



**CITY OF DORAL**  
**Office of the City Manager**  
**Letter to Council**

LTC No. 014-2024

To: The Honorable Mayor and Members of the City Council

From: Kathie Brooks, Interim City Manager

Date: May 30, 2024

Subject: **Doral Central Park Update: Construction Progress, Possible Opening Dates, & Programming Plan**

This Letter to Council (LTC) is to update the Mayor and City Councilmembers on the status of Doral Central Park including construction progress, possible opening dates, amenities, and the programming plan for the park. As you all know, Doral Central Park is the flagship project of the Parks Bond Program that was approved by Doral voters in November 2018. Doral Central Park contains approximately 78 acres of land, inclusive of a 21-acre lake. The park amenities will include an 80,000 SF Community Center, Aquatics Center, paved paths connecting tennis and basketball courts, picnic pavilions eligible for rental, two playgrounds, beach volleyball courts, a large multi-purpose field, skatepark and pump track, fishing pier and kayak launch, boardwalk, as well as an open-air Amphitheater for community and large-scale events.

**Construction Progress**

To date, the project has consistently adhered to the final Guaranteed Maximum Price (GMP) approved through Resolution 23-101 during the June 14, 2023, council meeting. The approved final GMP included an owner's contingency of \$3,000,000.00 whose balance as of May 2024 in the ongoing construction phase of the project is \$2,834,875.74.

Significant construction progress has been made over the course of this 1<sup>st</sup> quarter of the 2024 calendar year including the month of May. Below are some key project activities which have occurred during this period for each of the project phases.

**Phase I**

- Installation of site lighting throughout Phase 2/3 was completed.
- First lift of asphalt of Phase 4 roadway and parking areas commenced.
- Grading of multi-purpose fields was completed.

- Pouring of sidewalks, landscape curbs, and concrete pads for Phase 2/3 is near 100% completion.

#### Phase II/III

- Landscaping throughout Phase 2/3 has continued.
- Amphitheater lawn grading and sod installation was completed..
- Amphitheater lower deck concrete was poured.
- Sensory playground (north) was installed.
- Synthetic turf surface installation for Sensory Playground (north) and Amphitheater Playground (south) was completed.
- Wetland boardwalk and Kayak launch areas were completed.
- Installation of plumbing fixtures in restrooms has been completed.
- Installation of outdoor fitness equipment is completed.
- Installation of outdoor furniture (i.e. picnic tables, trash receptacles, bike racks) is near completion.
- Irrigation for Phase 2/3 is completed.
- Permanent park fence along NW 87<sup>th</sup> Ave was installed.
- Permanent power for Phase 2/3 was obtained.

#### Phase IV

##### ➤ Community Center

- Framing of interior spaces is near completion.
- Drywall installation is near completion.
- Acoustical ceiling tile layout and installation has commenced throughout level 1 and level 2.
- Installation of plumbing fixtures in level 1 and 2 bathrooms has commenced.
- Installation of interior windows commenced.
- Permanent power for building was obtained.
- Installation of canopy at entrance was completed.

##### ➤ Aquatics Center

- Water slides on the recreational side of the Aquatics Center was installed.
- Play structures on leisure pool and wading pool was installed.
- Installation of Myrtha pool system for the competition and training pool continued with install of perimeter gutter system and backfilling of pipe trenches around pool perimeter.
- Interior framing at Aquatics Support Building near completion.
- Exterior painting of Aquatics Check-in and Locker Room Building was completed.
- Installation of canopy at entrance of Aquatics Check-in Building was completed.
- Roof installation at Aquatics Support Building near completion.

Attached as part of this LTC you will find a recap of the 1<sup>st</sup> quarter of the 2024 calendar year for the Doral Parks Bond Program which provides several images of the Doral Central Park project

progress and also outlines the expected project milestones for the next 90 days for this project along with the other in progress project in the program.

