

CONSTRUCTION PROGRESS REPORT

MIRA MESA COMMUNITY PARK PHASE II IMPROVEMENTS

July 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 (Agreement with PCL Construction Services, Inc.): \$43,308,127

Total Project Cost Estimate: \$ 55,124,058.00.

Construction Progress Period of June 20 to July 20:

Rainy season is over (October to April) with no additional rainy days for the period of June 20 to July 20. Total rainy days to date remain **12 non-compensated delay days** since the project began.

Ongoing work includes:

- Installation of hardscape, fencing, irrigation and reinforced concrete pipe at bio basins
- Installation of plaster soffits and overhead MEP at equipment building
- Installation of interior wall, ceiling, door, and window frames at aquatic building
- Relocation of underground electrical SDG&E utilities
- Improvements to recreation center interior
- Interior painting of equipment building
- Installation of pool plumbing within equipment building
- Footing excavation and reinforcement steel installation for perimeter retaining wall at all wheels plaza followed by concrete placement
- Installation of steel reinforcement at small (instructional) pool
- Installation of CMU block for retaining wall/10' tall steel fence at aquatic complex perimeter

Completed installations and repairs:

- Roofing at equipment building
- Shotcrete at large (competition) swimming pool
- DEH inspections of small (instructional) swimming pool

Outside agency coordination:

Continued close coordination with the neighboring Epicentre project, managed by the **County of San Diego**.

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

Inspections:

On July 17, the small (instructional) swimming pool was inspected by the Department of Environmental Health and Quality (DEHQ) for the main drain, return plumbing, and skimmers — and successfully passed the inspection.

Construction Photos Period of June 20 to July 20:







Interior wall, ceiling, window, and door framing at Aquatic Building



Shotcrete at large (competition) swimming pool







Plumbing installation at small (instructional) swimming pool



Ongoing concrete pavement on site



Mockup preparation for public art concrete

