



THE CITY OF SAN DIEGO
TO THE PARK AND RECREATION BOARD

DATE ISSUED: October 19, 2017

REPORT NO. 202

ATTENTION: San Diego Regional Park Improvement Fund Oversight Committee
Agenda of October 19, 2017

SUBJECT: Semi-Annual Projects Update - Allocation and Expenditure of Regional
Park Improvement Funds

SUMMARY

This report provides an update on the projects with Regional Park Improvement Funds from revenues received for the Fiscal Years 2010 through Fiscal Year 2018 first quarter. This is an information item only. There are no actions required for this item.

BACKGROUND

The San Diego Regional Park Improvement Fund (Regional Park Fund) is one of two Capital Improvements Program funds to receive Mission Bay Park lease revenues from leaseholds in Mission Bay Park. The other fund is the Mission Bay Park Improvement Fund. The two funds were established by voter approval of revisions to the City Charter, Article V, Section 55.2 and became effective July 1, 2009, within the start of Fiscal Year (FY) 2010. Charter revisions were approved and went into effect on December 19, 2016, modifying the allocation percentage between funds.

Per the Charter, the Regional Park Fund is derived from the first \$3.5 million available or 35%, whichever is greater, of the excess revenue received over a threshold amount of \$20 million in Mission Bay leasehold revenues. The first \$20 million of Mission Bay leasehold revenues goes into the City's General Fund and may be used for any municipal purpose.

The purpose of the Regional Park Fund is to support capital improvements projects in San Diego Regional Parks, as identified in the City Charter or by City Council Ordinance. San Diego Regional Parks include Chollas Lake Park, Balboa Park, Mission Trails Regional Park, Otay Valley River Park, Presidio Park, San Diego River Park, Torrey Pines City Park (City Council Ordinance O-20088), Chicano Park (Ordinance O-20311), open space parks and coastal beaches along with contiguous coastal parks.

Fund allocations were made at the recommendation of the Park and Recreation Department pursuant to the Oversight Committee approval as a means to address funding needs for ongoing regional park CIP projects to cover changes in project scope and construction change orders, develop a long-range funding strategy for future multi-million dollar projects and have funding available for grant match opportunities

Table 1 summarizes the amount of funds received per City Charter Section 55.2 distribution thresholds, allocated to CIP Projects as per prior Oversight Committee approvals and available to date (Carry-Over Balance) by fiscal year. The Carry-Over Balance shown below does not include interest earned by the fund over the years. The funds indicated for Fiscal Year 2017 are anticipated and will be certified by the Comptroller’s Department later in October 2017.

City Charter Article V, Section 55.2(a)(1) states Capital Improvement means “physical assets, constructed or purchased, or the restoration of some aspect of a physical or natural asset that will increase its useful life by one year or more or which constitutes an environmental ‘*improvement*’ of a natural asset.” To that end, the Oversight Committee approved allocations of Regional Park Funds in the Capital Improvement projects summarized below by Fiscal Year.

Table 1: Regional Park Fund Revenue, Allocation and Carry-Over by Fiscal Year

Fiscal Year	Fund Balance	Mission Bay Park Lease Revenue	Interest Earnings	Project Allocations + Balances	Total
2011	\$4,543,759.00	\$1,695,825.00	\$51,198.00	\$(2,236,051.00)	\$8,526,833.00
2012	\$5,717,790.00	\$2,500,000.00	\$53,336.00	\$1,416,726.00	\$6,854,400.00
2013	\$6,854,567.00	\$2,500,000.00	\$39,403.00	\$1,061,636.00	\$8,332,334.00
2014	\$8,560,201.00	\$2,500,000.00	\$38,998.00	\$843,552.00	\$10,255,647.00
2015	\$10,268,454.00	\$2,500,000.00	\$55,608.00	\$4,102,772.00	\$8,721,290.00
2016	\$11,207,035.00	\$3,511,501.00	\$83,423.00	\$4,739,473.00	\$9,979,063.00
2017*	\$13,430,853.00	\$2,737,969.00	\$-	\$6,189,759.00	\$9,979,063.00

* Proposed budget unaudited numbers

DISCUSSION

The status of projects partially or wholly funded by the Regional Park Improvement Fund is described below:

Old Mission Dam Preservation, WBS # S00611 – City Council District 7

Total Project Cost: \$ 917,933

The project received a Fiscal Year 2010 Regional Park Improvement Fund allocation in the amount of \$315,000 to complete the Mitigation, Monitoring, and Reporting Program requirements associated with the 2008 dredging of the historic dam and approvals for permitting the long-term dredging. This project is in its five-year mitigation monitoring stage which is expected to be completed in Fiscal Year 2018. The 5-year MMRP was extended due to default by the maintenance contractor and time to obtain a new contractor through the bonding agency.

