

Engineering & Capital Projects Department

Update on Capital Improvement Projects' Progress and Expenditures



Regional Park Improvement Fund Oversight Committee
July 16, 2026



Agenda

- Overview of Handout - Regional Park Improvement Fund CIPs
- Project Cost Estimation and Statewide Benchmarking
- Reporting Criteria and Frequency
- Projects Status
- Update on Strategies to Improve Efficiency





Regional Park Improvement Fund Projects

- B18026 Narragansett Avenue Access
- B18236 Black Mountain Mine Remediation
- B20054 West Sycamore Staging Area
- B20060 Chicano Park Improvements Phase III
- B20116 Air & Space Museum Roof Replacement
- B21114 Mt View Sports Courts ADA Improvements
- B22012 Old Salt Pool Access Stairs
- B22047 Dr. Bertha O. Pendleton Park Improvements
- B23122 Quince Dr. Runoff & Erosion Control
- B24101 Southcrest CP Lighting Improvements
- L14005.1 Demolition of Loma Land Structures
- L14005.2 Hillside Drainage Improvements
- L16001.2 Sunset Cliffs Natural Park Ph2 Trail & Reveg
- L18001.1 Chollas Lake Electrical Service
- L22001.1 Full Pier Replacement (OB Pier)
- L22004.1 North Chollas CP Improvements Ph 1
- L25000.2 Organ Pavillion Comfort Station
- L25000.3 Morley Field Comfort Station
- L26001.1 Casa Del Prado HVAC Control
- L26001.2 Casa Del Prado Theater HVAC
- P23002 Old Mission Dam Dredging
- P24000 Balboa Park International Cottages Study
- P24011 Spindrift Drive Beach Access Walkway
- P24012 Camino de la Costa Stairs
- P24017 Crystal Pier Improvements
- S13008 Mohnike Adobe and Barn Restoration
- S14006 El Cuervo Adobe Improvements
- S15034 Junipero Serra Museum ADA Improvements
- S15035 EB Scripps Park Comfort Station Replacement
- S15040 Golf Course Drive Improvements
- S20005 Balboa Park Botanical Bldg Improvements
- S25002 Emerald Hills Neighborhood Park Ph 1



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Completed Project Example: Balboa Park Botanical Building

Engineering & Capital Projects

CIP Project Look Up

CIP Project Look Up

Click Here for Council District - CIP Project Information

S20005

Search for CIP by Project Name

CIP Project Look Up

Updated As Of: 6/1/2026

General Information				Project Location	
Balboa Park Botanical Bldg Improvements Active				 Click Here for CIP Map Viewer	
This project provides for the restoration of the existing building to the 1915 original design as much as possible. This includes the restoration of the window arcades all the way around the building, removal of the concrete piers, structural reinforcement, repair and painting of the redwood lath, and remodeling and expansion of the maintenance area. A screened maintenance yard shall also be provided at the North West corner of the botanical building.					
Additional Remarks					
Project ID Number S20005					
Project Phase Post Construction		Project Asset Category Parks		Council District (s) 3	
Contact Person Lozano, Edgar		Contractor EC Constructors, Inc.		Community Area (s) BALBOA PARK	
Construction Contract Type Design Build		Estimated Construction Duration (months) 24.5		Neighborhood (s) BALBOA PARK	
Estimated Project Financials					
Total Project Cost \$25.78M		Project-to-Date Budget \$25.78M		Project Surplus / Deficit \$519.52	
Construction Contract Value \$23.70M		Project Expended Amount to Date \$25.78M		Funding Status Fully Funded	
Estimated Project Timeline					
Preliminary Engineering Start Q1 2020		Design End Q4 2020		Construction Start Q3 2022	
				Construction Completion Q4 2024	
				Construction Close Out Q4 2024	

Project Management Office (PMO) Division

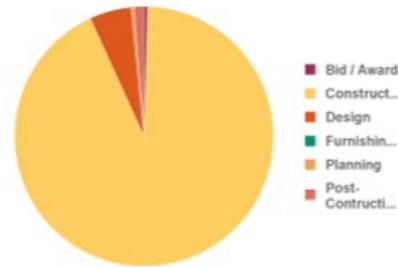
The City of
SAN DIEGO



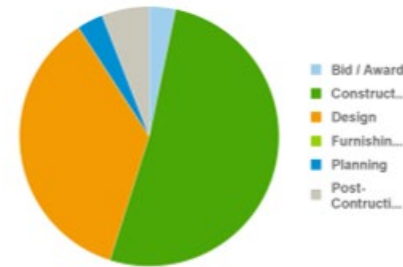
Engineering & Capital Projects Department

Balboa Park Botanical Building: Actual Expenditures

Actual Costs By Phase



Personnel Costs by Phase



Phase	Actuals
Bid / Award	\$107,887
Construction	\$23,916,736
Design	\$1,338,968
Furnishings, Fixtures, & Equipment	\$209
Planning	\$106,995
Post-Construction	\$313,479
Grand Total	\$25,784,275

Phase	Personnel Cost
Bid / Award	\$107,887
Construction	\$1,690,534
Design	\$1,176,789
Furnishings, Fixtures, & Equipment	\$209
Planning	\$106,824
Post-Construction	\$194,384
Grand Total	\$3,276,627

