



CONSTRUCTION PROGRESS REPORT

MIRA MESA COMMUNITY PARK PHASE II IMPROVEMENTS

January 2026

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, Carroll 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 December 20 to January 20:

We are currently in the second rainy season (October–April). Heavy rainfall during the period of December 20 through January 20 resulted in **8 additional rainy delay days**. The total number of non-compensable delay days to date is now **20 since project commencement**.

Security cameras installed throughout the park by the contractor to protect nearly finalized facilities. Cameras are programmed to notify police when unauthorized movement is detected on site after hours (Weekdays 5pm – 5am and Weekends All Day).

Ongoing Work:

- Ongoing installation of underground irrigation improvements.
- Ongoing installation of overhead pool plumbing within the equipment building.
- Ongoing construction of the all-wheels plaza.
- Ongoing installation of subdrains for the main and instructional pools.
- Soil amendment and preparation in progress for tree planting.
- Ongoing installation of 20-foot-tall perimeter fencing for ballfields.
- Ongoing installation of underground electrical systems for swimming pools.
- Ongoing installation of reinforcement steel for pool deck.
- Ongoing installation of trash enclosure roof.
- Interior painting of the recreation center.
- Ongoing installation of hardscape improvements adjacent to recreation center.

Completed Installations and Repairs:

- Public art ready for delivery.
- Tree and sod planting completed within Area 1; plant establishment period ongoing.
- Basketball court surfacing and striping, including pickleball striping.
- Installation of basketball hoops.
- Installation of bathroom partitions and accessories within the aquatic building and recreation center.
- Installation of steel awnings at the aquatic building.
- Installation of new gas line feed to Recreation Center.

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 December 20 to January 20:

Aero View Entry Plaza

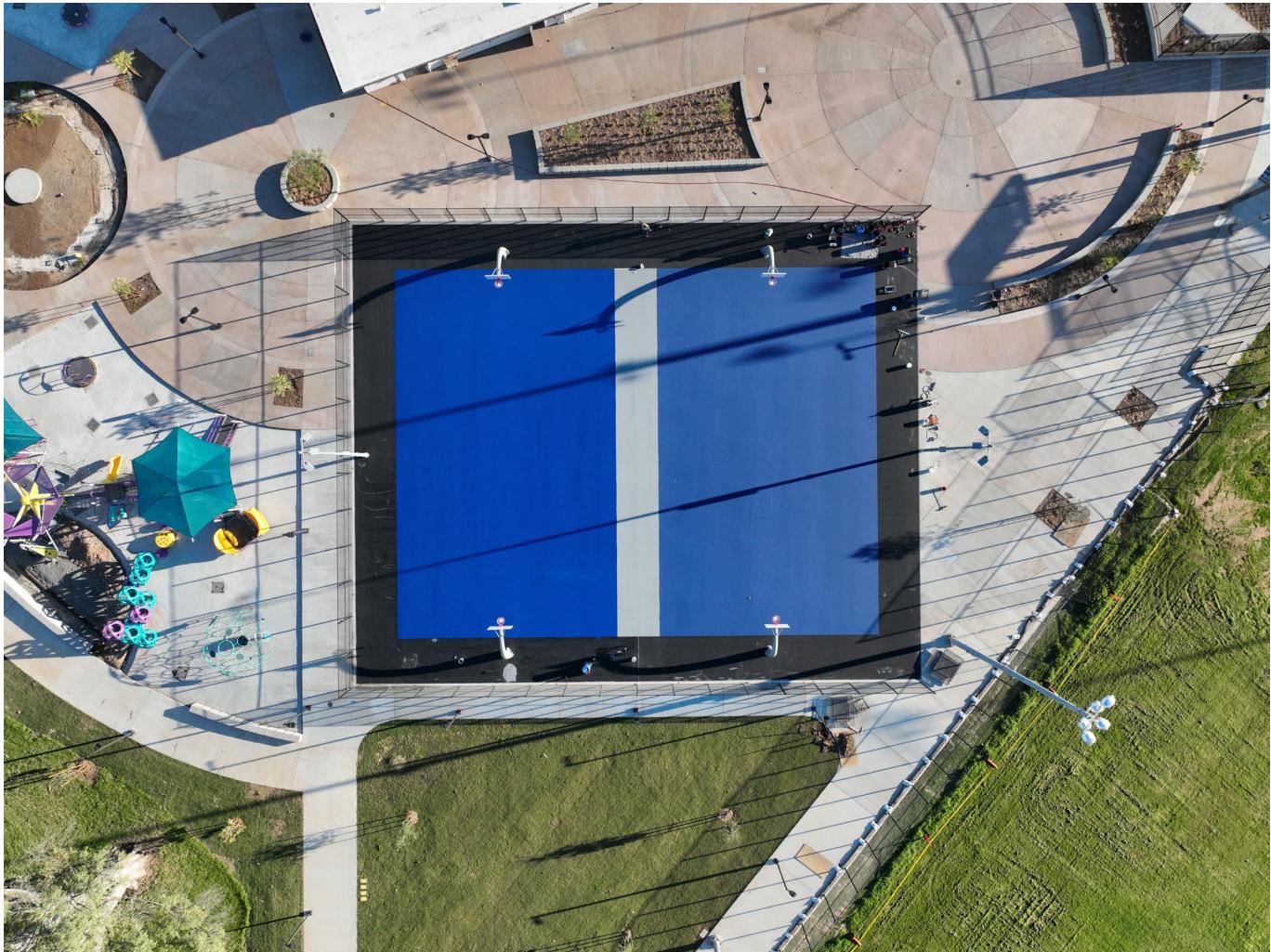




Aero View New Basketball Courts and New Landscape

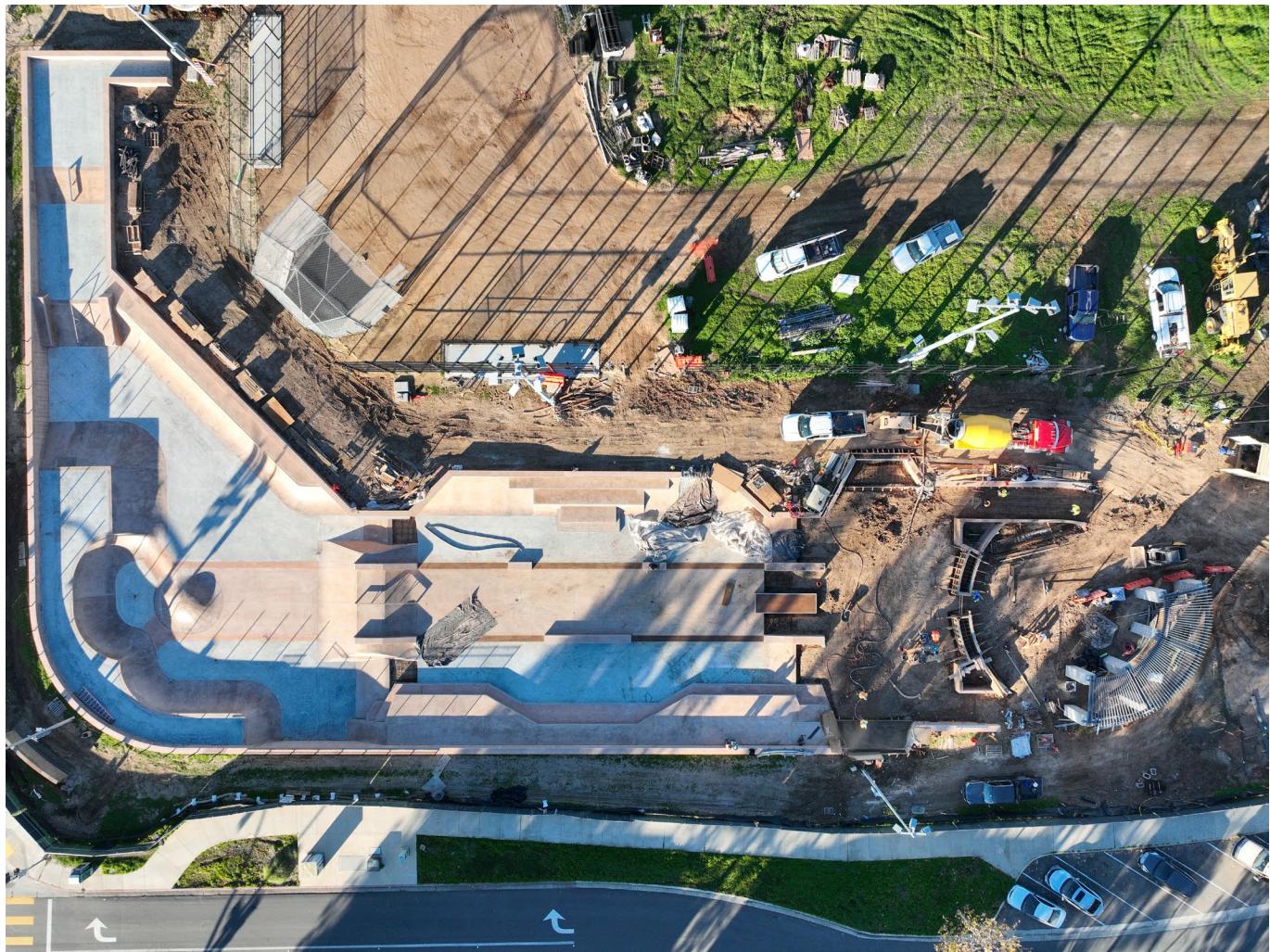


Aero View New Basketball Courts

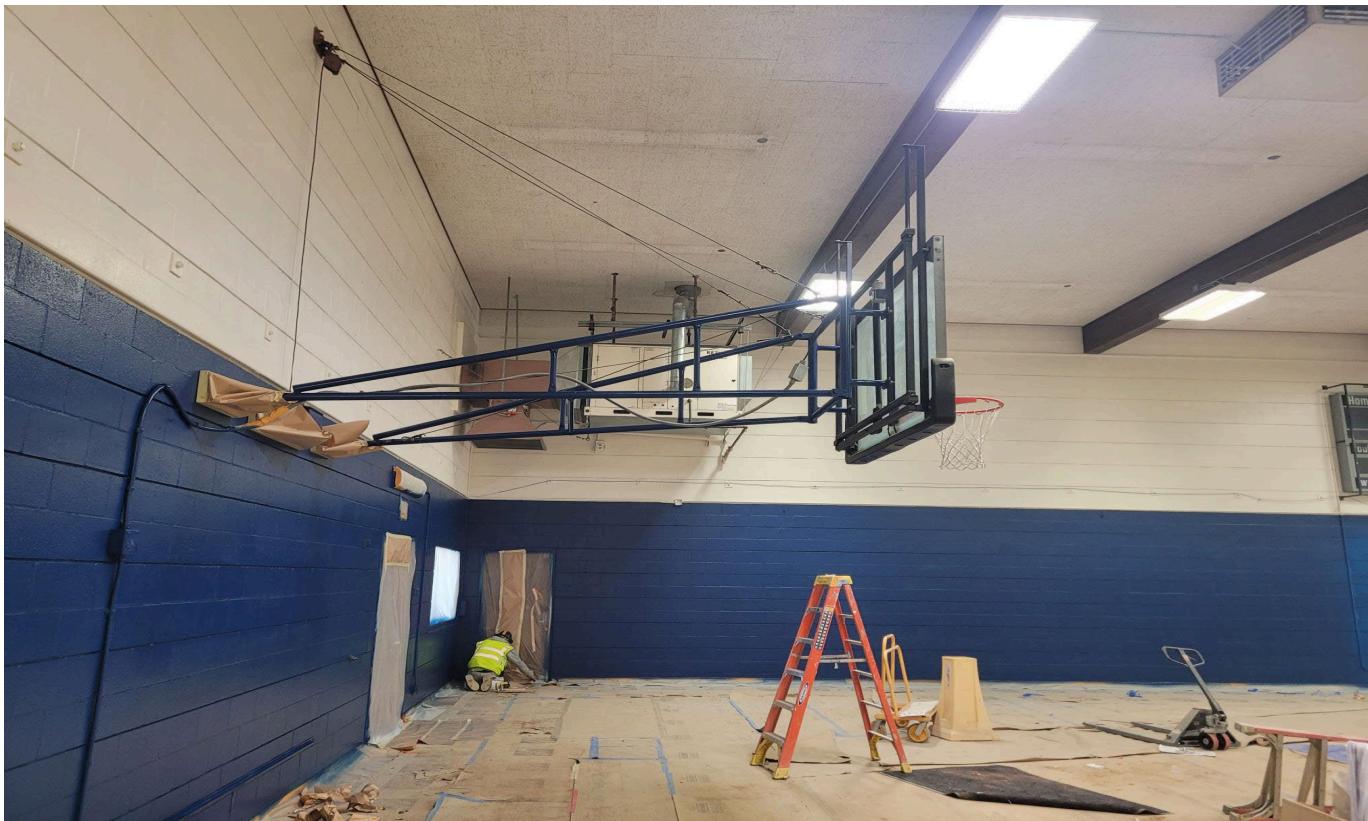




Aero View All Wheels-Plaza



Recreation Center interior painting



Recreation Center Bathrooms



Recreation Center check-in area



Concrete placement for pool deck area



Basketball courts, including pickleball striping (yellow striping)





Installation of shower and lavatory fixtures, bathroom partitions and accessories within aquatic building

