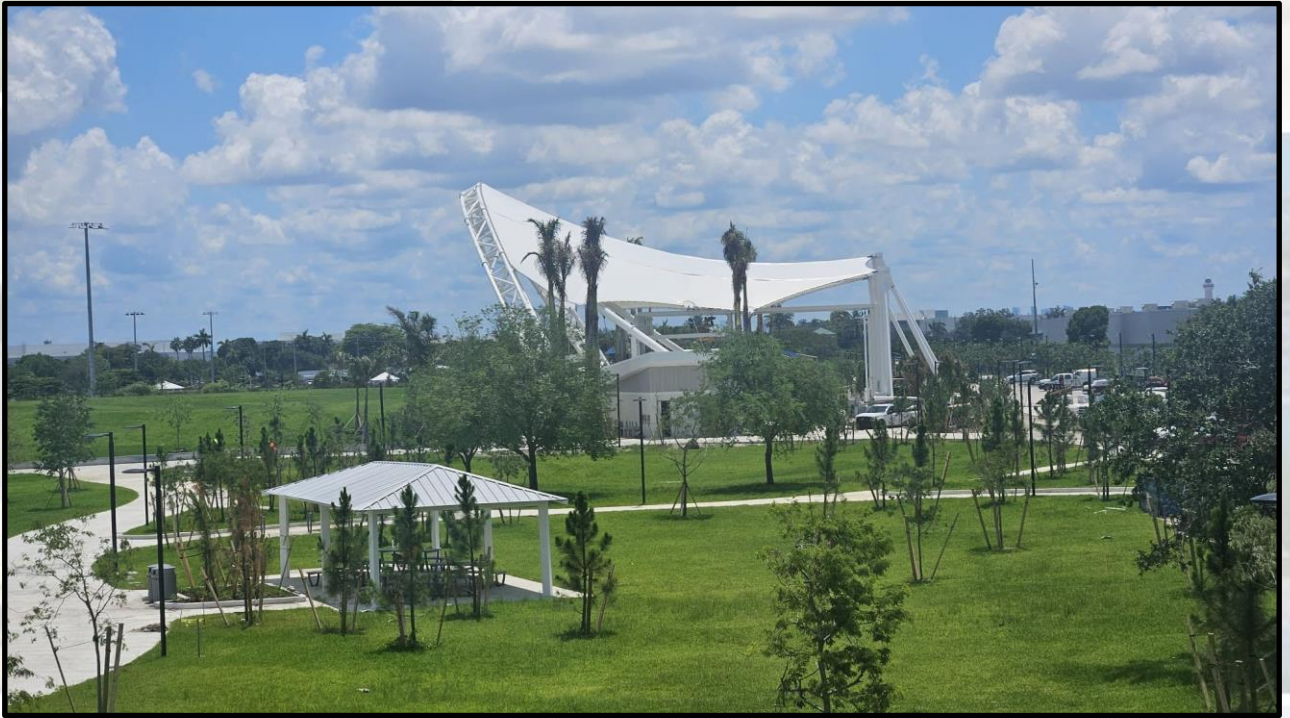




Doral Parks Bond Program



Doral Central Park

May 1st, 2024



Doral Parks Bond Program

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Doral Parks Bond Program

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.