Fund	Fund Name	Grant - Key	Project-to-Date Budget	Project to Date Actuals
200391	SAN DIEGO REGIONAL PARKS IMPROVEMENTS	NOT_RELEVANT_GRANT	\$5,482,078.28	\$5,482,078.28
400000	CAPITAL OUTLAY-SALES TAX	NOT_RELEVANT_GRANT	\$29,820.46	\$29,820.46
400881	DEBT FUNDED GENERAL FUND CIP PROJECTS	NOT_RELEVANT_GRANT	\$12,272,376.34	\$12,272,376.34
600001	GRANT FUND - STATE	1000577-2020	\$8,000,000.00	\$8,000,000.00
Total:			\$25,784,275.08	\$25,784,275.08



Project in Design Example: North Chollas Community Park Phase 1

CIP Project Look Up

CIP Project Look Up

Click Here for Council District - CIP Project Information

L22004.1

Search for CIP by Project Name

CIP Project Look Up

Updated As Of: 6/1/2026

General Information				Project Location	
North Chollas CP Improvements Phase I					
● Active The improvements will include all as needed ADA upgrades, electrical upgrades, site furnishings, landscape, planting and irrigation, existing trail improvements, hardscape and all other improvements as identified on the General Development Plan (GDP) during the community input process. The design will cover the entire improvements; however, the construction shall be broken down into different phases as funding becomes available. Additional Remarks					
Project ID Number L22004.1	Project Phase Design	Project Asset Category Parks	Bundled Projects Not Bundled		
Contact Person Schroth-Nichols, Elizabeth		Contractor Null			
Construction Contract Type Design Bid Build		Estimated Construction Duration (months) 8.5			
Estimated Project Financials					
Total Project Cost \$12.00M		Project-to-Date Budget \$2.23M		Project Surplus / Deficit (\$9.77M)	
Construction Contract Value TBD		Project Expended Amount to Date \$655.74K		Funding Status Partially Funded	
Estimated Project Timeline					
Preliminary Engineering Start Q1 2022		Design End Q4 2027		Construction Start Q3 2028	
				Construction Completion Q1 2029	
				Construction Close Out Q2 2029	
Council District (s) 4			Community Area (s) MID-CITY:EASTERN AREA		
Neighborhood (s) OAK PARK					

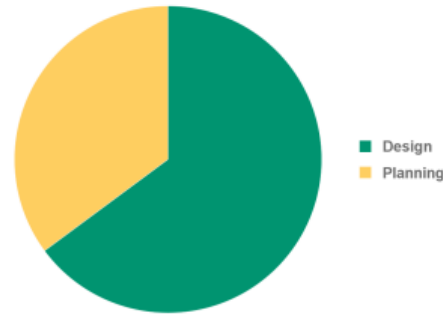
Project Management Office (PMO) Division

The City of
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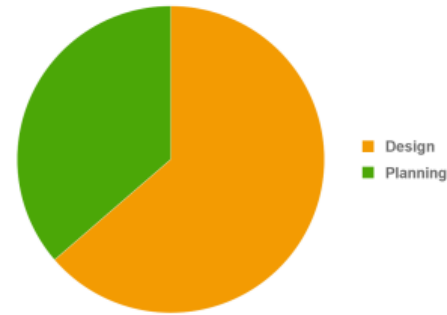


North Chollas Community Park Phase 1: Actual Expenditures

Actual Costs By Phase



Personnel Costs by Phase



Phase	Actuals
Design	\$425,226
Planning	\$230,513
Grand Total	\$655,739

Phase	Personnel Cost
Design	\$403,649
Planning	\$230,513
Grand Total	\$634,162

Fund	Fund Name	Project-to-Date Budget	Project to Date Actuals
200391	SAN DIEGO REGIONAL PARKS IMPROVEMENTS	\$450,000.00	
400109	MID-CITY - PARK DEV FUND	\$18,000.00	
400114	MID CITY URBAN COMM	\$794,251.15	\$444,446.02
400696	CR-TAB 2010A (TE) PROCEEDS	\$165,748.85	\$118,377.66
400891	CITYWIDE PARK DIF-PARK DEF. COC	\$800,000.00	\$92,914.89
Total:		\$2,228,000.00	\$655,738.57



Project Cost Estimation

Annual Report Update 2025
California Multi-Agency CIP Benchmarking Study

Table 1-1
Average Project Delivery Costs by Project Type (% of TCC)
(TCC > \$100,000)

Type	Design ^(1,2)	Construction Management ⁽²⁾	Total Project Delivery ⁽²⁾	Median Total Construction Cost (\$MM)	Number of Projects ⁽³⁾
Municipal Facilities	23%	16%	39%	1.11	89
Parks	29%	24%	53%	1.34	53
Pipe Systems	19%	23%	43%	1.42	191
Streets	28%	27%	56%	1.50	164
Water/Wastewater Facilities	22%	21%	43%	2.89	71
All Types	24%	23%	47%	1.58	568

Key:
TCC = Total Construction Cost, MM = million

Notes:

1. Project delivery percentages represent arithmetic averages of the individual projects and do not represent the results from the regression analyses.
2. Project delivery percentages vary from year to year based on the selection and the composition of the projects in the database.
3. Total excludes projects delivered by alternative delivery mechanisms such as design-build, oncall construction services, job order contracting (JOC), and construction management at risk (CM@Risk). Projects delivered by alternative techniques are retained in the database but not analyzed. These projects are not included in the projects selected for analysis in the Study.





