



Doral Parks Bond Program



Doral Central Park Phase II & III Grand Opening

August 24th, 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.

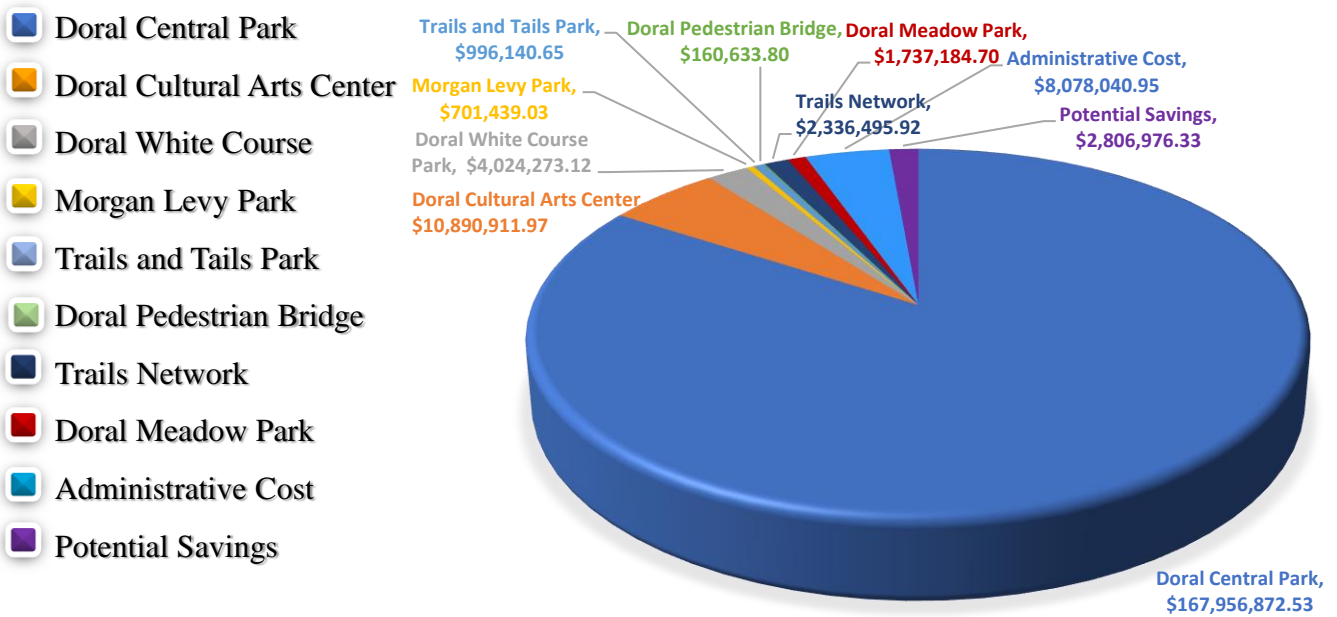


Doral Parks Bond Program

Program Progress Report

DORAL PARKS BOND BUDGET SUMMARY					
August 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	\$ 129,899,427.73	\$ 34,017,653.29	\$ 4,039,791.51
Doral Cultural Arts Center	\$ 9,800,000.00	\$ 10,890,911.97	\$ 10,861,994.89	\$ -	\$ 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	\$ 512,230.92	\$ 71,942.10	\$ 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	\$ 6,976,613.28	\$ 399,571.29	\$ 701,856.38
Potential Savings	\$ -	\$ 2,806,976.33	\$ -	\$ -	\$ 2,806,976.33
TOTALS:	\$ 149,769,000.00	\$ 199,688,969.00	\$ 155,633,481.01	\$ 34,530,068.67	\$ 9,525,419.32