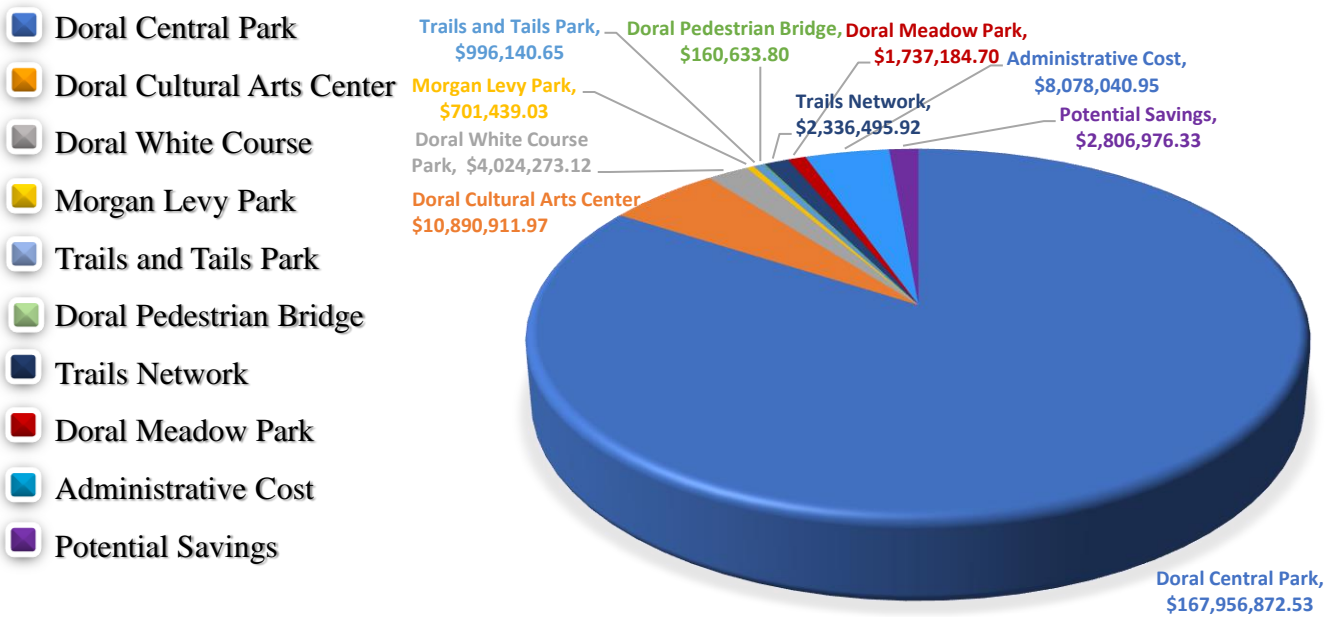


Doral Parks Bond Program

Program Progress Report

DORAL PARKS BOND BUDGET SUMMARY					
May 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	\$ 115,241,359.52	\$ 31,299,261.91	\$ 21,416,251.10
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	\$ 486,701.67	\$ 97,471.35	\$ 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	\$ 6,744,457.27	\$ 568,194.20	\$ 765,389.48
Potential Savings	\$ -	\$ 2,806,976.33	\$ -	\$ -	\$ 2,806,976.33
TOTALS:	\$ 149,769,000.00	\$ 199,688,969.00	\$ 140,717,727.54	\$ 32,005,829.45	\$ 26,965,412.01

Budget Sub-Total

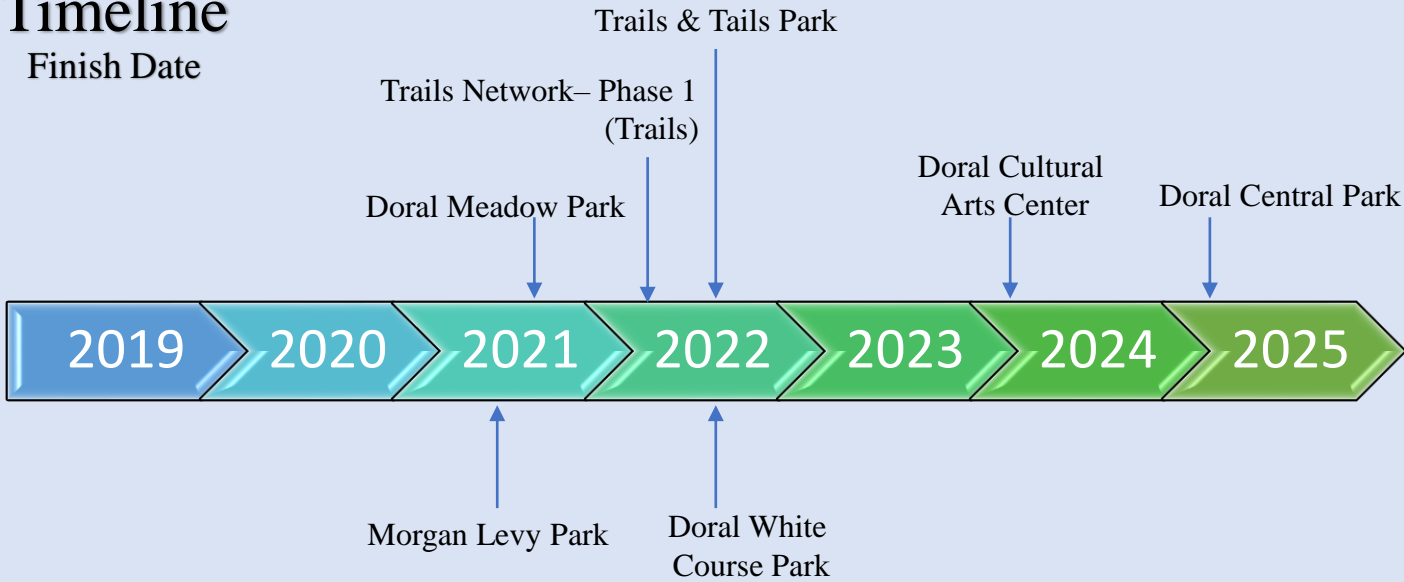




Doral Parks Bond Program

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 Parks Bond Program

Doral Central Park

Project Information & Status

Location: 3005 NW 92nd Ave.
Doral FL 33172

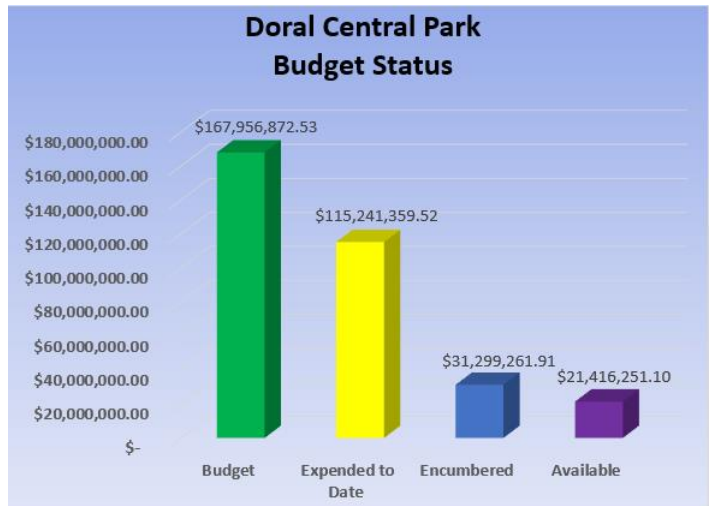
Budget: \$167,956,872.53

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 May 2024



Phase 1 - 92% Complete

- Finalizing remaining irrigation trim, sod, and mulch within Phase 2/3.
- Finalizing all concrete throughout Phase 2/3 to include pouring sidewalks, landscape curbs, and concrete pads.
- Commenced sidewalk pouring in Phase 4 parking areas.
- Laying pavers at the South Road by the Amphitheater.