Project Administration Costs as a Percentage of Total Project Cost (TPC) and Total Construction cost (TCC)

Annual Report Update 2024

California Multi-Agency CIP Benchmarking Study

Table 1-1
Average Project Delivery Costs by Project Type (% of TCC)
(TCC > \$100,000)

Type	Design ^(1,2)	Construction	Total Project Delivery ^(1,2)	Median Total Construction Cost (\$MM)	Number of Projects ⁽³⁾
Municipal Facilities	23%	16%	39%	1.22	88
Parks	30%	23%	54%	1.15	50
Pipe Systems	18%	22%	40%	1.52	182
Streets	27%	27%	55%	1.59	172
Water/Wastewater Facilities	22%	22%	44%	2.81	66
All Types	23%	23%	46%	1.58	558

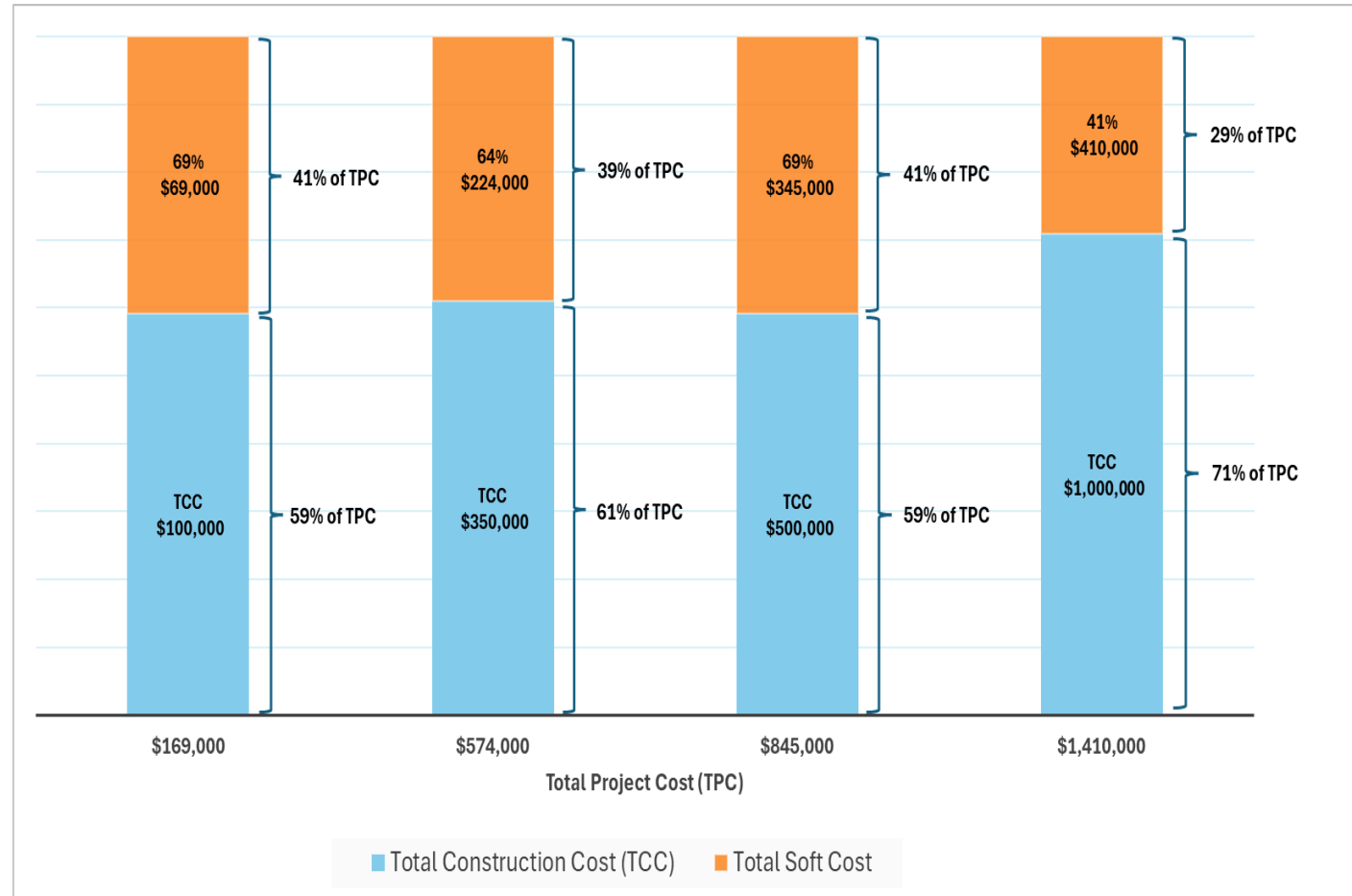
Key: TCC = Total Construction Cost, MM = million

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Parks (2019-2023) Project Delivery Percentage based on Cost Ranges of TCC

Dollar Ranges of Projects based on TCC		Number of Projects	AVERAGE of projects between Cost X and Cost Y, % TCC		
\$X	\$Y		Design %	Const Mang %	Project Delivery %
100,000	350,000	11	41%	28%	69%
350,000	500,000	6	40%	24%	64%
500,000	1,000,000	7	33%	35%	69%
1,000,000	20,000,000	26	23%	18%	41%





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- S15040 Golf Course Drive Improvements
- S20005 Balboa Park Botanical Bldg Improvements
- S25002 Emerald Hills Neighborhood Park Ph 1



Southcrest Community Park Lighting Improvements

Scope:

- Install new security lighting and associated lighting infrastructure along existing walkways and parking lots.