**Phased Opening Schedule:** As you're aware, the park is planned to be opened in two phases: Phase 2/3 & Phase 4. The first phase to open (Phase 2/3) is scheduled to open this summer. This phase will include amenities such as, the sensory nature playground, boardwalk, fishing pier and kayak launch, multipurpose field, skate park and pump track, pavilions, playground near the amphitheater, restroom buildings and the amphitheater. Phase 4 is scheduled to be completed December 2024, with an anticipated opening date to the public the beginning of January 2025. Phase 4 will include the community center, aquatics center, outdoor basketball and tennis courts, an additional restroom building as well as additional parking. When this phase opens, the park main entrance will be located off NW 92nd Avenue. Secondary entrance/exits will also be located off NW 33rd Street and NW 87th Avenue.

**Phase 2/3 opening dates:**

Phase 2/3 remains on schedule for the summer opening date that has been provided to the community. Kaufman Lynn (the contractor) is scheduled to obtain Temporary Certificate of Occupancy (TCO), for this phase of the park, on June 19, 2024 with the sensory nature playground scheduled to be completed July 15, 2024.

The Parks & Recreation Department along with the City Manager's office has identified the following potential dates to hold the community Grand Opening event for Phase 2/3:

- Saturday August 3rd
- Saturday August 10th
- Saturday August 24th

The Parks & Recreation Department recommends an August opening date closer to the return to school to ensure the community has returned from summer travel and are able to attend and enjoy this long-awaited park opening. This also provides the department with the opportunity to train staff inside the park after construction has been completed, prior to opening, to ensure staff are knowledgeable and can provide high quality customer service once open.

**Please provide feedback on opening dates no later than the end of day on Wednesday, June 5<sup>th</sup>.**

**Programming Plan:**

The Parks & Recreation Department are currently working on a programming plan for the entire park facility.

**Phase 2/3:** These amenities are tailored to more free-play recreation allowing the community the needed ability to recreate with their friends and families without being registered in a program, either on the multipurpose fields, beach volleyball courts, skate park/pump track and playgrounds. When initially opened, the department does not intend to coordinate programmed sports leagues on the multipurpose field. This will allow the community to use this space and the Parks & Recreation department to gauge interest in programming the community wants and adjust to the park operations before adding programming, especially with limited parking.

Future programming may include using the field for a City adult soccer league, additional practice spaces for flag football, soccer, baseball skills, developmental sports skills programs, etc. The department will continue to evaluate and schedule this space to ensure it's maximized, and there remains space available for the community to use for pick-up free play, as that is a large complaint we currently receive at other parks since they are heavily programmed with youth leagues, which limits other's ability to use them if they are not registered in the league. The Multipurpose field will also be used for community events. The amphitheater will be managed by a contracted management firm to program a year-round calendar of events for the community to attend.

**Phase 4:** The Parks & Recreation Department will be working with Procurement to issue Requests for Proposals (RFPs) to award various indoor recreational programs and fitness classes for all ages and abilities. There will also be an RFP issued for contracted providers for aquatic programming such as a city swim team, aquatic fitness programs, learn to swim and other programs. This will provide all vendors with the opportunity to provide proposals for consideration. We will also be working with local schools to allow them the opportunity to use the competition pool for their school swim team practices and competitions. Senior and special needs programming will also be able to expand and will be added to the programming offered at Doral Central Park to diversify offerings and increase capacities by offering at multiple locations. There will be a designated room for the Silver Club members to gather and enjoy each other. It can also be used for programs. In-house department run adult and youth sports will also be able to expand and be offered in the indoor basketball/volleyball gym within the community center.

Additionally, the community center will offer a teen room, a full fitness center including weight room and cardio floor, indoor walking/running track, indoor basketball/volleyball courts and multipurpose rooms for programming and rentals. There is also a child watch area to allow parents and caregivers the ability to leave their child in a safe supervised area for a limited time while they work out or attend a class. There will be a membership fee to use the community center amenities and all fees will have a resident discount and a higher fee for non-residents. Due to restrictions on the Miami Dade County deed of the park, unincorporated residents will receive the Doral resident rate.

An RFP will also be issued for concessions management for all concession spaces in our parks, including Doral Central Park. This bid will be issued this fall to have vendors in place when Phase 4 opens. The current agreement expires in December 2024. The Parks Department will also be working with Procurement to issue a separate solicitation to award a vendor to occupy the 2nd floor café on top of the community center. Due to the nature of the scope, including a full build out of the space, this will be separate for the concession management RFP.