Doral Central Park

Work completed in May 2024

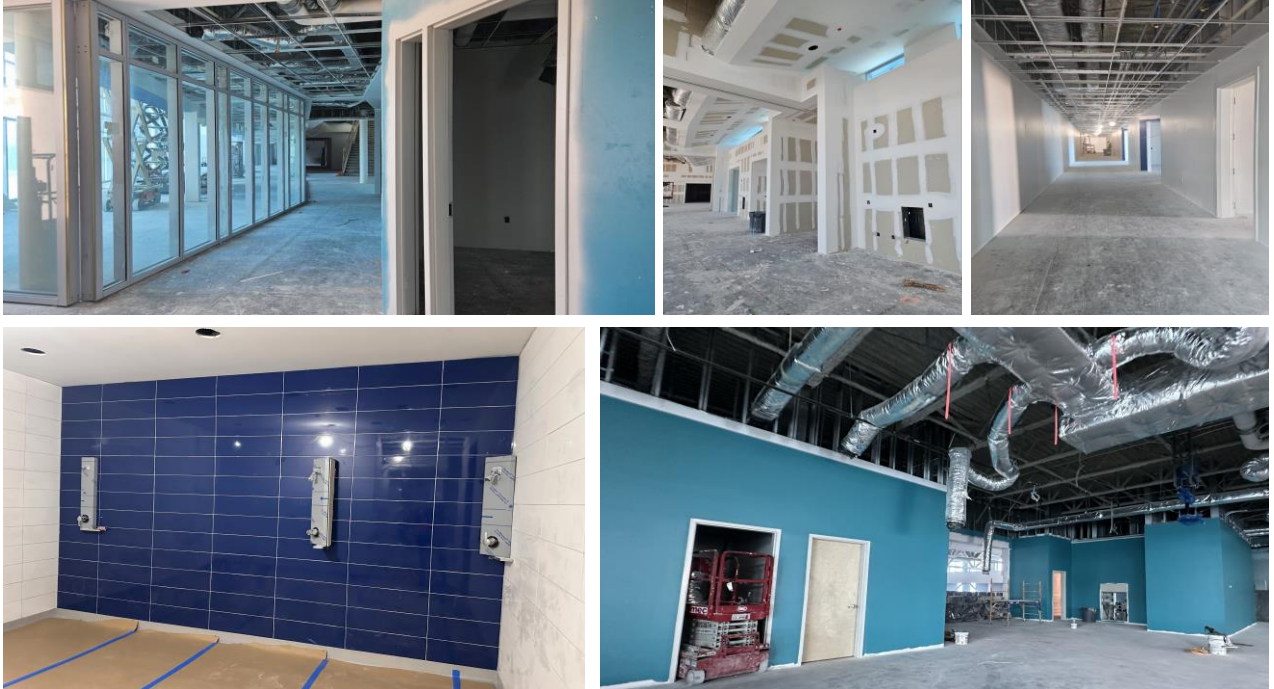


Phase 2/3 - 99% Complete

- Touch up paint on all outbuildings.
- Installed gates at north and south lake boardwalks.
- Zoysia sod installation at Amphitheater lawn completed.
- Fencing around Amphitheater playground completed.
- Finalizing installation of benches at the Amphitheater Playground and Sensory Playground.
- Continue installing conduit on the structure of the Amphitheater for stage lighting, AVI, and Telecom.
- Finalizing install of mesh railings at the Amphitheater.

Doral Central Park

Work completed in May 2024



Community Center Interior Spaces- 74% Complete

- Air conditioning activated at the Community Center.
- Completing overhead Rough-In level 1 & 2 Fire Alarm;
- Commenced installation of light fixtures on the ceiling grid and trim out (light switches, receptacles, etc.) at level 1.
- Continued with the installation of the plumbing fixtures at the restrooms on level 1.
- Continued priming the first coat finish of common areas of level 1 & 2.
- Continued drywall finishing work.
- Continued with installation interior windows of level 1 and 2.
- Continued with the grid installation at level 1 & level 2.
- Continued with the installation of wall tiles at the restrooms at level 1 and 2.
- Continued with installation of stainless-steel metal handrails.

Doral Central Park

Work completed in May 2024



Community Center Exterior Spaces- 85% Complete

- Continued Stucco of Café Terrace.
- Exterior stucco work completed.
- Continued with exterior paint.
- Touching up details to work on waterproofing and topping slab for Café Terrace

Doral Central Park

Work completed in May 2024



Phase 4 – Aquatics Center 67% Complete

- Preparation for tile installation at the Leisure Pool continued.
- Installation of equipment at the Support Building Pump Room continued.
- Continuing wire lath installation at the support building soffit; hanging drywall in the support building and stucco installation at the grandstand building.
- Continuing rough-in at the Grandstand Building and Support Building.
- Continued ductwork installation at the Grandstand, Support, and Locker-Room building.
- Completed installing windows at the Upper Support Building.
- Finalizing the installation of the overhead coiling doors and testing the functionality.
- Continue sealing the concrete floors as required in each building of the Aquatics Center.
- Continue installation of pavilions at the Leisure Pool Deck area of the Aquatic center.
- Commencing installation of doors at the Aquatics Center Buildings.



Doral Parks Bond Program

Doral Central Park

Phase I

Upcoming Work

- Finalize conveyance of water and sewer system from WASD for Phase 2/3 portion.
- Finalize pouring of sidewalks, landscape curbs, and concrete pads in Phase 2/3.
- Commence pouring of sidewalks, landscape curbs, and concrete pads in Phase 4.