Status:

- Project is at 100% design milestone, and the plans are currently routing for Citywide Plan check and DSD permit review.
- Construction is scheduled to begin Spring 2027.





B24101 – Southcrest CP Lighting Improvements

Engineering & Capital Projects

CIP Project Look Up

CIP Project Look Up

Click Here for Council District - CIP Project Information

B24101 X

Search for CIP by Project Name

CIP Project Look Up

Updated As Of: 6/1/2026

General Information				Project Location	
Southcrest CP Lighting Improvements Upgrade and enhance security lighting to Parks and Recreation standards for all parking lot areas and walkways. Active Additional Remarks					
Project ID Number B24101	Project Phase Design	Project Asset Category Parks	Bundled Projects Not Bundled		
Contact Person Genova, Darren	Contractor To Be Selected				
Construction Contract Type Design Bid Build	Estimated Construction Duration (months) 9.0				
Estimated Project Financials				Click Here for CIP Map Viewer	
Total Project Cost \$2.99M	Project-to-Date Budget \$1.75M	Project Surplus / Deficit (\$1.24M)	Council District (s) 8		
Construction Contract Value TBD	Project Expended Amount to Date \$407.25K	Funding Status Partially Funded	Community Area (s) SOUTHEASTERN SAN DIEGO		
Estimated Project Timeline				Neighborhood (s) SOUTHCREST	
Preliminary Engineering Start Q2 2024	Design End Q3 2026	Construction Start Q2 2027	Construction Completion Q4 2027	Construction Close Out Q1 2028	

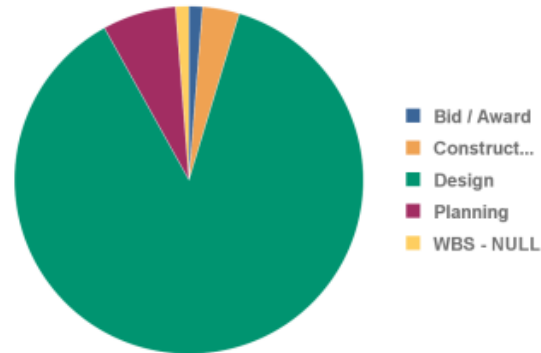
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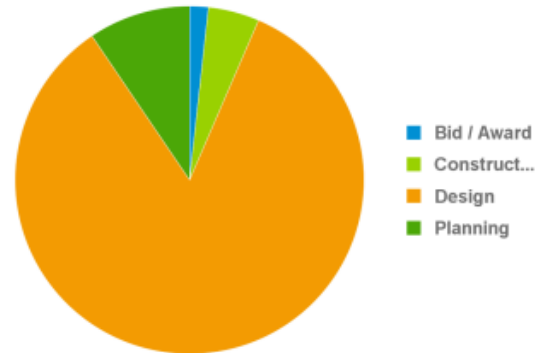


B24101 – Southcrest CP Lighting Improvements

Actual Costs By Phase



Personnel Costs by Phase



Phase	Actuals
Bid / Award	\$5,136
Construction	\$14,018
Design	\$358,115
Planning	\$27,989
WBS - NULL	\$5,073
Grand Total	\$410,330

Phase	Personnel Cost
Bid / Award	\$5,136
Construction	\$14,018
Design	\$248,702
Planning	\$27,989
Grand Total	\$295,844

Fund	Fund Name	Project-to-Date Budget	Project to Date Actuals
200391	SAN DIEGO REGIONAL PARKS IMPROVEMENTS	\$1,989,031.00	
400883	CITYWIDE PARK DIF-UNRESTRICTED	\$0.00	
400891	CITYWIDE PARK DIF-PARK DEF. COC	\$949,148.16	\$391,661.28
400892	CITYWIDE PARK DIF-PARK DEF. UNRSTD	\$52,215.15	\$18,669.12
Total:		\$2,990,394.31	\$410,330.40



Sunset Cliffs Natural Park Demolition of Lomaland Structures

Scope:

- Demolition of three houses along Lomaland Drive, which are located on park land within Sunset Cliffs Natural Park
- Restoration of natural areas including installation of connector trails and native planting

Status:

- Currently at 90% design with SDP/CDP/CEQA documents in progress
- Evaluating recent scope changes including removal of scope around Ladera House and the historical designation of two structures along Lomaland Drive





L14005.1 – Demolition of Loma Land Structures

Engineering & Capital Projects

CIP Project Look Up

CIP Project Look Up

Updated As Of: 6/1/2026

CIP Project Look Up

Click Here for Council District - CIP Project Information

L14005.1 X

Search for CIP by Project Name

General Information

Project Location

Demolition of Loma Land Structures

● Active

This project provides for the removal of three houses along Lomaland Drive and a house at 4515 Ladera Street which are located on park land, restoration of natural areas to allow water percolation, and installation of site appropriate drainage devices.

