



CITY OF DORAL

Office of the City Manager

Letter to Council

LTC No.: 054-2019

To: The Honorable Mayor and Members of the City Council

From: Albert P. Childress
City Manager

Date: November 5, 2019

Subject: **General Obligation Bond Annual Report**

Introduction

The intent of this Letter to Council (LTC) is to provide an update to the Mayor and City Council members on the milestones and status of the City of Doral General Obligation Projects.

Background

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 a majority of 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 for the bonds for the purpose of 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 a Doral Cultural Arts Center, the construction of Doral White Course Park, Morgan Levy Park improvements, the construction of the Pedestrian Bridge at 41st Street and 117th Avenue, lighting for Trails and Tails Park and bikeways and additional construction of Trails.

Below is a status update of the General Obligation Bond Referendum.

Update/Progress

The projects/items below have begun and are in progress.

- ✓ **Approved Reimburse Resolution – January 19th 2019**
 - The City Council adopted Resolution No. 19-06 declaring its official intent to reimburse the City for expenditures advanced to pay costs associated with the projects to be financed with the proceeds of the General Obligation Bonds.
- ✓ **Established Oversight Committee – March 13th 2019**
 - During the March 13, 2019 Council Meeting, the Mayor and City Council approved the creation of an Oversight Committee and the appointment of the Oversight Committee per Resolution No. 19-70.
- ✓ **Approval of first General Obligation Bond Issuance – April 10th 2019**
 - Ordinance No. 2019-07 was enacted by the City Council authorizing the issuance in one or more series of general obligation bonds of the City for the purpose of financing the cost of the Parks and Recreation Projects. Along with that, the City Council adopted Resolution No. 19-107, authorizing the issuance of its not to exceed \$50,000,000 aggregate principal amount of General Obligation Bond, Series 2019 (Parks and Recreation Projects) to pay a portion of the cost of the Parks and Recreation projects and authorizing the competitive sale of the Series 2019 Bonds
- ✓ **First Issuance with Bond Closing – May 14th 2019**
 - The City following its Code of Ordinance, competitively bid the selection of both Bond Counsel and Disclosure Counsel. The Preliminary Official Statement was issued on April 22, 2019. A total of ten bids were received. The bond closing took place in Doral's Government Center on May 14, 2019. *(Please see LTC No.: 039-2019, General Obligation Bond Series 2019 Issuance for additional information).*
- ✓ **Program Management Team (PMT) – Agreement Executed August 7th 2019**
 - Bid was advertised from March 21st – May 1st 2019
 - Awarded at the Zoning Council Meeting held on June 19th 2019
 - [Motion to approve made by Councilman Cabrera and seconded by Vice Mayor Mariaca. Roll call vote - motion passes unanimously.](#)
 - AECOM Agreement – Signed on August 7th 2019
 - Master Program Budget Review Meeting– August 27th 2019
 - Staff and PMT met to discuss the program schedule for the Parks Bond projects.
 - Cost Validation Meeting – September 19th 2019
 - Staff and PMT met to review and develop the budget for all the projects.

- ✓ **Doral Cultural Arts Center**
 - Bermello Ajamil (BA) Notice to Proceed (NTP) – August 26th 2019
 - Kick-Off Meeting with all departments– September 16, 2019
 - Items discussed were preliminary facility standards for the building and site infrastructure.
 - Currently this project is in the site plan review process with Planning and Zoning.
 - Environment Testing Phase I and II for Doral Cultural Arts Center and Doral Central Park were completed on June 24th 2019
 - Results show that no major environmental concerns are present at that this time for either site.
- ✓ **Pedestrian Bridge**
 - Scope and fee were negotiated, and the item will be presented at the October Council meeting for approval.
- ✓ **Trails and Bikeways**
 - Met with lighting consultants to provide proposal for analysis of lighting of all the trails and prioritize the list based on safety.
 - Proposal was provided September 20, 2019 and negotiations are on-going.
 - Item will be presented at November Council for approval.
- ✓ **Amphitheater Concept**
 - Approved at the September Council Meeting.
 - Working on updating the Doral Central Park Concept and cost.

Currently working on:

The projects below are in the commencement stage.

- Doral Meadow Park
 - Draft for RFQ – Scope for Bid documents is being finalized for advertisement, with an anticipated date of going out to bid in early November. Included in the scope are:
 - Renovations to the Building
 - Enclose Outdoor Pavilion to create a Multi-Purpose Room
 - Creation of an Outdoor Patio area
 - Adding and Enhancing Security Cameras
- Morgan Levy Park
 - Anticipate Advertising in early November
 - RFQ is in draft format – Scope includes:
 - Parking Lot Lighting
 - BBQ Area to be ADA compliant
 - Redo Flooring in Building
 - Create a Grease Trap in the Concessions
 - Enhance Security Cameras
- Doral White Course Park
 - Anticipate Advertising RFP for Professional Design Services in November
- Doral Central Park
 - Design Firms to be contacted

- A list of possible CM firms was developed.
 - Architects/Engineer Construction Industry Forum/Workshop was held on October 29, 2019
 - More than seventy (70) vendors attended the workshop
- RFQ development is beginning and anticipation is to be advertised in December

Detailed monthly reports will be provided by the PMT with progress notes and activity. Furthermore, Quarterly presentations will be provided at Council Meetings.

If you should have any questions about this matter, please do not hesitate to contact the City Manager's Office.

Thank you.

c: Mari Gallet, Deputy City Manager
Barbara Hernandez, Parks and Recreation Director
Carlos Arroyo, Director of Public Works
Eugene Collings, Assistant Public Works Director
Jorge Hernandez, Capital Project Manager
Michael Trader, AECOM