



THE CITY OF SAN DIEGO
TO THE PARK AND RECREATION BOARD

DATE ISSUED: April 19, 2018

REPORT NO. 201

ATTENTION: San Diego Regional Park Improvement Fund Oversight Committee
Agenda of April 19, 2018

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 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 Parks 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.

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 ¹	\$13,430,853.00	\$2,737,969.00	\$-	\$6,189,759.00	\$9,979,063.00

DISCUSSION

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

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

Total Project Cost: \$ 917,933

¹ Fiscal Year 2017 data is derived from the Fiscal Year 2018 Adopted Budget. At the time of publication, audited financial statements for Fiscal Year 2017 were not available. Therefore, the Fiscal Year 2017 column reflects final budgeted revenue and expense amounts from the Fiscal Year 2017 Adopted Budget.

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 (MMRP) 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 and monitoring stage which is expected to be completed in Fiscal Year 2018. The five year MMRP was extended due to default by the maintenance contractor and time to obtain a new contractor through the bonding agency. Negotiation with resource agencies is in progress to finally sign off on the project.

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

Total Project Cost: \$200,000

The project received a Regional Park Improvement Fund allocation of \$300,000 in Fiscal Year 2010. In Fiscal Year 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. The 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 the Parks and Recreation Department.

Construction is scheduled to complete in Fiscal Year 2019.

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 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 Parks 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 of \$310,000. Due to emergency project *100-202 Coast Blvd.*, \$377,895 was reallocated from project per Oversight Committee Action in Fiscal Year 2017. \$329,879 was added back in Fiscal Year 2017. \$150,000 is being added in Fiscal Year 2018. 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 was complete, however the Site Development Permits (SDP) and Coastal

Development Permits (CDP) had expired and new permit applications were submitted and has been approved by council.

The Bid and Award phase is in process with Job Order Contract (JOC).

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

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

100-202 Coast Boulevard

Total Project Cost: \$716,450

This project received a fund transfer of \$377,895 from Project B14073 Old Salt Pool, Capri by the Sea and Orchard Avenue per the Oversight Committee Action on July 21, 2016. \$138,941 of additional funds were transferred under a separate item from S13008 Mohnike Adobe and Hay Barn Restoration. \$200,000 was also received from B-17110 Bermuda Ave Coastal Access Replacement.

Construction on the staircase began in Fiscal Year 2017 and was completed in Fiscal Year 2018. Final sign off is pending on CDP and SDP approval.

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

Total Project Cost: \$1,976,844

The project received \$973,565.28 in Fiscal Year 2012. \$300,000 was 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 started and is scheduled to complete in Fiscal Year 2018.

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 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 was 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 the Plaza de Panama project continues to mitigate any construction impacts.

Construction is expected to start and be completed in Fiscal Year 2019.

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

Total Project Cost: \$1,160,000

The project received a Regional Park Improvement Fund allocation of \$200,000 in Fiscal Year 2013. 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 was completed in Fiscal Year 2018. The park opened to the public on November 2017.

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

Total Project Cost: \$2,697,000

This project received a Fiscal Year 2013 Regional Park Improvement Fund allocation of \$500,000, an additional \$500,000 in Fiscal Year 2015, and an additional \$1,000,000 in Fiscal Year 2018.

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 three beach access projects at Old Salt Pool, Capri by the Sea and Orchard Avenue (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 the environmental permitting phase will begin in Fiscal Year 2018.

Construction is estimated to start in Fiscal Year 2020.

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 of \$270,000, \$1,100,000 of Fiscal Year 2014 funds, and an additional \$1,000,000 in Fiscal Year 2018.

Construction of Phase I improvements were completed in Fiscal Year 2016 and are presently in the five year MMRP phase, expected to be complete in Fiscal Year 2021.

Construction of Phase II started in Fiscal Year 2018 with major completion in Fiscal Year 2019. Five year MMRP for Phase 1B should end 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 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 2020 and complete in Fiscal Year 2021.

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 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 be complete in Fiscal Year 2021.

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

Total Project Cost: \$2,584,523

This project received a Fiscal Year 2015 Regional Park Improvement Fund allocation 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. The feasibility study was completed in Fiscal Year 2018. Design started in Fiscal Year 2018 and is estimated to be complete by Fiscal Year 2019.

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

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

Total Project Cost: \$2, 267,767

The project received a Fiscal Year 2015, Fiscal Year 2016, and Fiscal Year 2018 Regional Park Improvement Fund allocations of \$500,000 each year to address accessibility needs at the museum.

Feasibility study phase was completed in Fiscal year 2018. Design started in Fiscal Year 2018 and is estimated to complete by Fiscal Year 2020.

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

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

Total Project Cost: \$1,892,574

This project received \$1,000,000 in Fiscal Year 2014 Regional Park Funds 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 was completed in Fiscal Year 2018.

Construction is estimated to start in Fiscal Year 2018 and be 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 \$250,000 in Fiscal Year 2014 Regional Park Funds 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 be 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 \$500,000 in Fiscal Year 2017 Regional Park Funds 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, and gate and enclosure upgrades to meet compliance standards. Bud Kearns Aquatic Complex is located in the Morley Field area of Balboa Park.