Additional Remarks

Project ID Number L14005.1	Project Phase Design	Project Asset Category Parks	Bundled Projects Not Bundled
Contact Person Ammerlahn, Parita	Contractor To Be Selected		
Construction Contract Type Design Bid Build	Estimated Construction Duration (months) 9.5		

Click Here for CIP Map Viewer

Council District (s)
2

Community Area (s)
PENINSULA

Neighborhood (s)
WOODED AREA

Estimated Project Financials

Total Project Cost \$3.16M	Project-to-Date Budget \$1.26M	Project Surplus / Deficit (\$1.91M)
Construction Contract Value TBD	Project Expended Amount to Date \$958.06K	Funding Status Partially Funded

Estimated Project Timeline

Preliminary Engineering Start Q1 2015	Design End Q4 2026	Construction Start Q3 2027	Construction Completion Q1 2028	Construction Close Out Q2 2028
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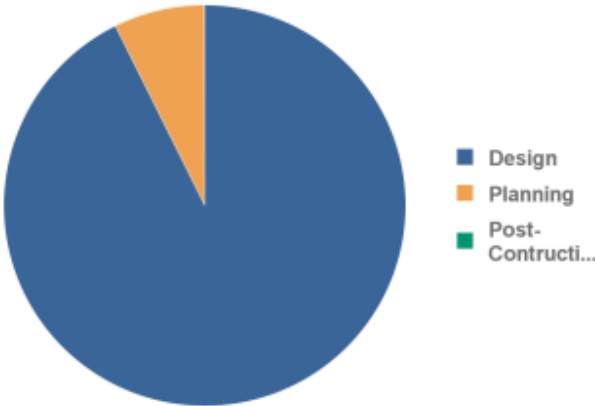
Project Management Office (PMO) Division

The City of
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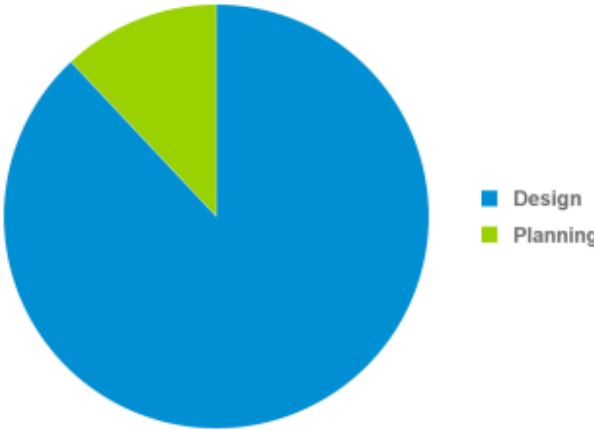


L14005.1 – Demolition of Loma Land Structures

Actual Costs By Phase



Personnel Costs by Phase



Phase	Actuals
Design	\$887,739
Planning	\$70,014
Post-Contruction	\$308
Grand Total	\$958,061

Phase	Personnel Cost
Design	\$514,068
Planning	\$70,014
Grand Total	\$584,083

Fund	Fund Name	Project-to-Date Budget	Project to Date Actuals
200391	SAN DIEGO REGIONAL PARKS IMPROVEMENTS	\$871,000.03	\$853,547.53
200463	SUNSET CLIFFS NATURAL PARK	\$384,173.04	\$104,513.10
Total:		\$1,255,173.07	\$958,060.63



Sunset Cliffs Natural Park Hillside Drainage Improvements

Scope:

- Design and construction of a comprehensive drainage system within the hillside portion of Sunset Cliffs Natural Park to address ongoing erosion issues

Status:

- Currently at 90% design with SDP/CDP/CEQA documents in progress
- Evaluating recent design changes at future parking lots based on CCC and community comments





L14005.2 – Hillside Drainage Improvements

Engineering & Capital Projects

CIP Project Look Up

CIP Project Look Up
Updated As Of: 6/1/2026

Click Here for Council District - CIP Project Information

L14005.2

Search for CIP by Project Name

General Information

Hillside Drainage Improvements

● Active

This project provides for design and construction of the hillside are southerly outfall drainage system improvements at Sunset Cliffs Natural Park.

Additional Remarks

Project ID Number L14005.2	Project Phase Design	Project Asset Category Parks	Bundled Projects
Contact Person Ammerlahn, Parita	Contractor To Be Selected	Not Bundled	
Construction Contract Type Design Bid Build	Estimated Construction Duration (months) 13.0		

Estimated Project Financials

Total Project Cost \$9.53M	Project-to-Date Budget \$3.18M	Project Surplus / Deficit (\$6.35M)
Construction Contract Value TBD	Project Expended Amount to Date \$1.45M	Funding Status Partially Funded

Estimated Project Timeline

Preliminary Engineering Start Q1 2015	Design End Q1 2027	Construction Start Q4 2027	Construction Completion Q4 2028	Construction Close Out Q4 2028
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Click Here for CIP Map Viewer