Budget Sub-Total

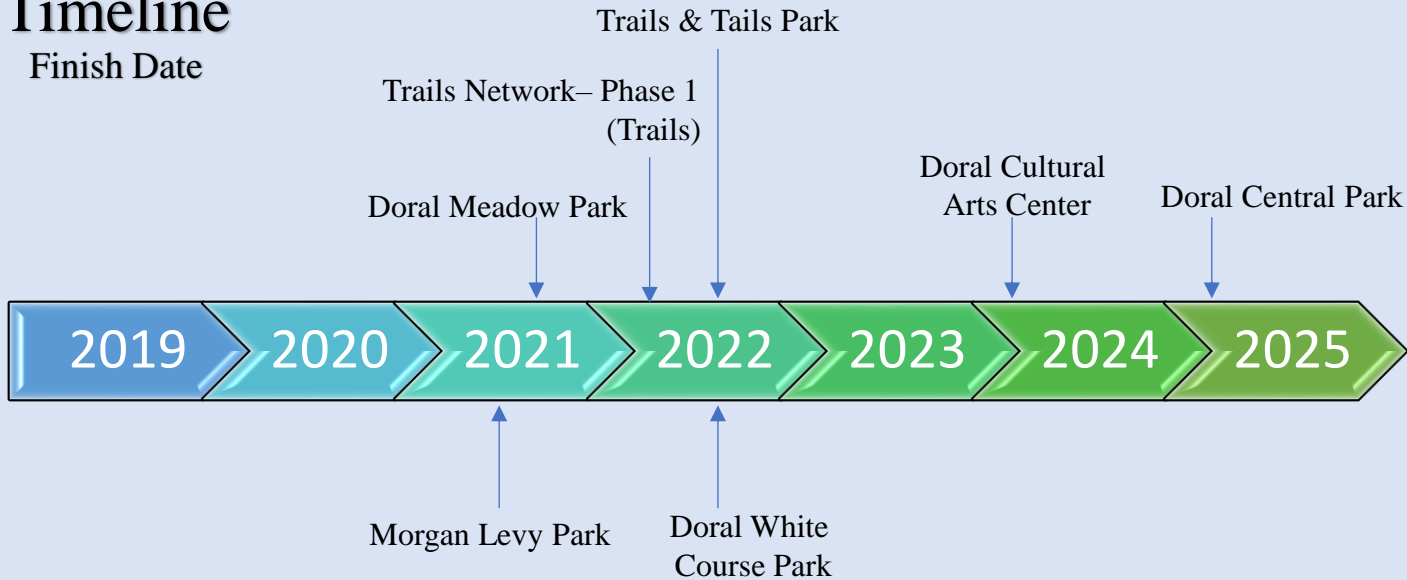




Doral Parks Bond Program

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.

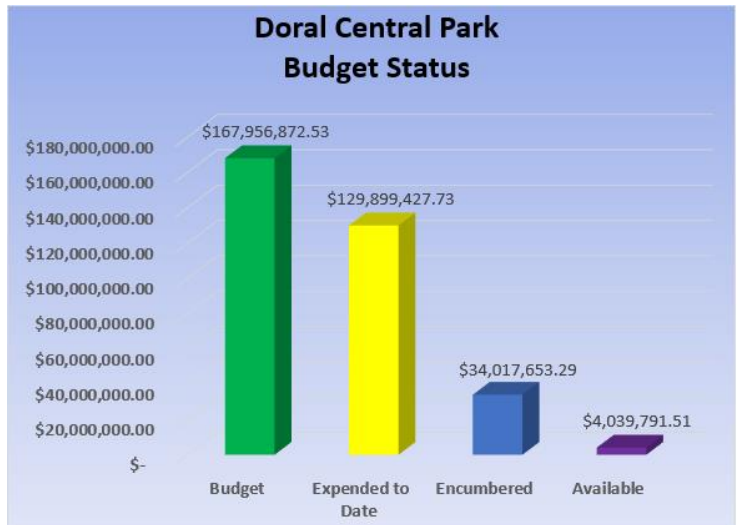
Project Information & Status

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	Dec 2024	Jan/Feb 2025



Doral Central Park

Work completed in August 2024



Phase 1 - 97% Complete

- Working on the landscaping islands in the parking lot at Phase 4.
- Continue the sidewalk pours at Phase 4.
- Working on grading at Phase 4 portion.
- Continue work at new park entrance on NW 92nd Avenue.

Doral Central Park

Work completed in August 2024



Phase 2/3 - 99% Complete

- Punchlist items are being addressed.