Mission Trails Regional Park Multi Trail System, WBS # S10066 – City Council District 7

Total Project Cost: \$200,000

The project received Regional Park Improvement Fund allocation of \$300,000 in FY10. In FY 2011 the allocation was reduced to \$200,000 to provide for design, engineering and construction of approximately 5,000 linear feet of new (realignment) trail and rehabilitation of approximately 3,500 linear feet of existing trail. \$115,000 was transferred from this project in Fiscal Year 2017. Project is currently going through park master plan and environmental assessment which is anticipated to take approximately one year to complete. This project is managed by Park and Recreation Department.

Construction is scheduled to be completed in Fiscal Year 2018.

Cowles Mountain Trail – Mission Trails, WBS # S10065 – City Council District 7

Total Project Cost: \$400,000

The project received a Fiscal Year 2011 Regional Park Improvement Fund allocation in the amount of \$400,000 to provide for design, engineering, construction, and installation of structures, as well as the rehabilitation and installation of appropriate material to re-establish approximately 2,000 linear feet of existing trail. \$100,000 was transferred from this project in Fiscal Year 2017. This project is managed by Park and Recreation Department.

Construction is scheduled to be completed in Fiscal Year 2018.

Coastal Beach Access, WBS # B14073 – City Council District 2

Old Salt Pool, Capri by the Sea and Orchard Avenue

Total Project Cost: \$450,000

This project received a Fiscal Year 2012 Regional Park Improvement Fund allocation in the amount of \$310,000 in Fiscal Year 2012 budget and \$329,879 in Fiscal Year 2017. The Regional Park Improvement Fund in combination with other funding sources will be utilized for the repair and re-construction of three coastal access stairs at Old Salt Pool in Ocean Beach just south of the OB pier, Capri by the Sea in Pacific Beach, and Orchard Avenue in Ocean Beach. The design phase is complete. Bid & Award phase to resume upon reallocation of the funds.

The design phase was complete, however a new requirement to update the Site Development Permits (SDP) and Coastal Development Permits (CDP) was required and is in process.

Construction is estimated to start and complete in FY 18.

Coastal Beach Access, WBS # B17029 – City Council District 2

100-202 Coast Boulevard

Total Project Cost: ~\$716,450

This project received fund transfer of \$377,895 from Project B14073 per the Oversight Committee Action on July 21, 2016. \$138,941 of additional fund transferred under a separate item from the Mohnike Adobe project S-13008. \$200,000 received from B-17110 Bermuda Ave Coastal Access Replacement.

Construction on the staircase began in FY 17 and construction is completed in FY 18.

Chollas Lake Park Playground Renovations, WBS # S14002 – City Council District 4

Total Project Cost: \$1,976,844

The project received Fiscal Year 2012 Regional Park Funds of \$973,565.28 and a CDBG grant of \$748,060.63. \$300,000 is scheduled to be added to this project via Council Action in Fiscal Year 2018. The Regional Park Improvement Fund in combination with other funding sources will be utilized for the design and construction of two playgrounds at Chollas Lake Park to replace existing playgrounds.

Construction is scheduled to start and complete in FY'18.

California Tower Seismic Retrofit, WBS # L12003.2 – City Council District 3

Total Project Cost: \$4,061,399

This Project received a Fiscal Year 2013 Regional Park Improvement Fund allocation in the amount of \$750,000, \$750,000 in Fiscal Year 2016, \$228,787 in Fiscal Year 2017, and \$650,000 in Fiscal Year 2018. The Regional Park Improvement Fund in combination with other funding sources will be utilized for the design and construction of seismic enhancements of the tower. Design completed in Fiscal Year 2017. Construction has been postponed due to a delay in FEMA grant funds and to a request by Museum of Man management. Coordination with Plaza de Panama projects continues to mitigate any construction impacts.