Council District (s)
2

Community Area (s)
PENINSULA

Neighborhood (s)
WOODED AREA

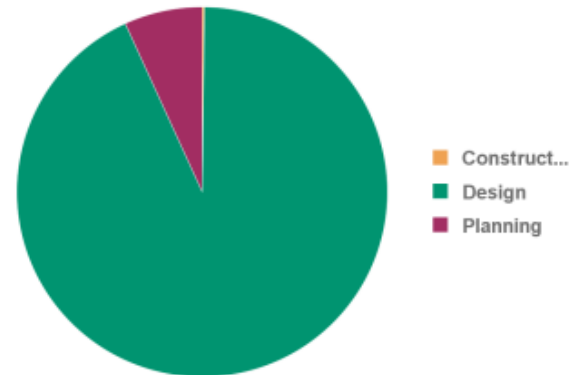
Project Management Office (PMO) Division

The City of
SAN DIEGO

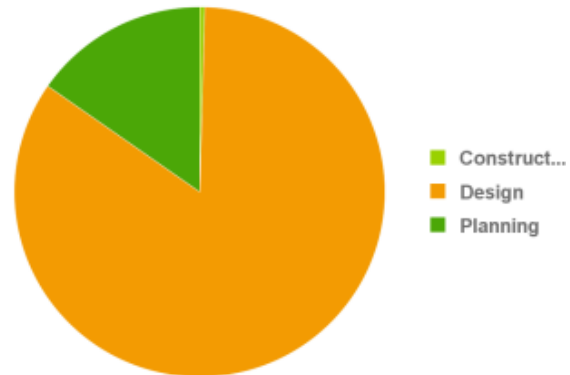


L14005.2 – Hillside Drainage Improvements

Actual Costs By Phase



Personnel Costs by Phase



Phase	Actuals
Construction	\$2,911
Design	\$1,349,425
Planning	\$98,894
Grand Total	\$1,451,230

Phase	Personnel Cost
Construction	\$2,911
Design	\$544,536
Planning	\$98,894
Grand Total	\$646,341

Fund	Fund Name	Project-to-Date Budget	Project to Date Actuals
200391	SAN DIEGO REGIONAL PARKS IMPROVEMENTS	\$2,490,735.61	\$760,801.07
200463	SUNSET CLIFFS NATURAL PARK	\$690,429.01	\$690,429.01
Total:		\$3,181,164.62	\$1,451,230.08



Sunset Cliffs Natural Park Ph2 Trail & Reveg

Scope:

- Trail system reconfiguration and revegetation to the hillside portion of Sunset Cliffs Natural Park
- Trail improvements with accessibility upgrades, installation of various site furnishings, closure of tertiary trails, regrading and revegetation of the old ball field, installation of a pedestrian bridge to cross Cretaceous Canyon, removal of non-native and invasive plant species, and the replanting of disturbed habitats with native species.

Status:

- Construction completed in 2020
- 5-year long term maintenance period for revegetation completed in 2025
- Currently in closeout phase





L16001.2 – Sunset Cliffs Nat Pk Ph 2 Trail & Reveg

CIP Project Look Up

Click Here for Council District - CIP Project Information

L16001.2 X

Search for CIP by Project Name

General Information

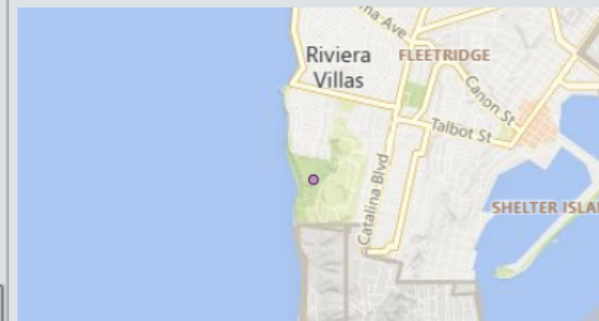
Sunset Cliffs Nat Pk Ph 2 Trail & Reveg

Active

This project includes trail system reconfiguration and revegetation to the hillside portion of Sunset Cliffs Natural Park. This project proposes improvements including: trail improvements with accessibility upgrades; installation of various site furnishings; closure of tertiary trails; regrading of the old ball field; installation of a pedestrian bridge to cross Cretaceous Canyon; removal of non-native and invasive plant species and the replanting of disturbed habitats with native species.

Additional Remarks

Project Location



[Click Here for CIP Map Viewer](#)

Council District (s)

2

Community Area (s)

PENINSULA

Neighborhood (s)

SUNSET CLIFFS, WOODED AREA

Estimated Project Financials

Total Project Cost

\$3.51M

Project-to-Date Budget

\$4.40M

Project Surplus / Deficit

\$887.78K

Construction Contract Value

\$3.03M

Project Expended Amount to Date

\$4.34M

Funding Status

Fully Funded

Estimated Project Timeline

Preliminary Engineering Start

Q3 2009

Design End

Q3 2017

Construction Start

Q1 2018

Construction Completion

Q3 2020

Construction Close Out

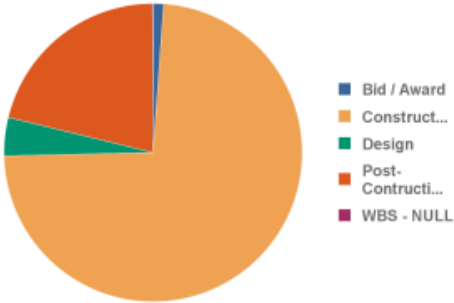
Q4 2020



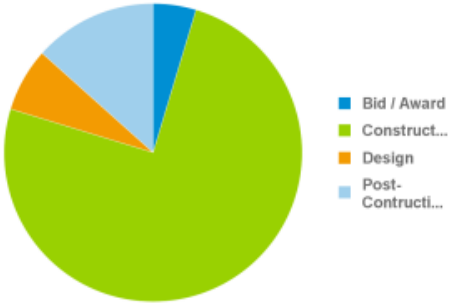


L16001.2 – Sunset Cliffs Nat Pk Ph 2 Trail & Reveg

Actual Costs By Phase



Personnel Costs by Phase



Phase	Actuals
Bid / Award	\$49,205
Construction	\$3,187,742
Design	\$180,307
Post-Construction	\$916,951
WBS - NULL	\$2,924
Grand Total	\$4,337,130

