

## **CONSTRUCTION PROGRESS REPORT**

### **MIRA MESA COMMUNITY PARK PHASE II IMPROVEMENTS**

#### **August 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 July 20 to August 20:**

The first rainy season (October–April) has concluded, with no additional rainy days recorded from July 20 to August 20. The total number of non-compensated delay days remains 12 since the project began. The contractor is now preparing for the second rainy season.

**Ongoing Work:**

- Installation of storefront and glazing for the aquatic building.
- Exterior and interior painting of the Aquatic Building.
- Installation of overhead mechanical, electrical, and plumbing systems within the equipment building.
- Construction of hardscape improvements between the aquatic building and the existing recreation center.
- Installation of drywall, ceiling, and HVAC systems within the existing recreation center.
- Exterior painting of the existing recreation center.
- Excavation for surge pits for the competition pool and instruction pool.
- Installation of underground irrigation improvements.
- Construction of the perimeter retaining wall for the All-Wheels Plaza.

**Completed Installations and Repairs:**

- Shotcrete placement for the competition pool gutter and instructional pool floor and walls has been completed.
- Exterior and interior painting of the Equipment Building.

**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.

Construction Photos Period of July 20 to August 20:









Installation of storefront and glazing for the Aquatic Building









Exterior painting of the Aquatic Building





Ceiling installation and interior painting of the Aquatic Building





Exterior painting of the Equipment Building



Interior painting completed and ongoing installation of overhead mechanical, electrical, and plumbing systems within the Equipment Building





Shotcrete for instructional (small) swimming pool floor and walls has been completed





Ongoing concrete pavement on site





Construction of the perimeter retaining wall for the All-Wheels Plaza



Stormwater retention system lift station ongoing