Construction is expected to start in Fiscal Year 2019 and complete in Fiscal Year 2019.

Chicano Park Comfort Station Replacement, WBS # S13003 – City Council District 4

Total Project Cost: \$1,160,000

The project received Fiscal Year 2013 Regional Park Improvement Fund allocation in the amount of \$200,000, a CDBG grant of \$740,000 and DIF funding of \$680,000. The Regional Park Improvement Fund in combination with other funding sources will be utilized for the design

and construction of the comfort station and future improvements within the park. Construction is almost complete and will be opened to the public in October 2017.

Mohnike Adobe and Hay Barn Restoration, S13008 – City Council District 5

Total Project Cost: \$2,450,000

This project received a Fiscal Year 2013 Regional Park Improvement Fund allocation in the amount of \$500,000 an additional \$500,000 in Fiscal Year 2015, and an additional \$1,000,000 in Fiscal Year 2018. Additional Environmental Growth Fund allocations are also planned for this project. This funding will ensure the highest priority renovations to protect these historic structures.

Funds from this project were reallocated to fund both the emergency repairs of the coastal access stairs at 100-202 Coast Boulevard project B-17029 and the 3 beach access project at Old Salt Pool, Capri by the Sea and Orchard Ave B-14073. The reallocation the Oversight Committee approved was up to \$1,000,000 of Regional Park Improvements, but once remaining charges to Mohnike Adobe and Hay Barn Restoration were reconciled, the final amount transferred was \$852,402.

The feasibility study phase that identifies the various repair methods for this project is complete. Design and environmental permitting phase will begin in Fiscal Year 2018.

Construction is estimated to start in FY 19.

Sunset Cliffs Natural Park - Hillside Improvements, WBS # S10091 – City Council District 2

Total Project Cost: \$1,000,000 (Phase IA- L16001.1); \$3,200,000 (Phase IB – L16001.2)

The project received a Fiscal Year 2012 Regional Park Improvement Fund allocation in the amount of \$270,000 in the approved Fiscal Year 2014 budget, \$1,100,000 of Fiscal Year 2014 funds in the amended Fiscal Year 2015 for the construction of the project, and an additional \$1,000,000 in Fiscal Year 2018. Construction of phase I improvements was completed in Fiscal Year 2016. The Phase II design completed in Fiscal Year 2018.

Construction to start in Fiscal Year 2018 and complete in Fiscal Year 2019.

5 year MMRP Phase 1A ends Fiscal Year 2021 & Phase 1B ends Fiscal Year 2023.

Sunset Cliffs Natural Park - Removal of Lomaland Dr. and Ladera Street structures, WBS # L14005.1– Phase I- City Council District 2

Total Project Cost: \$835,000

This project received Fiscal Year 2015 Regional Park Improvement Fund allocations in the amount of \$456,000. The scope of Phase I will address the removal of the estate houses; re-grading and re-vegetating the affected areas; the construction of needed drainage facilities and the construction of trails and overlooks consistent with the community master plan. Design began in Fiscal Year 2016.

Construction is estimated to start in Fiscal Year 2019 and complete in Fiscal Year 2020.

Sunset Cliffs Natural Park - Drainage Improvements, WBS # L14005.2 –Phase II- City Council District 2

Total Project Cost: \$4,000,000

This project received Regional Park Improvement Fund allocations in the amount of \$1,000,000 in Fiscal Year 2013 and 1,000,000 in Fiscal Year 2015. The scope of the Phase II will address the overall drainage issues and the current erosion within the park. Design started in Fiscal Year 2016.

Construction is estimated to start in Fiscal Year 2020 and complete in Fiscal Year 2021.

La Jolla Parkway/Mt Soledad Erosion Control, WBS # B10089 - City Council District 1

Total Project Cost: \$1,617,258

This project received a Fiscal Year 2015 Regional Park Improvement Fund allocation in the amount of \$500,000 to prepare an alternative analysis study to address the repair of the failing brow ditches and stabilize the slope on the east side of La Jolla Parkway. Feasibility study is in progress. Design is estimated to start in Fiscal Year 2018.

Construction is estimated to start and complete in Fiscal Year 2019.