Phase 2 & 3

- Finalize remaining landscaping and irrigation work.
- Complete conduit installation on structure at Amphitheater for stage lighting, audio/visual, and telecom.
- Coordinate punch list walkthroughs with design team.
- Coordinate all required final inspections from City of Doral and Miami-Dade in order to obtain Temporary Certificate of Occupancy (TCO).

Phase 4 Community Center (Interior Spaces)

- Starting precast caps at the Community Center.
- Continue all HVAC equipment start up.
- Continue with the installation of the plumbing fixtures at the Community Center restrooms on level 1 & 2.
- Continuing with the priming of the first coat finish of common areas of level 1 & 2.
- Installation of aluminum doors.
- Continuing layout installation at Level 1 of the Community Center; Start ceiling installation on level 2.
- Continue with the installation of wall tile in the restrooms of the Community Center.
- Continue with the installation of stainless-steel metal handrails.

Phase 4 Community Center (Exterior Spaces)

- Finalize exterior paint
- Waterproof the terrace
- Finish framing, sheathing, and stucco at Café Terrace

Phase 4 – Aquatics Center

- Continue preparation work for tile installation at the Leisure Pool.
- Continuing rough-in at the Grandstand Building and Support Building.
- Installing ductwork at the Grandstand, Support, and Locker-Room building.
- Commence install of Grandstand canopy.
- Continue installing the shade structures at the Leisure Pool Deck area of the Aquatic center.



Doral Parks Bond Program

Trails Network

Project Information & Status

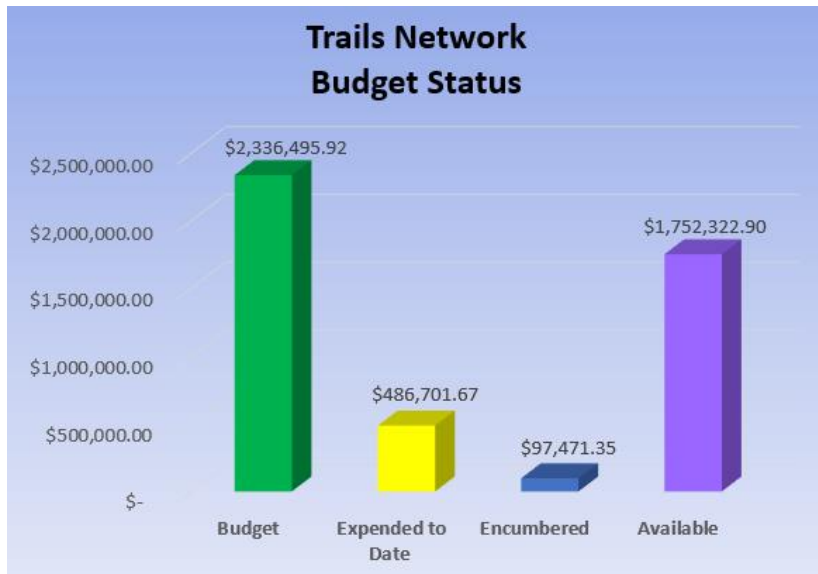
Location: Construction of multi-purpose trails throughout the City of Doral

Budget: \$2,336,495.92

Status: Design Development (Phase 2)

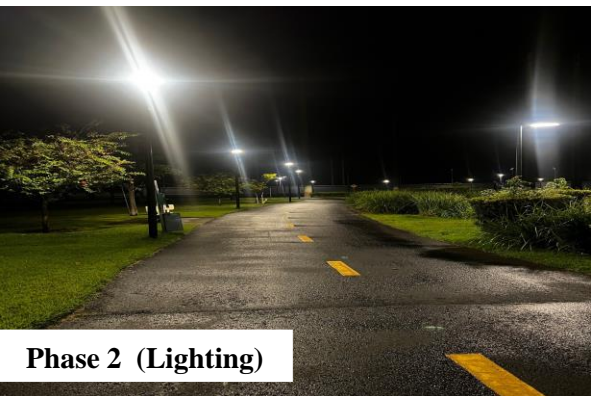
Program Overview

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)

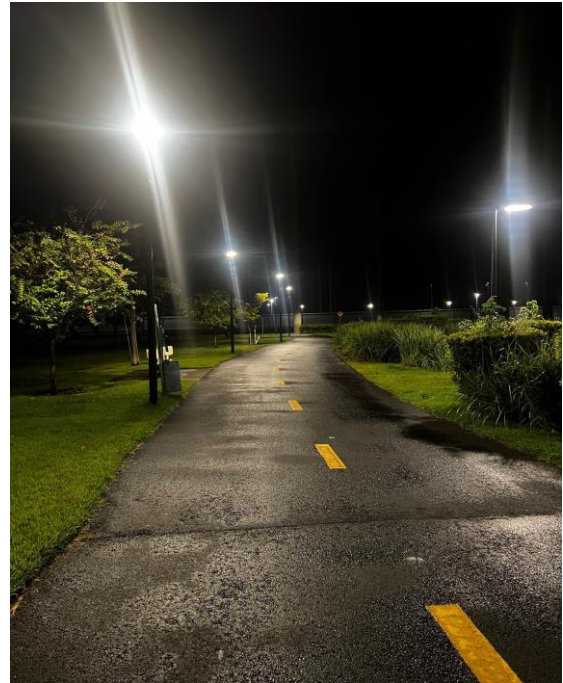
Project Phase	Start Date	Finish Date
Procurement Process	Jun 2023	Jul 2023
Design	Jul 2023	Aug 2024
Construction	TBD	TBD
Closeout Project	TBD	TBD