The Parks & Recreation Department intends to have programming in place when the community center and aquatic center opens. Additionally, during the initial months of opening staff will be conducting surveys and talking to patrons to continue to gauge interest to ensure we're meeting the needs of the community and offering programming that is of interest to community members. Programming will be on-going and will be added and adjusted as needed.



The Parks & Recreation Department and Capital Improvements Division continues to work closely with the contractors to ensure the park is completed on schedule and meets the intention and the expectations shared with the Doral community. Together with the leadership of Mayor and Council, we look forward to adding this flagship park to our Doral parks system and are excited to share all the amenities it has to offer with the residents.

Please don't hesitate to contact the City Manager's Office should you have any questions. If you want to schedule a park tour, please contact Erin Sullivan, Parks & Recreation Director.

We look forward to hearing your feedback on the Phase 2/3 opening dates so we can begin to plan the Grand opening event and communicate to the community.

Doral Central Park Site Plan:



Doral Central Park Phase II/III May Photos





# Doral Central Park

Phase II/III



Quarter 1  
2024





# City of Doral Parks Bond Program Quarterly Update to City Council



Quarter 1  
2024







# Projects Completed



Doral White Course Park



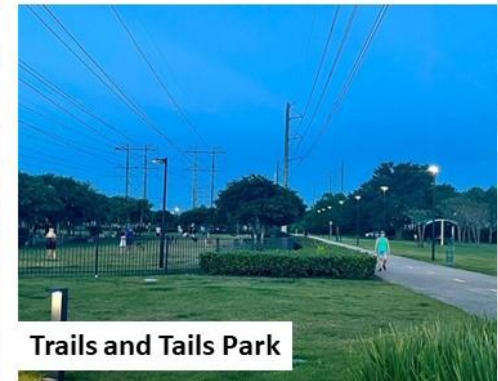
Doral Cultural Arts Center



Morgan Levy Park



Doral Meadow Park



Trails and Tails Park





Project Level Schedule



Doral Meadow Park



Doral White Course Park



Morgan Levy Park



Trails and Tails Park

	Doral Meadow Park	Doral White Course Park	Morgan Levy Park	Trails and Tails Park
Begin Procurement Process	Nov 2019	Sep 2019	Nov 2019	Dec 2019
Notice to Proceed Design	Jan 2020	Mar 2020	Sep 2020	Dec 2020
Notice to Proceed Construction	Jul 2020	Apr 2021	Aug 2020	Aug 2021
Substantial Completion	Jun 2021	May 2022	Mar 2021	Jun 2022
Closeout	Aug 2021	Jul 2022	May 2021	Jul 2022



Project Level Schedule



Doral Cultural Arts Center

Doral Central Park

Trails Network – Phase I  
Trails

Trails Network – Phase II  
Lighting

Begin Procurement Process	Jul 2019	Feb 2020	Apr 2020	Jul 2023
Notice to Proceed Design	Sep 2019	Apr 2020	May 2021	Jul 2023
Notice to Proceed Construction	Mar 2021	Mar 2021	Jul 2021	TBD
Substantial Completion	Oct 2022	Dec 2024	Feb 2022	TBD
Closeout	Feb 2024	Jan/Feb 2025	Apr 2023	TBD