Junipero Serra Museum Accessibility Improvements, WBS # S15034 - City Council District 3

Total Project Cost: \$2,000,000

The project received a Fiscal Year 2015, Fiscal Year 2016, and Fiscal Year 2018 Regional Park Improvement Fund allocation in the amount of \$500,000 each year to address accessibility needs at the museum. An additional \$500,000 of Regional Park Funds is indicated in the five-year plan to be added to the project in Fiscal Year 2018.

Feasibility study phase was completed in Fiscal year 2018. Design to start in Fiscal Year 2018.

Construction is estimated to start in Fiscal Year 2019 and complete in Fiscal Year 2020

Balboa Park West Mesa Comfort Stations Replacement, WBS # S15036 - City Council District 3

Total Project Cost: \$1,692,574

This project received Fiscal Year 2014 Regional Park Funds in the amount of \$1,000,000 to replace two existing comfort stations with new facilities on the west mesa of Balboa Park. In Fiscal Year 2017, \$300,000 of Regional Park Funds were added to this project and \$200,000 in Fiscal Year 2018. The design phase started in Fiscal Year 2016.

Construction is estimated to start in Fiscal Year 2018 and complete in Fiscal Year 2019.

EB Scripps Park Comfort Station Replacement, WBS # S15035 - City Council District 1

Total Project Cost: \$2,930,000

This project received Fiscal Year 2014 Regional Park Funds in the amount of \$250,000 for the preparation of construction documents for the replacement of the existing comfort station located at the EB Scripps Park. An additional \$700,000 in Regional Park Funds was added in Fiscal Year 2017. The design phase started in Fiscal year 2016.

Construction is estimated to start in Fiscal Year 2019 and complete in Fiscal Year 2021.

Balboa Park Bud Kearns Aquatic Complex, WBS # S17000 - City Council District 3

Total Project Cost: \$1,544,000

This project received Fiscal Year 2017 Regional Park Funds in the amount of \$500,000 to replace pool mechanical systems (pump and motor), install new swimming pool recirculation system, install new sub-grade surge chamber, replace pool inlets and returns, deck edging and surface, and pool stairs. Other improvements also include, compliant pool markings, ADA improvements including path of travel, work in the Men's and Women's Restrooms, drinking fountain replacement and signage, gate and enclosure upgrades to meet compliance standards. Bud Kearns Aquatic Complex is located in the Morley Field area of Balboa Park.

\$1,044,000 of Regional Park Funds will be added to this project in Fiscal Year 2019. The design phase will start in Fiscal Year 2018.

Construction is estimated to start in Fiscal Year 2020 and complete in Fiscal Year 2020.

Museum of Art Elevator Modernization, WBS # B10042 - City Council District 3

Total Project Cost: \$1,167,000

The project received \$120,000 in Fiscal Year 2017.

Project Construction started in Fiscal Year 2017 and scheduled to end in October 2017 in Fiscal Year 2018.

Chollas Lake Improvements, WBS # L18001 – City Council District 4

Total Project Cost: \$TBD

The project allocation in Fiscal Year 2018 is \$200,000. Project remains in planning phase with the asset owner Park & Recreation Department.

Bermuda Ave Coastal Access & Seawall Repairs WBS # B17110 – City Council District

Total Project Cost: \$1,680,000

The project received \$383,580 in Fiscal Year 2017.

Project is in Preliminary design phase.

Santa Cruz Ave Access Stairs and Walkway WBS # B18027 – City Council District

Total Project Cost: \$TBD

The project allocation in Fiscal Year 2018 is \$425,000.

Project is in Preliminary design phase.

Narragansett Avenue Access WBS # B18026 – City Council District

Total Project Cost: \$TBD

The project allocation of \$375,000 in Fiscal Year 2018. This is no longer a CIP project.

Casa de Balboa Fire Alarm WBS # B17181 – City Council District

Total Project Cost: \$0.805M

The project allocation in Fiscal Year 2017 is \$804,699.

Project is in Preliminary design phase.

Attachment A shows a summary of active projects with Regional Park Fund allocations and their expenditures/encumbrances to date. Attachment B shows a summary of completed projects.