Phase	Personnel Cost
Bid / Award	\$49,156
Construction	\$791,608
Design	\$72,744
Post-Construction	\$141,178
Grand Total	\$1,054,687

Fund	Fund Name	Grant - Key	Project-to-Date Budget	Project to Date Actuals
200391	SAN DIEGO REGIONAL PARKS IMPROVEMENTS	NOT_RELEVANT_GRANT	\$3,063,182.56	\$3,063,182.56
200463	SUNSET CLIFFS NATURAL PARK	NOT_RELEVANT_GRANT	\$439,613.04	\$375,741.62
400206	FY09 SUNSET CLIFFS NATURAL PAR	NOT_RELEVANT_GRANT	\$98,205.55	\$98,205.55
600001	GRANT FUND - STATE	1000459-2016	\$800,000.00	\$800,000.00
720057	ENGINEERING & CAPITAL PROJECTS	NOT_RELEVANT_GRANT		\$0.00
Total:			\$4,401,001.15	\$4,337,129.73



Chollas Lake Electrical Improvements

Scope:

- Deliver new electrical service to the east side of Chollas Lake
- Provide electrical service to the two-staff building on the park site and electrical service to the comfort station
- Parking lot lighting

Status:

- Lighting and electrical services completed
- Remaining minor traffic striping to be completed this month





L18001.1 – Chollas Lake Electrical Service

Engineering & Capital Projects

CIP Project Look Up

CIP Project Look Up

Updated As Of: 6/1/2026

Click Here for Council District - CIP Project Information

L18001.1 X

Search for CIP by Project Name

General Information

Chollas Lake Electrical Service

Active

The project scope is to provide design and engineering services to deliver electrical service to the east side of Chollas Lake from the nearest electrical service connection. The primary focus shall be providing electrical service to two staff buildings on the park site.

Additional Remarks

Project ID Number	Project Phase	Project Asset Category	Bundled Projects
L18001.1	Construction	Parks	
Contact Person	Contractor		
Lewis, Nikki	CTE, Inc		Not Bundled
Construction Contract Type	Estimated Construction Duration (months)		
Job Order Contract	43.5		

Estimated Project Financials

Total Project Cost	Project-to-Date Budget	Project Surplus / Deficit
\$1.95M	\$1.95M	\$0.00
Construction Contract Value	Project Expended Amount to Date	Funding Status
\$1.21M	\$1.89M	Fully Funded

Estimated Project Timeline

Preliminary Engineering Start	Design End	Construction Start	Construction Completion	Construction Close Out
Q4 2017	Q1 2022	Q4 2022	Q2 2026	Q3 2026

Project Location

[Click Here for CIP Map Viewer](#)

Council District (s)
4
Community Area (s)
MID-CITY:EASTERN AREA
Neighborhood (s)
OAK PARK

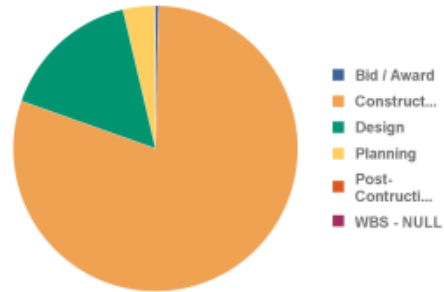
Project Management Office (PMO) Division

The City of SAN DIEGO

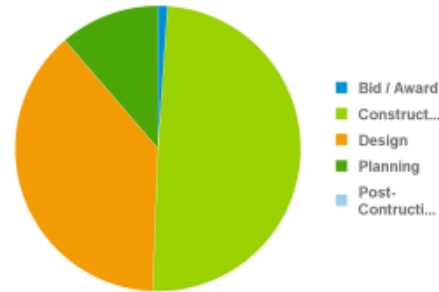


L18001.1 – Chollas Lake Electrical Service

Actual Costs By Phase



Personnel Costs by Phase



Phase	Actuals
Bid / Award	\$6,562
Construction	\$1,511,618
Design	\$300,310
Planning	\$67,894
Post-Construction	\$121
WBS - NULL	\$1,731
Grand Total	\$1,888,237

Phase	Personnel Cost
Bid / Award	\$6,562
Construction	\$297,326
Design	\$229,088
Planning	\$67,894
Post-Construction	\$121
Grand Total	\$600,991