Trails Network - Phase 2 (Lighting)

Phase 2 - Program Overview

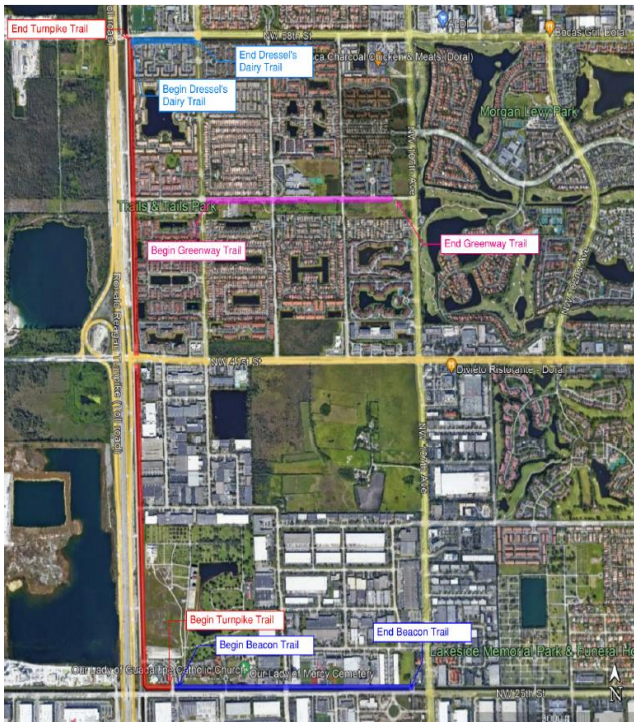
It was determined to re-allocate approximately \$2,000,000 to the Trails Network project in order to complete lighting enhancements to existing trails as part of the Trails Network Project.

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 package for Greenway Trail (NW 50th Street) was completed. Submission of design package for permitting to authorities having jurisdiction (AHJ's) next.
- Design team continues working to finalize remaining design packages by trail segment.
- Submission of Miami-Dade County Class III permit awaiting completion of remaining design packages.





Doral Parks Bond Program

Prepared with the assistance of:

AECOM

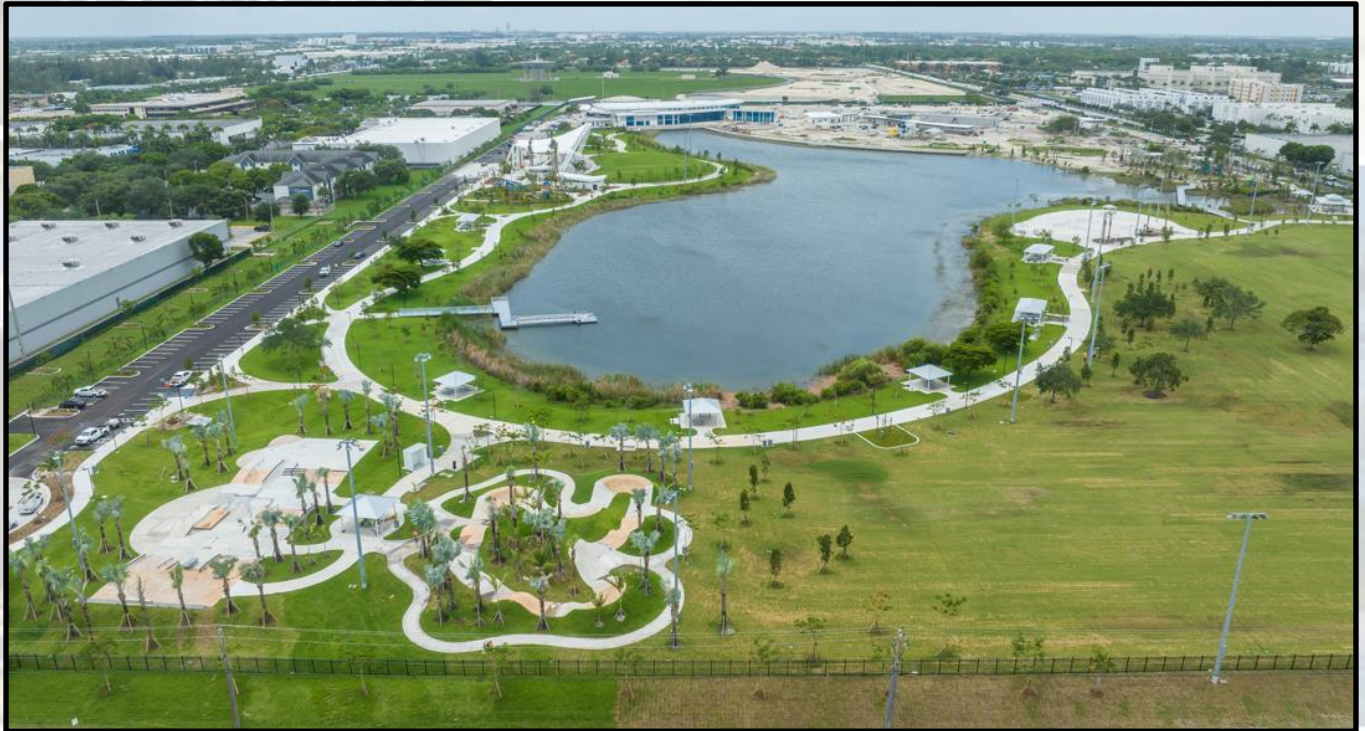
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Tel: 954-237-7850
www.pds-eng.com



Doral Parks Bond Program



Doral Central Park

June 17th, 2024





Doral Parks Bond Program

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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.