Respectfully submitted,



Elif Cetin, Acting Deputy Director
Public Works Department



Prepared by: George Freiha
Senior Civil Engineer
Public Works Department

Attachments: Attachment A - Summary of Active Projects

Attachment B - Summary of Completed Projects

Attachment A – Summary of Active Projects (As of October 2017)

PROJECT TITLE	WBS #	TOTAL POST CHARTER RPIF ALLOCATION	EXPENDITURE & ENCUMBRANCE	PHASE
Old Mission Dam Preservation Project	S00611	\$315,000	\$302,974	Mitigation Monitoring
Mission Trails Regional Park Multi Trail System	S10066	\$85,182	\$0	Park Master Plan & Environmental Assessment
Cowles Mountain Trails - Mission Trails	S10065	\$300,000	\$201,345	Construction
Sunset Cliffs Natural Park Hillside Improvements – Phase IA	S10091	\$444,400	\$444,400	Post- Construction
Sunset Cliffs Natural Park Hillside Improvements – Phase IB	S10091	\$363,255	\$363,255	Grant Approved
Sunset Cliffs Natural Park Ph I – Reveg	L16001.1	\$90,000	\$80,827	Construction
Sunset Cliffs Natural Park – PH II Trail & Reveg	L16001.2	\$1,955,597	\$140,271	Design

PROJECT TITLE	WBS #	TOTAL POST CHARTER RPIF ALLOCATION	EXPENDITURE & ENCUMBRANCE	PHASE
Coastal Beach Access Projects – (Orchard Av, Capri by Sea & Old Salt Pool)	B14073	\$445,666	\$115,786	Design
Coastal Beach Access Projects – (202 Coastal Blvd Access Stairs	B17029	\$716,837	\$711,410	Post Construction
Chollas Lake Park Playground Improvements (Alicia)	S14002	\$989,000	\$758,789	Construction
California Tower Seismic Retrofit	L12003.2	\$1,270,205	\$282,348	Design
Chicano Park Comfort Station Replacement (Alicia)	S13003	\$200,000	\$20	Post Construction
Mohnike Adobe and Hey Barn Restoration	S13008	\$1,147,598	\$147,279	Design
Sunset Cliffs Natural Park Removal of Lomaland Dr. and ladera St. Structures	L14005.1	\$456,000	\$438,043	Design

PROJECT TITLE	WBS #	TOTAL POST CHARTER RPIF ALLOCATION	EXPENDITURE & ENCUMBRANCE	PHASE
Sunset Cliffs Natural Park Drainage Improvements	L14005.2	\$1,544,000	\$424,418	Design
La Jolla Parkway/Mt Soledad Erosion Control	B10089	\$544,094	\$0	Feasibility Study
Junipero Serra Museum ADA Improvements	S15034	\$1,500,000	\$172,187	Design
Balboa Park West Mesa Comfort Station Replacements	S15036	\$1,675,000	\$373,507	Design
EB Scripps Park Comfort Station Replacement	S15035	\$1,125,000	\$475,982	Design
Balboa Park Bud Kearns Aquatic	S17000	\$500,000	\$65,182	Design
Museum of Art Elevator	B10042	\$120,000	\$98,365	Construction
Chollas Lake Improvements	L18001	\$200,000	\$0	Planning
Bermuda Ave Coastal Access & Seawall Repairs	B17110	\$383,581	\$48,956	Pre-Design

PROJECT TITLE	WBS #	TOTAL POST CHARTER RPIF ALLOCATION	EXPENDITURE & ENCUMBRANCE	PHASE
Santa Cruz Ave Access Stairs	B18027	\$425,000	\$0	Pre-Design
Narraganset Avenue Access	B18026	\$375,000	\$0	CIP project to be cancelled
Casa de Balboa Fire Alarm	B17181	\$804,699	\$0	Pre-Design

Attachment B – Summary of Completed Projects

COMPLETED PROJECT TITLE	WBS #	Year Completed
Ocean Beach Comfort Station Replacement	B10130	2012
Museum of Man Roof Repair	S11101	2010
Diamond Street Stairs Repair	B12106	2014
Palisades Park Comfort Station	S10026	2015
Pescadero Avenue Stairs Repair	B12106	2014
California Tower Electrical Room Relocation	L12003.1	2015
Los Peñasquitos Canyon Preserve Ranger Station	B00619	2015
Balboa Park Hall of Nations Foundation Repair	B15068	2015

COMPLETED PROJECT TITLE	WBS #	Year Completed
Jas Arnold Trail For All People	S13001	2017
Coastal Beach Access Project	B17029	2017
Chicano Park Comfort Station Replacement	S13003	2017