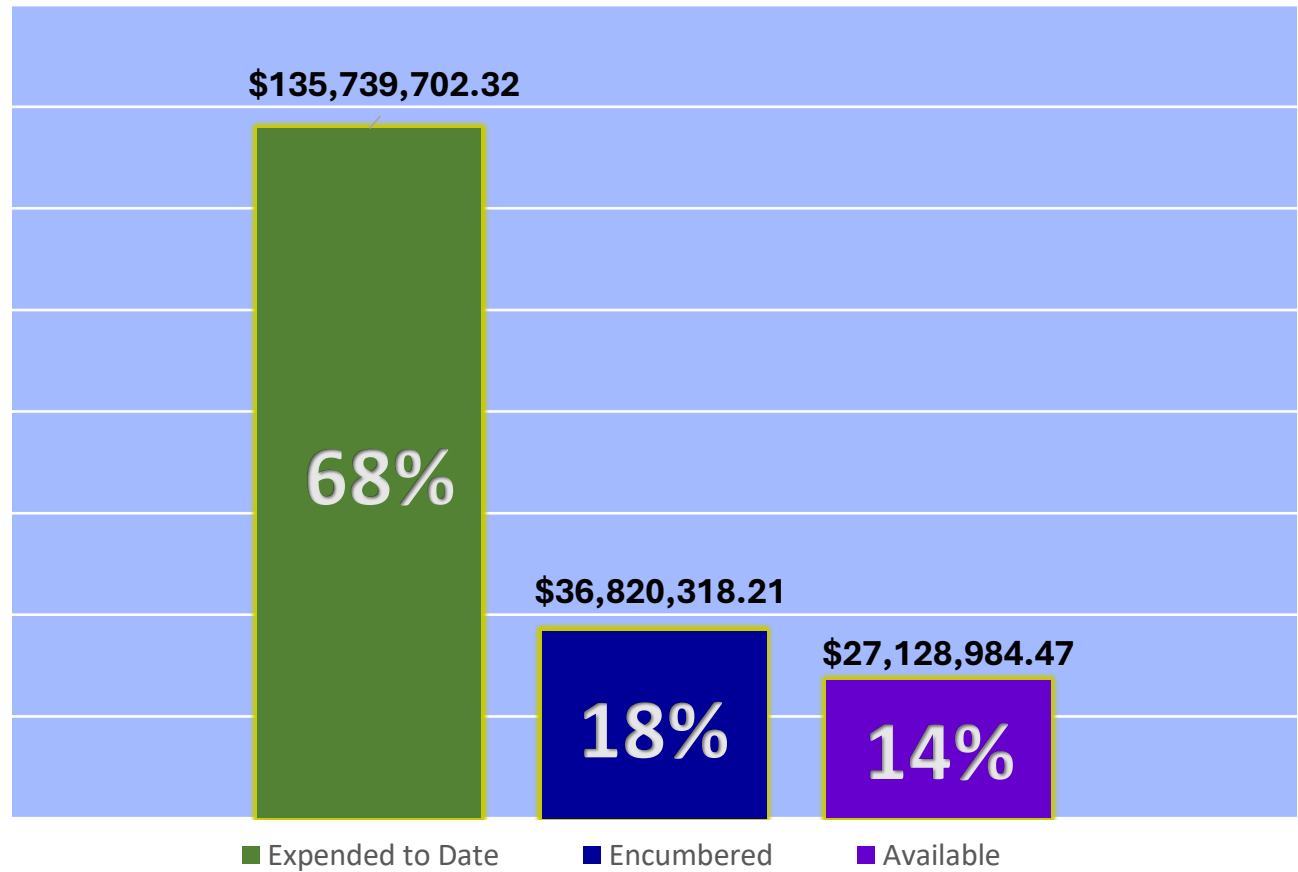
## DORAL PARKS BOND BUDGET SUMMARY

Apr 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	\$ 110,342,139.49	\$ 36,108,289.17	\$ 21,506,443.87
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	\$ 481,240.17	\$ 102,932.85	\$ 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	\$ 6,671,113.58	\$ 568,194.20	\$ 838,733.17
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)
<b>TOTALS:</b>	\$ 149,769,000.00	\$ 199,688,969.00	\$ 135,739,702.32	\$ 36,820,318.21	\$ 27,128,948.47