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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.



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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.

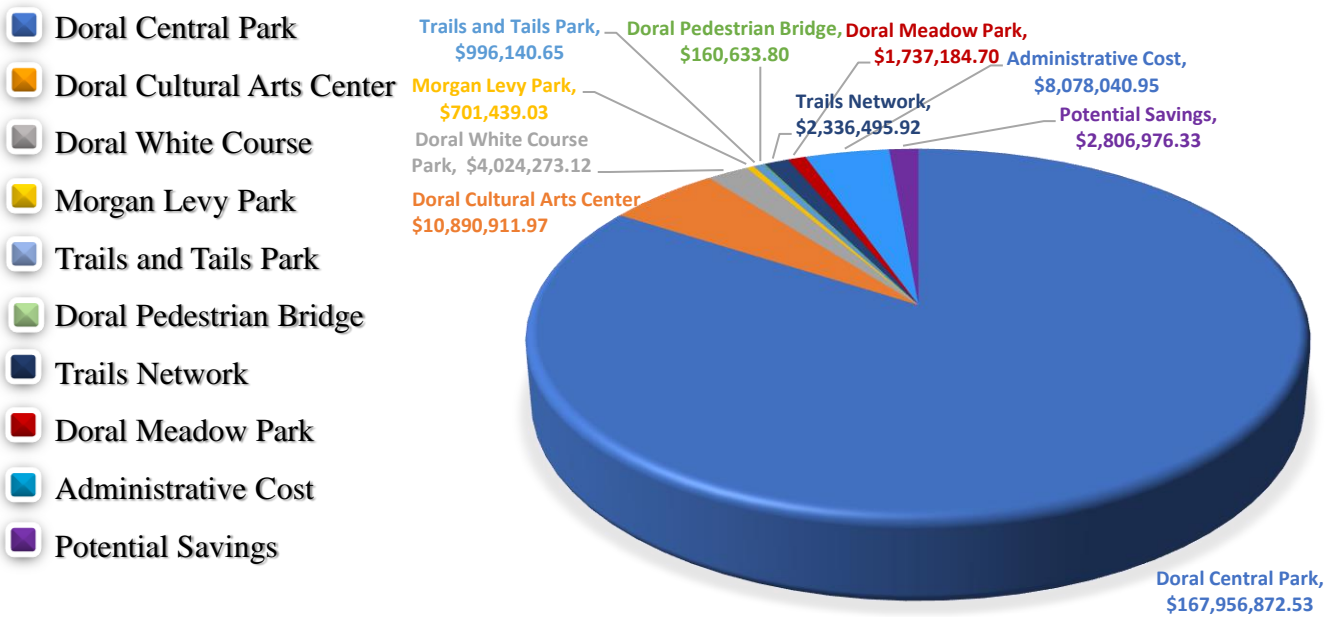


Doral Parks Bond Program

Program Progress Report

DORAL PARKS BOND BUDGET SUMMARY					
June 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	\$ 121,540,403.43	\$ 26,136,913.30	\$ 20,279,555.80
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	\$ 496,357.92	\$ 87,815.10	\$ 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	\$ 6,873,178.40	\$ 443,768.55	\$ 761,094.00
Potential Savings	\$ -	\$ 2,806,976.33	\$ -	\$ -	\$ 2,806,976.33
TOTALS:	\$ 149,769,000.00	\$ 199,688,969.00	\$ 147,155,148.83	\$ 26,709,398.94	\$ 25,824,421.23

