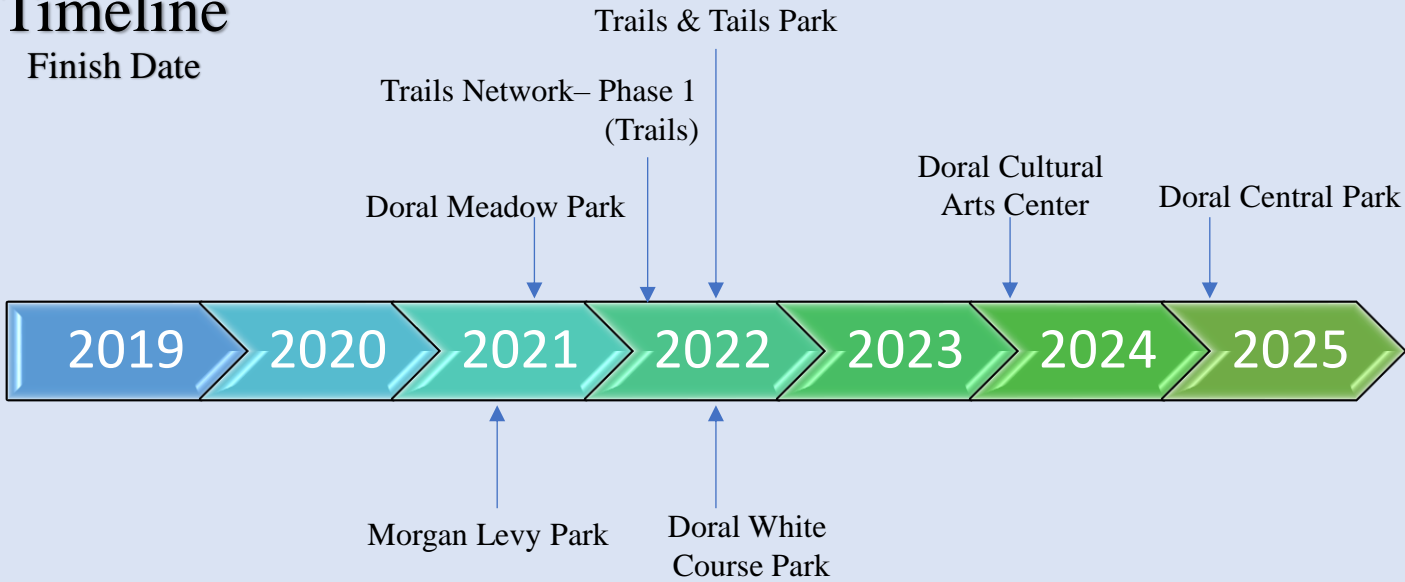




# Doral Parks Bond Program

## 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

### 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 Information & Status

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

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

**Status:** Under Construction



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 July 2024



### Phase 1 - 95% Complete

- Construction of new park entrance on NW 92nd Ave began.
- 1st lift of asphalt was completed for the Community Center/Aquatics roundabout and Phase 4 main access road.
- Emergency Blue Poles installed on the west side of the park.
- Sidewalk and curb installation continues on west side of the park.
- Grading at sports courts continued.
- Site lighting installation continues on west side of park.



## Doral Central Park

Work completed in July 2024

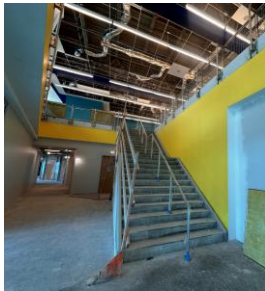


### Phase 2/3 - 99% Complete

- Punchlist items are being addressed.

## Doral Central Park

Work completed in July 2024



### Phase IV

### Community Center (Interior Spaces) - 85% Complete

- Final coat of paint continues the first and second floor.
- Floor tile installation continued throughout the corridors on the 1st floor.
- Installation of gym equipment (i.e., basketball hoops and scoreboards) commenced.
- Installation of the window blinds began.
- Bathroom accessories and partitions began installation.
- Installation of millwork throughout building ongoing.
- Preparations for installation of gym wood flooring began.

## Doral Central Park

Work completed in July 2024



### Phase IV

### Community Center (Exterior Spaces) - 88% Complete

- Sidewalks bordering the community center were mostly completed.
- Sidewalk at promenade walkway began pouring/installation east of the community center.
- Trees commenced installation at tree grate areas along promenade and east of community center.
- Planter islands at the community center/aquatics parking lot continued installation.
- Flagpoles at main entrance were installed.

## Doral Central Park

Work completed in July 2024



### Phase 4 – Aquatics Center 74% Complete

- Light pole installation near completion at the Aquatics center and pool deck areas.
- Fine grading continues at the competition and leisure pool decks in preparation for equipment embeds (diving stands, starting blocks, ADA chair lifts, etc.) and deck drains.
- Support Building pump room continues with pump install and electrical panel installation.
- Scoreboard columns were erected.
- Plumbing fixtures continue installation at the locker room buildings and grandstands.
- Epoxy flooring of the locker room building continues.
- Preparations for pouring of concrete pool deck have begun.



# Doral Parks Bond Program

## Doral Central Park

### Upcoming Work

#### Phase I

- Completion of light pole installation at Phase 4
- Continued sidewalk and concrete pour at Phase 4
- Continued construction of site entrances at 33rd St & 92nd Ave
- Commencement of signage foundations installation

#### Phase 2 & 3

- Completion of punch list
- Grand Opening of Phase 2/3 to public is set for August 24<sup>th</sup>, 2024.

