

CONSTRUCTION PROGRESS REPORT

MIRA MESA COMMUNITY PARK PHASE II IMPROVEMENTS

April 2025

Project Overview

The Mira Mesa Community Park is located within the Mira Mesa Community Planning Area, Council District 6, northeast of the intersection of Mira Mesa Blvd and Camino Ruiz. The existing community park is approximately 28.82 acres in size. The site consists of two irregularly shaped parcels divided by New Salem Street. The southern parcel, Mira Mesa Community Park, is approximately 16.94 acres in size, whereas the northern parcel, Carrol School Site Neighborhood Park, is approximately 10.88 acres in size.

The Mira Mesa Community Park Phase II Improvements will include the following amenities: a new aquatic complex including an aquatic center building, aquatic center site components (pools, decking, fencing, etc.), pool equipment/chemical building, new site utilities, new parking lot and fire lane, new sidewalks and pedestrian plaza, bio-retention basins to address stormwater requirements, two new children's play areas separated by user age, two new basketball courts striped to allow pickleball play, passive use turf areas, renovation/upgrade of the existing recreation center, upgraded lighting, landscaping, and irrigation, a public art component, a new all-wheels-friendly plaza, shade structure, and site furnishings.

Construction Schedule:

Construction Start: August 19, 2024
Estimated Completion: Summer 2026
Duration: 525 working days

Budget:

Construction Cost (Contract PCL Construction Services, Inc.): \$43,308,127
Total Project Cost Estimate: \$ 55,124,058.00.

Construction Progress Period of March 20 to April 20:

We are approaching the end of the rainy season (October to April) with no additional rainy days for the period of March 20 to April 20. Total rainy days to date remain **12 non-compensated delay days** since the project began.

Ongoing work includes:

- Installation of vehicular concrete pavement
- Installation of timber ledgers, LVL's, roof sheathing and concrete overhangs at aquatic building
- Installation of CMU block and MEP rough in at equipment building
- Excavation and continue plumbing trenches for swimming pool
- Underground electrical, planter walls, and park benches installation
- Excavation of the swimming pool
- Installation of 84" HDPE pipe, then complete backfill, and slurry placement for 84" HDPE Manifolds
- Installation of irrigation mainline
- Installation of underground storm drain
- Improvements to recreation center interior
- Installation of fence posts and fence fabric at west perimeter of site

Completed installations and repairs:

- Installation of basketball court subgrade and slab
- Installation of public art structure footing
- Installation of CMU blocks at the Aquatic Building

Outside agency coordination:

Continued close coordination with the neighboring Epicentre project, managed by the County of San Diego, as well as the ongoing monthly food bank distribution.

Continued close coordination with SDG&E and AT&T planners.

Additional Meetings:

In addition to the biweekly project progress meetings, on April 1st, PCL hosted a lessons learned meeting with the asset owner—the Parks & Recreation Department's Aquatic O&M Team—alongside the design and construction teams. The goal was to gather feedback from the Aquatics O&M team regarding other City pool facilities and identify enhancements that could be incorporated into the Mira Mesa project to improve the final design and avoid repeating past issues. As a result of this meeting, we will be adding a 6-foot-tall windscreen made of 80% opacity, UV-treated vinyl mesh along the 385-foot fence perimeter to help protect the pool from debris.

Construction Photos Period of March 20 to April 20:





All CMU block for the Aquatic Building is installed. Most framing and sheathing for the tower roof are installed.





Ongoing installation of CMU at Equipment Building.



Large pool excavation is nearly complete.





Installation of basketball court subgrade and slab is complete.



Concrete pavement on site is ongoing.





Installation of chain link at backstops are ongoing.

