



Doral Parks Bond Program



Doral Central Park

November 4th, 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.

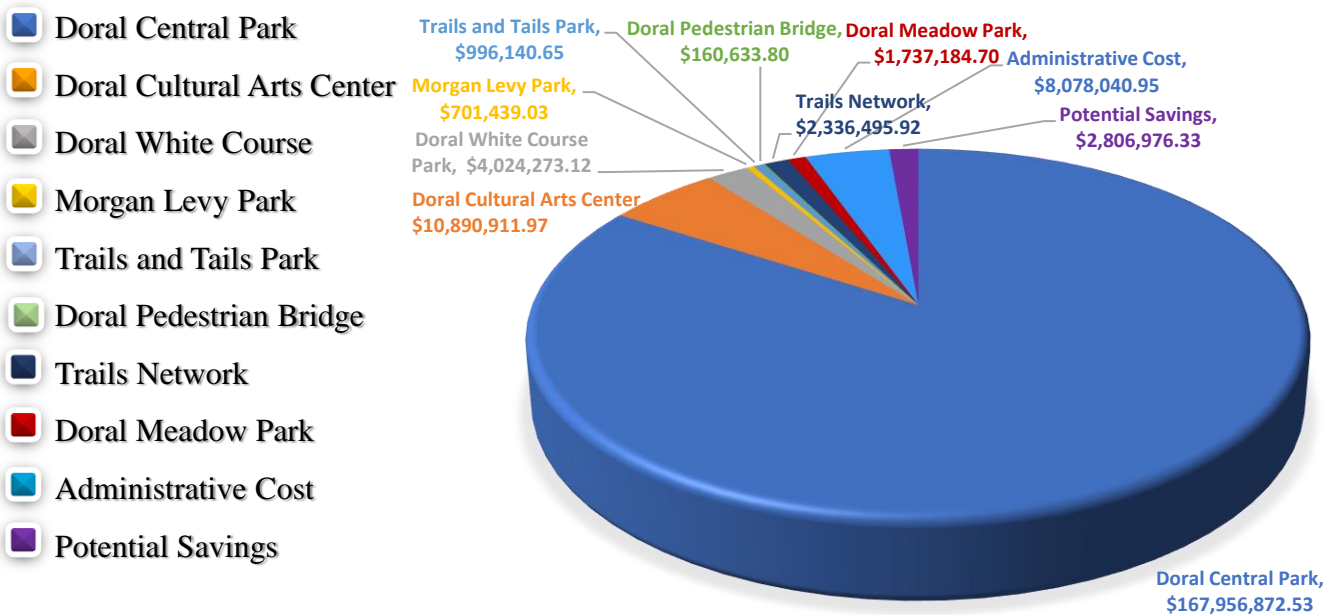


Doral Parks Bond Program

Program Progress Report

DORAL PARKS BOND BUDGET SUMMARY					
November 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	\$ 143,899,481.41	\$ 22,139,974.37	\$ 1,917,416.75
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	\$ 7,154,758.47	\$ 325,471.77	\$ 597,810.71
Potential Savings	\$ -	\$ 2,806,976.33	\$ -	\$ -	\$ 2,806,976.33
	Original Program Budgets (NOV 2019)	Budgeted Sub-Total	Expended to Date	Encumbered	Available (B-C-D)
TOTALS:	\$ 149,769,000.00	\$ 199,688,969.00	\$ 169,849,890.88	\$ 22,533,821.50	\$ 7,305,256.62