# Program Budget Report

**Budget Total**  
\$199,688,969.00







# Doral Central Park







# Doral Central Park

Community Center



May 2024

Quarter 1  
2024





# Doral Central Park

Aquatics Center



May 2024

Quarter 1  
2024





# Doral Central Park

Amphitheater



May 2024

Quarter 1  
2024





# Doral Central Park

**Phase I  
Site &  
Underground  
Infrastructure  
Q1 2024**

February



March



April



May



**Quarter 1  
2024**





# Doral Central Park



February



March



April



May

**Phase II/III  
Q1 2024**





# Doral Central Park

February



March



April



May



**Phase IV  
Aquatics  
Center  
Construction  
Q1 2024**

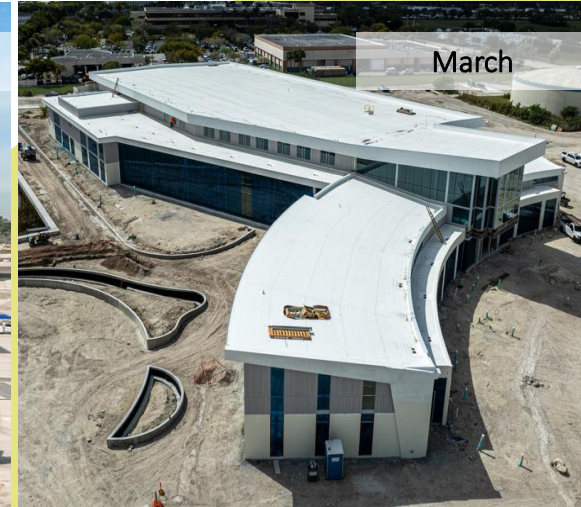




# Doral Central Park



February



March



April



May

**Phase IV  
Community  
Center  
Construction  
Q1 2024**

**Quarter 1  
2024**





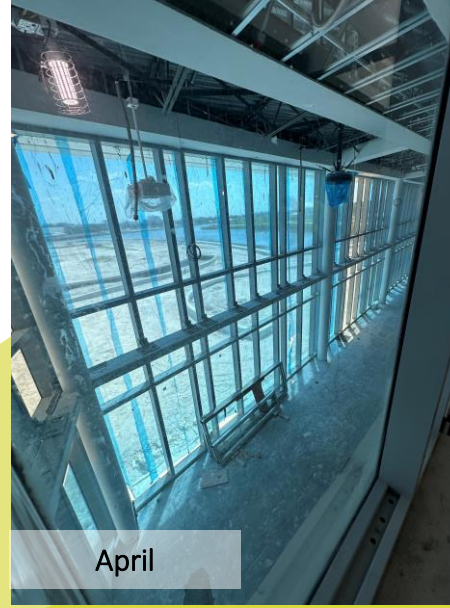
# Doral Central Park



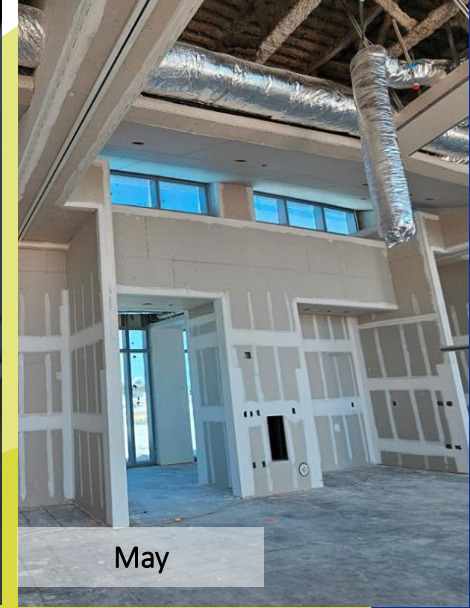
February



March



April



May

## Phase IV Community Center Construction Interior Q1 2024



# Current & Planned Work in the next 90 days







# Doral Central Park

## Phase I

- Begin install of site lighting throughout Phase 4
- Begin installing portions of sidewalks throughout Phase 4
- Begin and complete NW 33<sup>rd</sup> Street offsite work

## Phase II and III:

- Turnover of Phase 2/3 portion of project to City of Doral
- Complete punch list items for all of Phase 2/3

## Phase IV:

### Community Center

- Outdoor area hardscapes and landscaping to commence
- Complete drywall, paint, ceramic tile, and acoustical tile
- Continue install of interior windows and doors
- Begin install of indoor running track flooring
- Begin install of Basketball court equipment and flooring

### Aquatics

- Complete Outbuilding E, Locker Room Building, Check-In Building, and Maintenance Building
- Begin pool equipment installation
- Start hardscapes and landscaping
- Begin install of competition and training pool liners and finishes
- Begin install of Grandstand building canopy





## Trails Network – Phase 2 (Lighting)

- Finalize design package of Greenway Trail (NW 50<sup>th</sup> Street) and submit for permitting.
- Finalize design packages for Turnpike Trail, Beacon Trail, and Dressel's Dairy Trail. Submit Class III permit to Miami-Dade County for these trail segments.
- Creation of solicitation package for construction services. First package focused on Greenway Trail.



THANK YOU!

Produced with assistance from...

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