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

- Installation of wood flooring at the gym and multi-purpose room areas.
- Installation of the folding panel partitions at meeting rooms.
- Continued floor tile installation throughout all areas of the building.
- Pouring of the 2<sup>nd</sup> terrace café floor.

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

- Continued pouring of the promenade walkway.
- Continued installation of palm trees at the promenade walkway (tree grate locations).

#### Phase 4 – Aquatics Center

- Installation of equipment embeds to begin at the competition & leisure pool areas.
- Pool deck to begin concrete pouring.
- Pump room to continue with installation (both pumps and electrical power associated).
- Continued installation of grandstand canopy.



# Doral Parks Bond Program

## Trails Network

### Project Information & Status

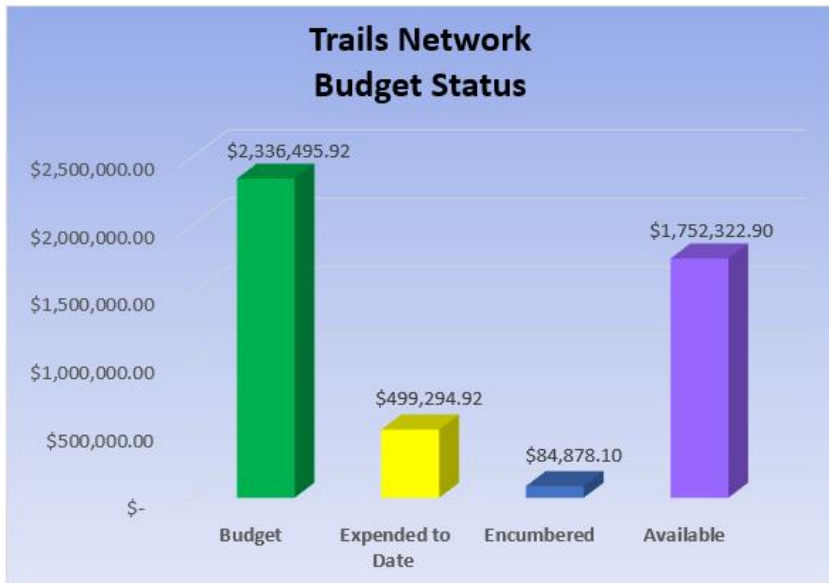
**Location:** Construction of multi-purpose trails throughout the City of Doral

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

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

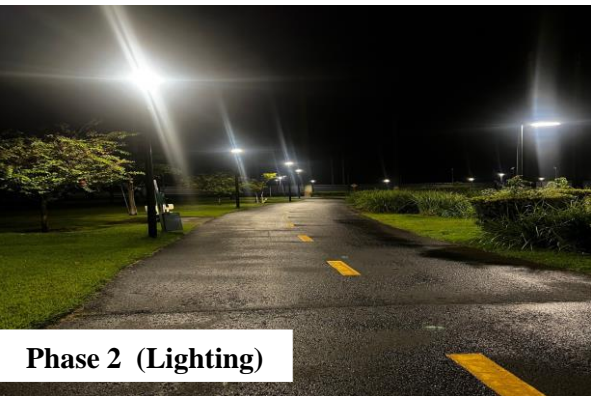
### Program Overview

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)

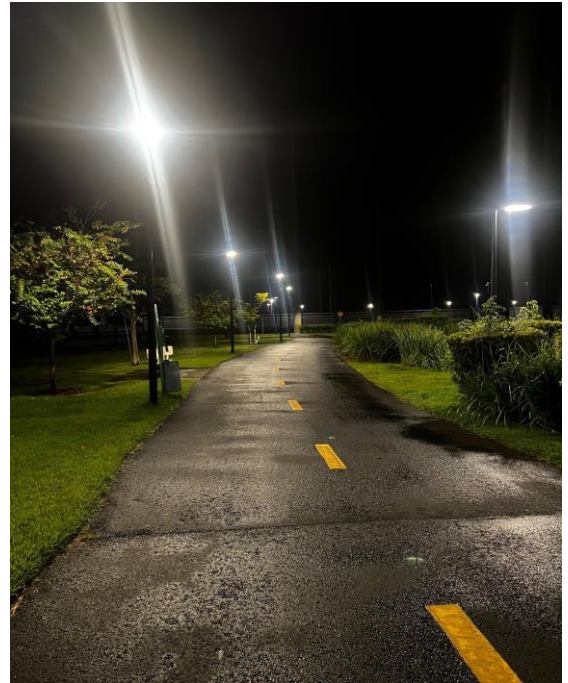
Project Phase	Start Date	Finish Date
Procurement Process	Jun 2023	Jul 2023
Design	Jul 2023	Jul 2024
Construction	TBD	TBD
Closeout Project	TBD	TBD

## 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

- Dry-run permit submission for Greenway Trail (NW 50<sup>th</sup> Street) segment was approved.
- Draft solicitation for construction services (Greenway Trail) was completed. Coordinating with Procurement on final solicitation version and formal issuance of solicitation.
- Design team finalizing remaining design packages by trail segment.
- Submission of Miami-Dade County Class III permit awaiting completion of remaining design packages.





# Doral Parks Bond Program

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