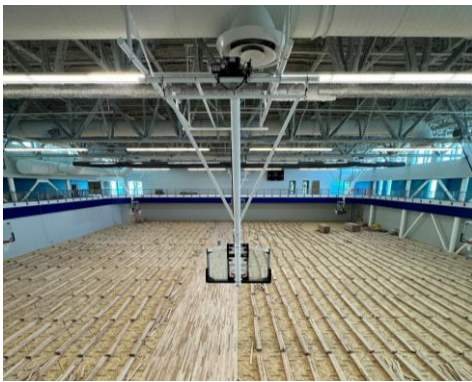
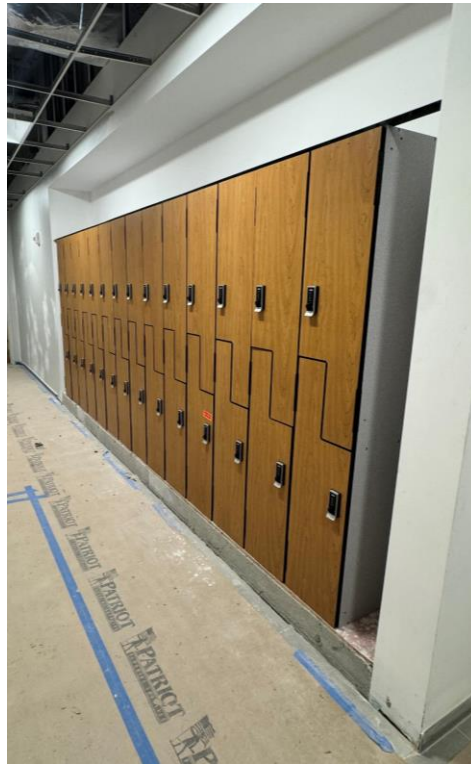
Doral Parks Bond Program



DORAL CENTRAL PARK
Phase II & III Grand Opening
August 24th, 2024

Doral Central Park

Work completed in August 2024



Phase IV

Community Center (Interior Spaces) - 87% Complete

- Completing overhead Rough-In level 1 & 2 Fire Alarm; and completed installing light fixtures on the ceiling grid and trim out (light switches, receptacles, etc.) at Level 2 of the Community Center.
- Completed final coat of paint on the first and second floor.
- Completing installation of interior windows and doors at the Community Center.
- Completing ceiling grid installation at Level 1 & 2 of the Community Center. Continuing the wood ceiling installation.
- Nearing completion of exterior stainless-steel metal handrails.
- Completed installation of the window blinds and programmed all window blinds.
- Finalizing install of interior wood doors & hardware.
- Completed installation of the Basketball Hoops and Scoreboards.
- Commenced gym wood flooring installation.
- Continue installing the toilet partition walls on Level 1 & 2 bathrooms.

Doral Central Park

Work completed in August 2024



Phase IV

Community Center (Exterior Spaces) - 88% Complete

- Continue site grading around Community Center.
- Continue pouring sidewalks around Community Center.
- Installed foam board at 2nd Floor Café space.

Doral Central Park

Work completed in August 2024



Phase 4 – Aquatics Center 81% Complete

- Continues installing light poles at all the Aquatics Pool areas and continuing with Rough-In's at support & Grandstand Buildings; completed installing temp power to all Aquatics Buildings.
- Continued install of equipment at the Support Building Pump Room; continue the bonding loop and embed installs at the leisure pool. And installing trench drain around the competition and Training Pool.
- Continued installing wall tile at the Grandstand Building.
- Continued stucco punchout at all Aquatics Buildings. Continue framing in the support building; And installing drywall at the grandstand Building and Support Building.
- Installing fixtures at the Locker Room Building.
- Installing ductwork at the Grandstand and Support Building.
- Continued painting the exterior of the Support Building; began final interior paint at the Maintenance Building.
- Continued the installation of the canopy at the Grandstand Building.
- Mobilized to begin the finalization of the roof system of the Support Building
- Advanced Millwork completed installation of the casework at the Check-In Building.



Doral Parks Bond Program

Doral Central Park

Upcoming Work

Phase I

- Continue installation of sidewalks and curbs at Phase 4.
- Continue construction of site entrances at 33rd Street and 92nd Avenue.

Phase 2 & 3

- Complete remaining punch list items.