Budget Sub-Total

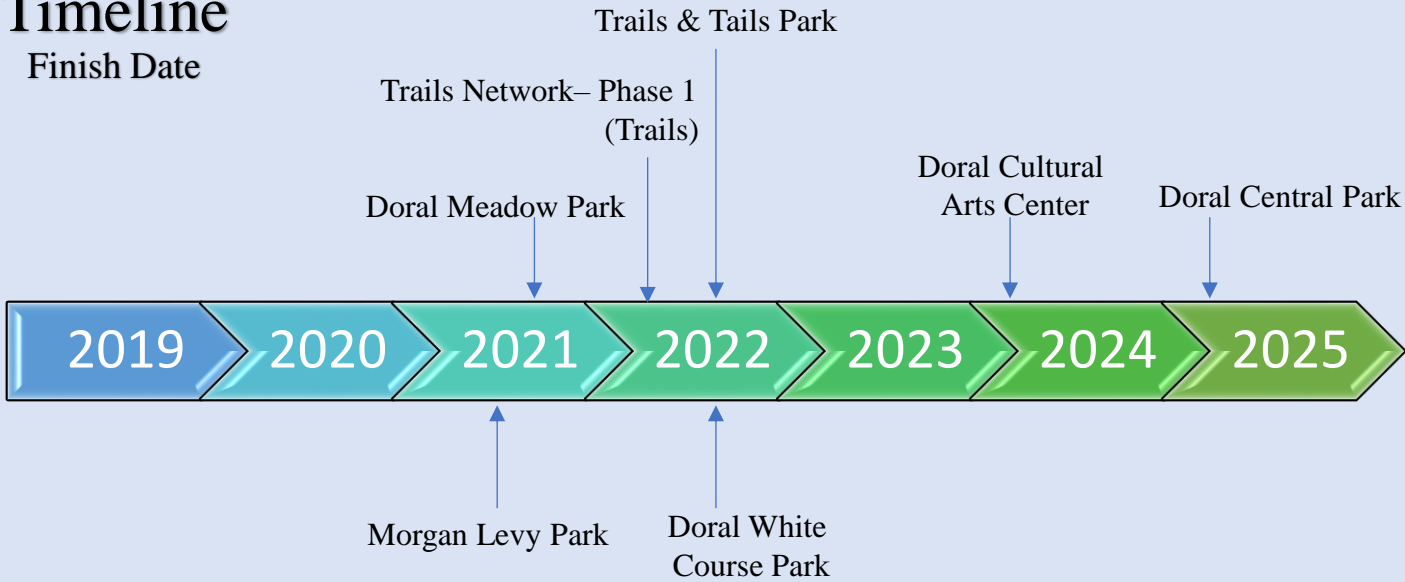




Doral Parks Bond Program

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

Program Overview

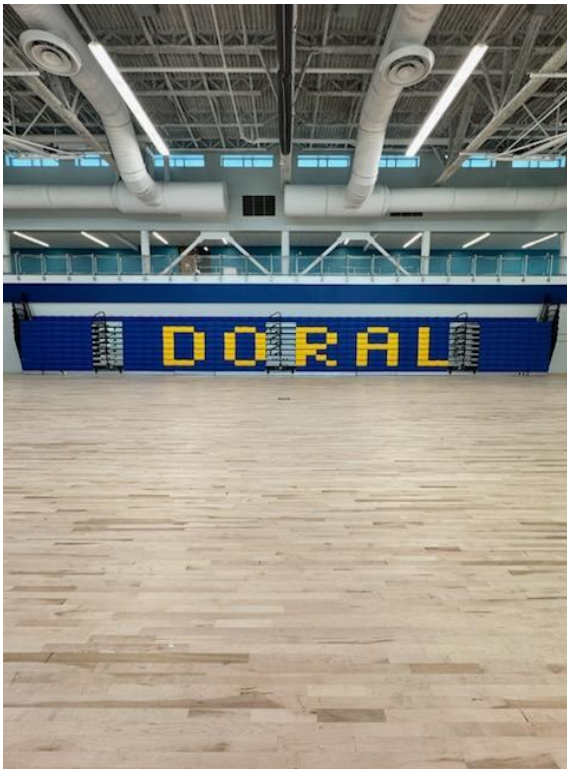
Doral Central Park is located at 3005 NW 92nd Avenue. The site is situated on 78 acres of which approximately 21 are the lake. It will be the largest park in the City, and one of the largest in the region. The park includes an 80,000 SF Community Center, Aquatics Center, meandering paved paths connecting 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 92nd 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	Jan 2025	Feb 2025

Doral Central Park Budget Status



Doral Central Park

Work completed in November 2024



Phase 1 – 99% Complete

- Completed installation of the tree grates along the promenade walkway.
- Continued installation of the tree grates around the driveway roundabouts.
- Completed fence installation at the tennis & basketball courts.
- Continued perimeter picket fence installation on the north side of the project.
- Continued installation of irrigation throughout phase 4, as well as installing sod and trees in prepped green areas.
- Commenced installation of aggregate concrete picture frame sidewalk between Community and Aquatic Center

Doral Central Park

Work completed in November 2024



Phase 2/3 - 99% Complete

- Opened to public in August 2024.