Budget Sub-Total

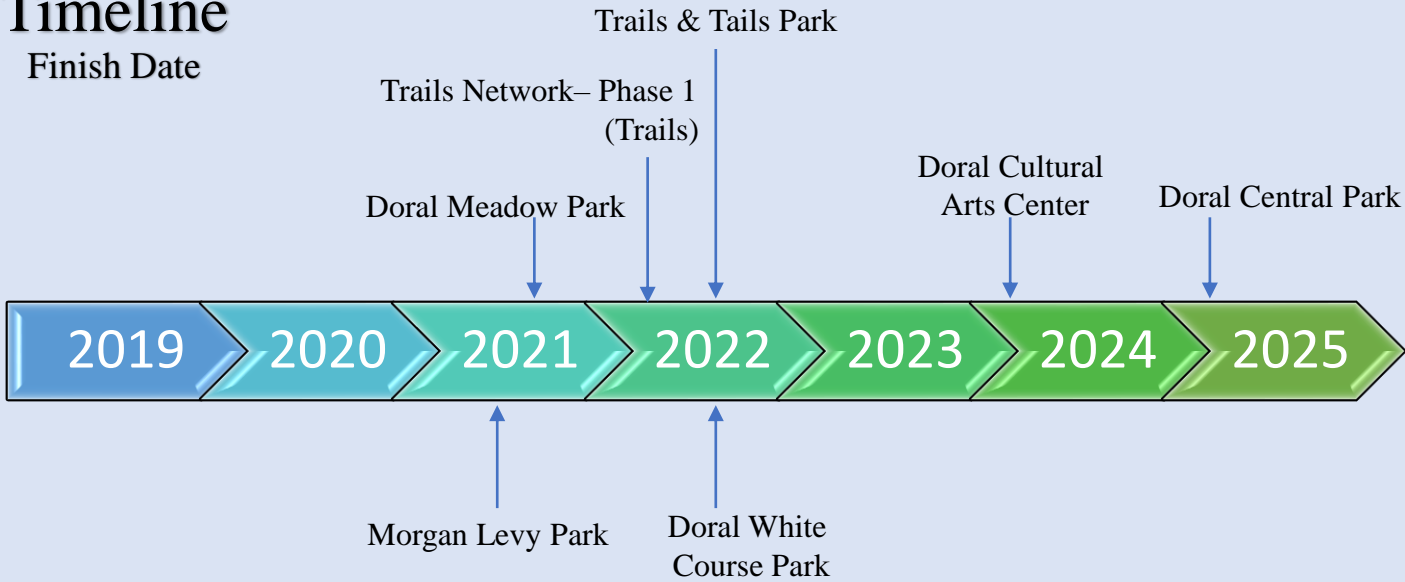




Doral Parks Bond Program

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 92nd Ave.
Doral FL 33172

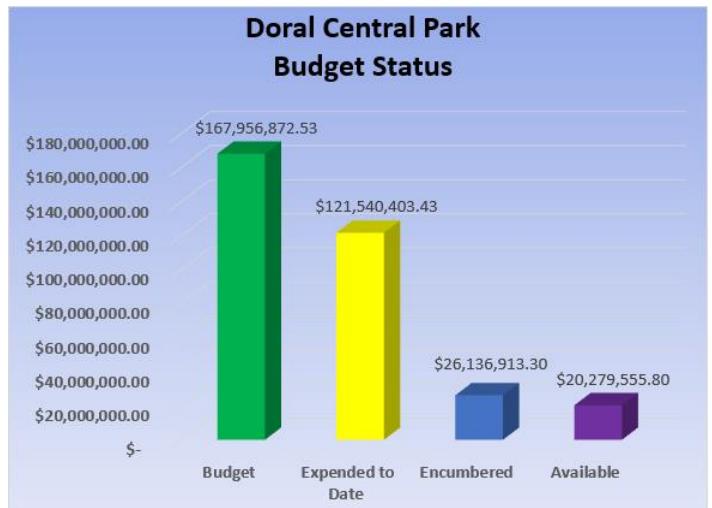
Budget: \$167,956,872.53

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 June 2024



Phase 1 - 94% Complete

- Commenced work on the landscaping islands in the Phase 4 parking area.
- Continuing pouring portions of curb and sidewalks in Phase 4.
- Contractor planning the sequencing of concrete pours in Phase 4.
- Working on grading around the site and the sports courts.

Doral Central Park

Work completed in June 2024

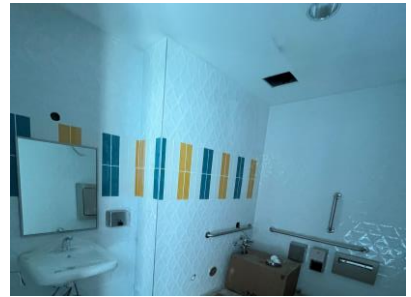
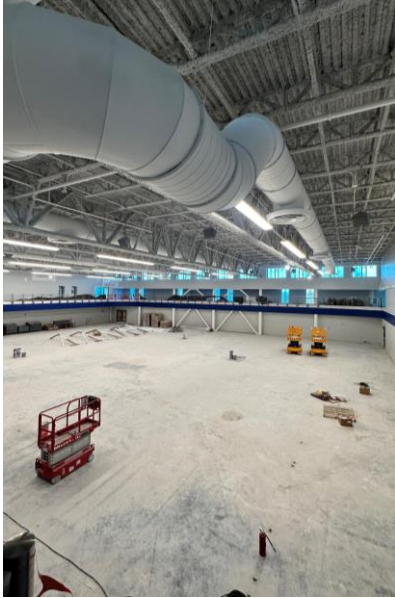


Phase 2/3 - 99% Complete

- Obtained Temporary Certificate of Occupancy.
- Phase 2/3 punch list items identified.

Doral Central Park

Work completed in June 2024



Community Center

Interior Spaces - 79% Complete

- Continued installation of millwork (cabinets, vanities) at level 1 of the Community Center.
- Completing overhead Rough-In level 1 & 2 Fire Alarm.
- Continued installing light fixtures on the ceiling grid and trim out (light switches, receptacles, etc.) at Level 1 & 2.
- Continued installing plumbing fixtures at bathrooms on level 2.
- Continued priming the first coat finish of common areas of level 1 & 2; and continue priming the first coat at the Café terrace on Level 2.
- Finished drywall and are finalizing finishing for Paint/Tile install.
- Continued installing interior windows of level 2 and exterior doors.
- Continued installation of stainless-steel metal handrails.
- Continued installation of South elevator.

Doral Central Park

Work completed in June 2024



Community Center

Exterior Spaces- 86% Complete

- Commenced grading and trench drains install around the Community Center.
- Commenced preparations for paving of portions around Community Center.

Doral Central Park

Work completed in June 2024



Phase 4 – Aquatics Center 71% Complete

- Continued tile install at the leisure pool.
- Continuing to install equipment at the Support Building Pump room.
- Poured the scoreboard foundations and will be forming scoreboard columns.
- Continued install of pavilions at the recreation side.
- Continued the bead and stucco install.
- Continued framing install at the support building.
- Continued rough-in work at the Grandstand and Support Building.
- Installing ductwork at the grandstand and support building.
- Continued installing all doors for the Aquatics center buildings.
- Commenced canopy install at the Grandstand building.
- Continued install of ceiling grid at the Check-In Building and began ceiling grid install at the Support Building.
- Installing the storefronts at the Check-In Building and the Support Building.