The design phase started 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. The project scope consists of modernization upgrades to one passenger elevator and two freight elevators.

Construction started in Fiscal Year 2017 and is scheduled to end in Fiscal Year 2019.

Chollas Lake Improvements, Phase 1 – Chollas Lake Electrical Service, WBS# L18001.1 – City Council District 4

Total Project cost: \$750,000

This project received \$143,733 in Fiscal Year 2018 Regional Park Funds. The improvement includes extending SDG&E service to the park and provide services to the park buildings.

The project is in the preliminary design phase.

Bermuda Ave Coastal Access & Seawall Repairs, WBS # B17110 – City Council District 2

Total Project Cost: \$1,400,000

The project received \$383,580 in Fiscal Year 2017 to replace the eroded stairs and seawalls.

Project is in the preliminary design phase. Design is expected to start in Fiscal Year 2018 and complete in Fiscal Year 2019. The construction phase is expected to start in Fiscal Year 2020 and be complete in Fiscal Year 2020.

Santa Cruz Ave Access Stairs and Walkway, WBS # B18027 – City Council District 2

Total Project Cost: TBD

The project received an allocation of \$425,000 in Fiscal Year 2018 to repair or replace the stairs, walkways, and stabilize the fill slope.

The project is in the preliminary design phase and the feasibility study is in progress.

Narragansett Avenue Access, WBS # B18026 – City Council District 2

Total Project Cost: TBD

The project received a Regional Park Fund allocation of \$375,000 in Fiscal Year 2018 for the repair and replacement of the stairs.

The project is in the preliminary design phase and the feasibility study is in progress.

Casa de Balboa Fire Alarm, WBS # B17181 – City Council District 3

Total Project Cost: \$1.588M

The project received a Fiscal Year 2017 Regional Park Funds allocation of \$804,699. \$137,816 was transferred to S18002 Torrey Pines South Golf Course Improvement project in Fiscal Year 2018. The project will replace the fire alarm system within the building as required for safe and reliable operation of the system.

The project is in the 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,



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Attachments: Attachment A – Summary of Active Projects

Attachment B – Summary of Completed Projects

Attachment A – Summary of Active Projects (As of April 2018)

PROJECT TITLE	WBS #	TOTAL POST CHARTER RPIF ALLOCATION	EXPENDITURE & ENCUMBRANCE	PHASE
Old Mission Dam Preservation Project	S00611	\$315,000	\$306,518	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	Mitigation Monitoring
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	\$86,040	Mitigation Monitoring
Sunset Cliffs Natural Park – PH II Trail & Reveg	L16001.2	\$1,650,676	\$1,544,860	Construction

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	\$169,047	Bid/Award
Coastal Beach Access Projects – (202 Coastal Blvd Access Stairs	B17029	\$716,837	\$716,837	Post Construction
Chollas Lake Park Playground Improvements (Alicia)	S14002	\$1,289,000	\$1,105,964	Construction
California Tower Seismic Retrofit	L12003.2	\$1,921,660	\$310,748	Design
Chicano Park Comfort Station Replacement	S13003	\$200,000	\$20	Post Construction
Mohnike Adobe and Hey Barn Restoration	S13008	\$1,147,598	\$150,053	Design
Sunset Cliffs Natural Park Removal of Lomaland Dr. and ladera St. Structures	L14005.1	\$456,000	\$450,341	Design

PROJECT TITLE	WBS #	TOTAL POST CHARTER RPIF ALLOCATION	EXPENDITURE & ENCUMBRANCE	PHASE
Sunset Cliffs Natural Park Drainage Improvements	L14005.2	\$1,544,000	\$442,557	Design
La Jolla Parkway/Mt Soledad Erosion Control	B10089	\$544,094	\$24,478	Design
Junipero Serra Museum ADA Improvements	S15034	\$1,500,000	\$192,335	Design
Balboa Park West Mesa Comfort Station Replacements	S15036	\$1,675,000	\$424,759	Bid & Award
EB Scripps Park Comfort Station Replacement	S15035	\$1,125,000	\$506,232	Design
Balboa Park Bud Kearns Aquatic	S17000	\$500,000	\$230,968	Design
Museum of Art Elevator	B10042	\$120,000	\$120,000	Construction
Chollas Lake Improvements, Phase 1 – Chollas Lake Electrical Service	L-18001.1	\$143,733	\$7,924	Pre-Design

PROJECT TITLE	WBS #	TOTAL POST CHARTER RPIF ALLOCATION	EXPENDITURE & ENCUMBRANCE	PHASE
Bermuda Ave Coastal Access & Seawall Repairs	B17110	\$383,581	\$61,267	Pre-Design
Santa Cruz Ave Access Stairs	B18027	\$425,000	\$126,353	Pre-Design
Narraganset Avenue Access	B18026	\$375,000	\$25,529	Pre-Design
Casa de Balboa Fire Alarm	B17181	\$666,883	\$16,624	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