Doral Central Park

Work completed in November 2024



Phase 4

Community Center (Interior Spaces) - 99% Complete

- Finalizing level 1 & 2 trim out of all devices and lights.
- Completed QA/QC of the Community Center on level 1 and 2.
- Continued install of remaining counter tops on the 1st and 2nd floor of the Community Center.
- Continued installation of the gym flooring, pending polishing and court striping.
- Commenced the installation of the retractable bleachers at gym.
- Completed the LVT (Luxury Vinyl Tile) at Level 1 of the Community Center. S
- Commenced installation of remaining areas of carpet tile.
- Continue test & balance of the HVAC system and will be completing the installation of the Building Controls of the HVAC System.
- Completed installation of indoor playground.
- Doing a rough final clean throughout the Community Center.
- Final coat of paint on all walls of Community Center.
- Preparation being made to commence punch list in early December.

Doral Central Park

Work completed in November 2024



Phase 4

Community Center (Exterior Spaces) - 95% Complete

- Continued with landscape installation along perimeter of Community Center.
- Completed the install of synthetic turf at plaza area.
- Continued with the sidewalk installation at plaza area.

Doral Central Park

Work completed in November 2024



Phase 4 – Aquatics Center 92% Complete

- Continued trim-out in all Aquatics Buildings.
- Finalizing tile installation at the leisure pool.
- Commenced the installation of pool liner at the training pool.
- Continued finalizing plumbing in the pump room.
- Completed installation of fixtures at the Grandstand Building.
- Continued painting at all the Aquatics Buildings.
- Continued installation of Grandstand Bleacher system.
- Continued installation of fencing around Aquatic Center.
- Finalizing pouring of remaining portions of pool deck at the competition side.
- Continued installation of landscaping throughout Aquatic Center.
- Installing downspouts at all Aquatics Buildings.
- Finalizing installation of door hardware at all Aquatics Buildings.
- Completed the flooring in the grandstand building.
- Installing the ceiling grid for the upper ceiling at the meeting rooms of the Support Building.



Doral Parks Bond Program

Doral Central Park

Phase I

Upcoming Work

- Continue working on the entrances at 92nd Ave and 33rd Street.
- Complete picket fence installation on the North Side of the project and fence installation around the Aquatics Center Buildings.
- Continue installation of irrigation throughout Phase 4 and installing sod and trees in prepped green areas.
- Continue installation of aggregate concrete picture frame sidewalk between Community and Aquatic Center.

Phase 4 Community Center (Interior Spaces)

- Continue finalizing level 1 & 2 trimming out of all devices and lights.
- Continue install of remaining counter tops on the 1st and 2nd floor of the Community Center.
- Complete install of retractable bleacher system at gym.
- Complete gym wood flooring to include court striping and sealing.
- Complete QA/QC of entire Community Center.
- Finalize installation of remaining floor.
- Finalize testing of HVAC system and Building Controls of the HVAC System.
- Continue rough final clean throughout the Community Center.
- Continue final coat of paint on all walls of Community Center.
- Commence punch list of all areas.
- Commence installation of furniture.
- Coordinate and commence delivery of fitness equipment.

Phase 4 – Aquatics Center

- Continue performing trim-out in all Aquatics Buildings.
- Complete installation of pool liner at training pool and commence pool liner install at the competition pool.
- Complete water test on leisure pool, wading pool, and training pool.
- Perform preliminary punch-out work throughout all Aquatics Buildings.
- Commence install of bleachers on pool deck.
- Complete pouring of final pool deck areas.
- Continue landscape install throughout Aquatic Center.
- Commence install of diving boards.
- Continue install of fencing throughout Aquatic Center.
- Continue painting at all the Aquatics Buildings.