Doral Parks Bond Program

Doral Central Park

Upcoming Work

Phase I

- Install 1st lift of asphalt in portions of Phase 4 (Community Center roundabout).
- Commence install of light poles on Phase 4.
- Continue pouring of concrete curbs and sidewalks in Phase 4.

Phase 2 & 3

- Address outstanding punch list items.

Phase 4 Community Center (Interior Spaces)

- Continue installation of millwork (cabinets and vanities) at level 1 of the Community Center.
- Complete waterproofing of 2nd level terrace.
- Continue installing plumbing fixtures at the Community Center bathrooms on level 2.
- Commence floor tile installation in corridors.
- Continue layout installation at Level 1 & Level 2 of the Community Center.
- Complete install of South Elevator.

Phase 4 Community Center (Exterior Spaces)

- Install first lift of asphalt for the west road and remaining parking lots.
- Complete grading work in surrounding areas of Community Center.

Phase 4 – Aquatics Center

- Complete install of the pavilion/Shelters at the Aquatic Center.
- Begin coordination and preparation for pouring of pool deck.
- Complete framing install at the support building.
- Continue install of the fixtures at the Locker Room Building.
- Continue installing ductwork at the grandstand and support building.
- Continue the canopy install at the Grandstand Building.
- Begin the installation of the retractable wall system at the Support Building.



Doral Parks Bond Program

Trails Network

Project Information & Status

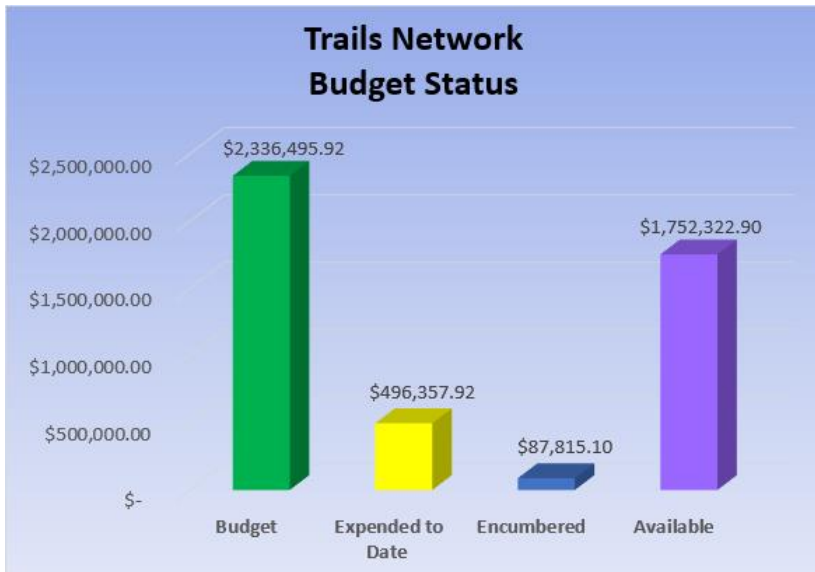
Location: Construction of multi-purpose trails throughout the City of Doral

Budget: \$2,336,495.92

Status: Design Development (Phase 2)

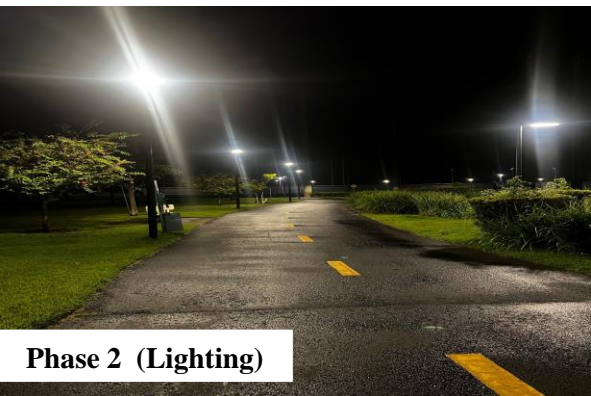
Program Overview

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)

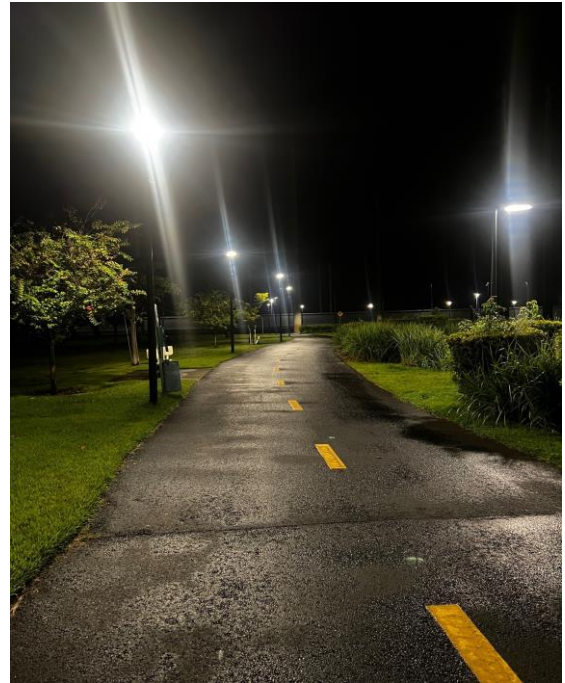
Project Phase	Start Date	Finish Date
Procurement Process	Jun 2023	Jul 2023
Design	Jul 2023	Jul 2024
Construction	TBD	TBD
Closeout Project	TBD	TBD

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 50th Street) segment was approved.
- Draft solicitation for construction services (Greenway Trail) was completed and sent to Procurement for review.
- Design team working to finalize 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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