Phase 4 Community Center (Interior Spaces)

- Continue installation of wood flooring at the Gym and Multi-Purpose Room Areas.
- Complete overhead Rough-In level 1 & 2 Fire Alarm of the Community Center.
- Complete installation of interior windows and doors at the Community Center.
- Completing ceiling grid installation at Level 1 & 2 of the Community Center.
- Commence and continue install of exterior stainless-steel metal handrails.
- Continue install of tile flooring in corridors.
- Prep for commencement of sports flooring installation at 2nd level.

Phase 4 Community Center (Exterior Spaces)

- Continue installing trees around the Community Center.
- Continue grading next to Community Center.
- Pour concrete at 2nd Floor Café area.

Phase 4 – Aquatics Center

- Continue installing light poles at all the Aquatics Pool areas.
- Continue to install equipment at the Support Building Pump Room.
- Continue installing trench drain around the Competition and Training Pool.
- Continue installing wall tile at the Grandstand Building.
- Continue stucco punchout at all Aquatics buildings. Will continue framing in the Support Building; And will continue installing drywall at the Grandstand Building and Support Building.
- Continue installing the fixtures at the Locker Room Building.
- Continue the installation of the canopy at the Grandstand Building.
- Finishing the roof system of the Support Building and will begin the roof finalization at the Grandstand Building.



Doral Parks Bond Program

Trails Network

Project Information & Status

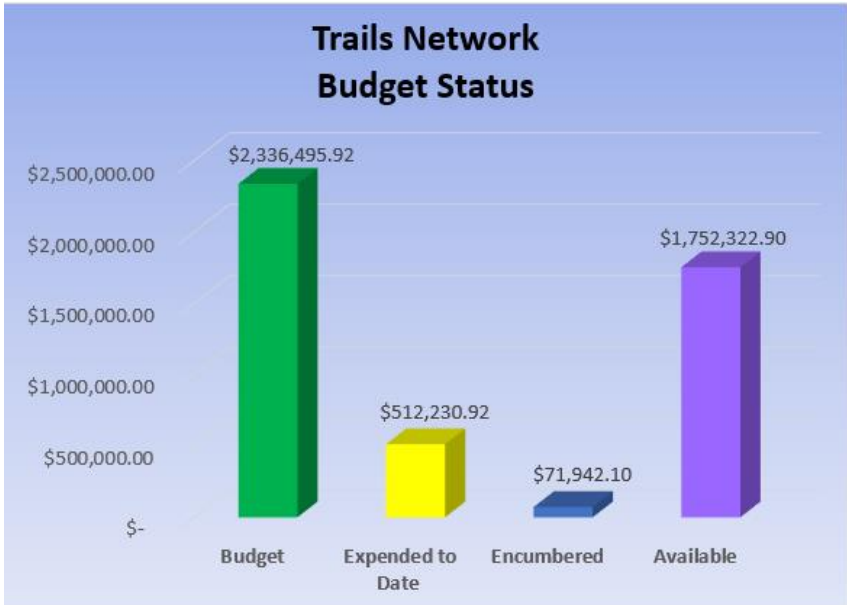
Location: Construction of multi-purpose trails throughout the City of Doral

Budget: \$2,336,495.92

Status: Design Development (Phase 2)

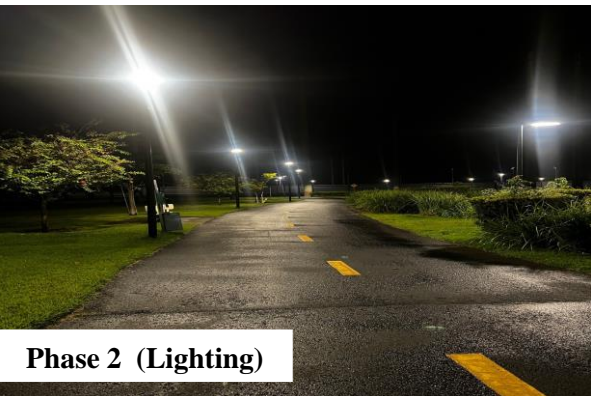
Program Overview

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

- Coordinating with Procurement on final solicitation version and formal issuance of solicitation for the Greenway Trail (NW 50th Street).
- Final design packages of remaining trail segments completed by design team.
- Submission of Miami-Dade County Class III permit for the trail segments which fall within their canal maintenance easement in process.



Doral Parks Bond Program

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