Doral Parks Bond Program

Trails Network

Project Information & Status

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

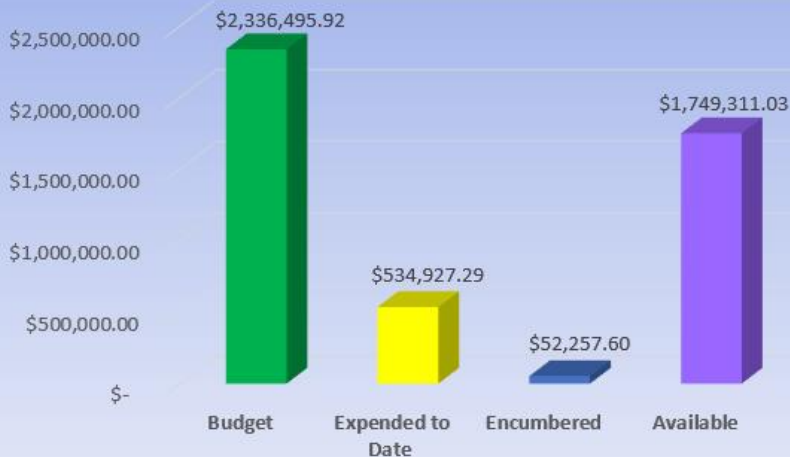
Budget: \$2,336,495.92

Status: Design Development (Phase 2)

Program Overview

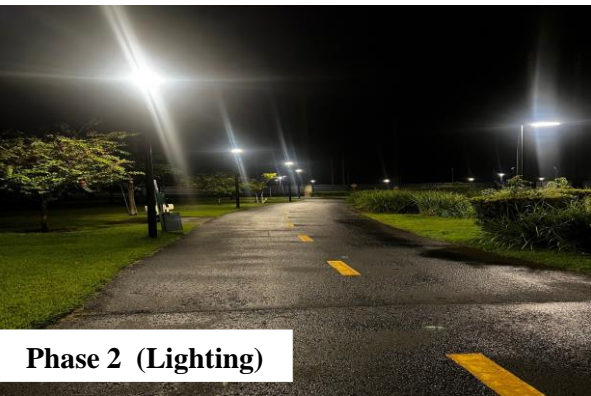
The project includes improvements and adding approximately 5 miles of multi-purpose trails around the City of Doral. Existing segments enhancements will include trail lighting, pavement markings, and signage.

Trails Network Budget Status



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)

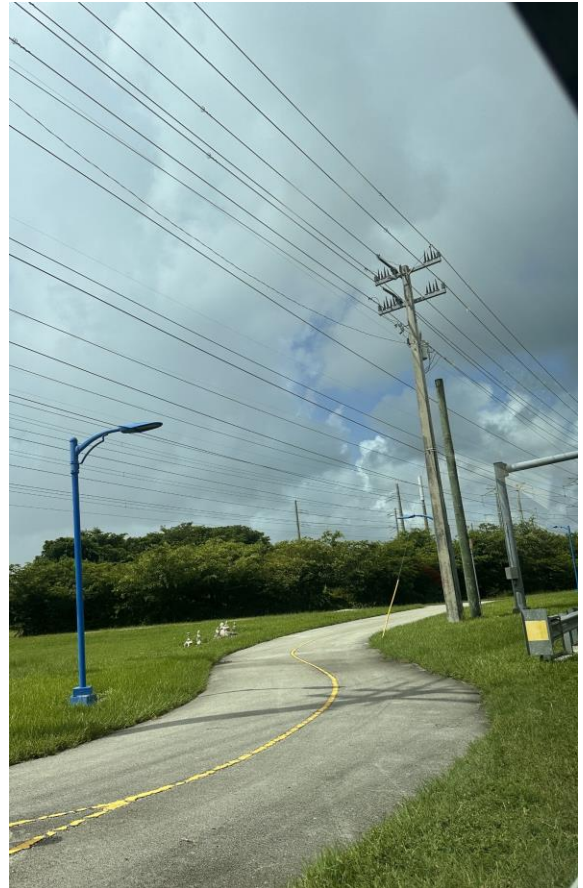
Project Phase	Start Date	Finish Date
Procurement Process	Jun 2023	Jul 2023
Design	Jul 2023	Jul 2024
Construction	TBD	TBD
Closeout Project	TBD	TBD

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

- Solicitation for the Greenway Trail (NW 50th Street) currently advertised. Aiming to award solicitation in January 2025.
- RFI was received from Miami-Dade County requesting additional information and items for the portion that fall within their canal maintenance easement as part of the Class III permit review. Coordination with design team ongoing to address comments.





Doral Parks Bond Program

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