Fund	Fund Name	Grant - Key	Project-to-Date Budget	Project to Date Actuals
100012	INFRASTRUCTURE FUND (PROPOSITION H)	NOT_RELEVANT_GRANT		
200391	SAN DIEGO REGIONAL PARKS IMPROVEMENTS	NOT_RELEVANT_GRANT	\$1,167,508.86	\$1,136,236.52
400881	DEBT FUNDED GENERAL FUND CIP PROJECTS	NOT_RELEVANT_GRANT	\$30,000.00	
600001	GRANT FUND - STATE	1000708-2022	\$752,000.00	\$752,000.00
Total:			\$1,949,508.86	\$1,888,236.52



North Chollas Community Park Phase 1

Scope:

- New sports fields, a new playground, and a new off-leash dog area
- Accessibility upgrades
- Site lighting
- Associated landscaping, irrigation and electrical upgrades

Status:

- Currently at design initiation with site survey and conceptual design in progress.
- The first playground design workshop was conducted in June 2026. A conceptual playground design is anticipated to be presented to the CRG this fall.





L22004.1 – North Chollas CP Improvements Phase I



Engineering &
Capital Projects

CIP Project Look Up

Updated As Of: 6/1/2026

CIP Project Look Up

Click Here for Council District - CIP Project
Information

L22004.1 x



Search for CIP by Project Name



General Information

North Chollas CP Improvements Phase I



Active

The improvements will include all as needed ADA upgrades, electrical upgrades, site furnishings, landscape, planting and irrigation, existing trail improvements, hardscape and all other improvements as identified on the General Development Plan (GDP) during the community input process. The design will cover the entire improvements; however, the construction shall be broken down into different phases as funding becomes available.

Additional Remarks

Project ID Number
L22004.1

Project Phase
Design

Project Asset Category
Parks

Bundled Projects

Contact Person
Schroth-Nichols, Elizabeth

Contractor
Null

Not Bundled

Construction Contract Type
Design Bid Build

Estimated Construction Duration (months)
8.5

Estimated Project Financials

Total Project Cost
\$12.00M

Project-to-Date Budget
\$2.23M

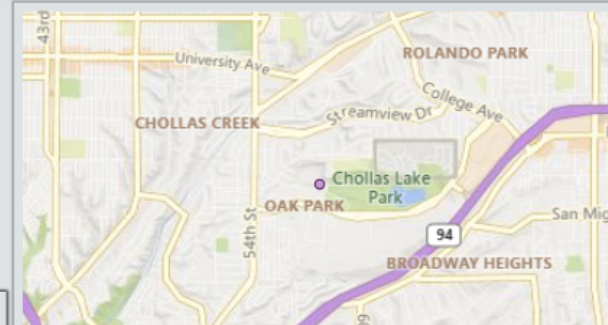
Project Surplus / Deficit
(\$9.77M)

Construction Contract Value
TBD

Project Expended Amount to Date
\$655.74K

Funding Status
Partially Funded

Project Location



[Click Here for CIP Map Viewer](#)

Council District (s)

4

Community Area (s)

MID-CITY:EASTERN AREA

Neighborhood (s)

OAK PARK

Estimated Project Timeline

Preliminary Engineering Start
Q1 2022

Design End
Q4 2027

Construction Start
Q3 2028

Construction Completion
Q1 2029

Construction Close Out
Q2 2029



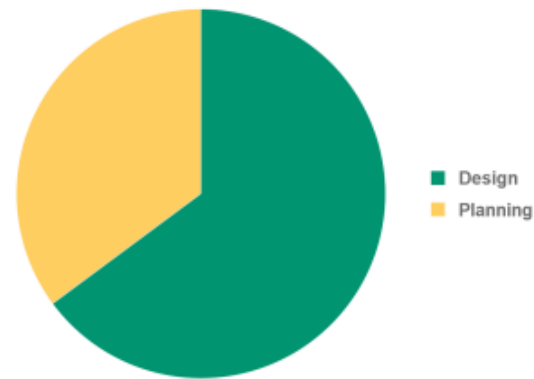
Project Management Office (PMO) Division

The City of
SAN DIEGO

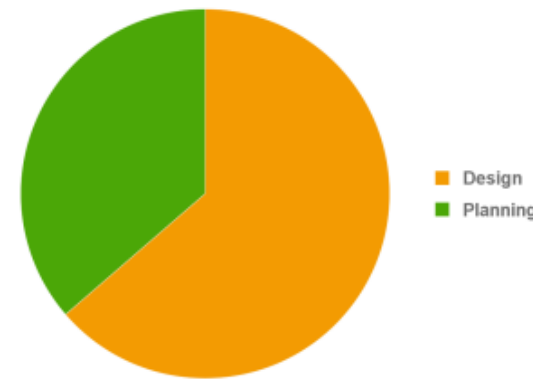


L22004.1 – North Chollas CP Improvements Phase I

Actual Costs By Phase



Personnel Costs by Phase



Phase	Actuals
Design	\$425,226
Planning	\$230,513
Grand Total	\$655,739

Phase	Personnel Cost
Design	\$403,649
Planning	\$230,513
Grand Total	\$634,162

Fund	Fund Name	Project-to-Date Budget	Project to Date Actuals
200391	SAN DIEGO REGIONAL PARKS IMPROVEMENTS	\$450,000.00	
400109	MID-CITY - PARK DEV FUND	\$18,000.00	
400114	MID CITY URBAN COMM	\$794,251.15	\$444,446.02
400696	CR-TAB 2010A (TE) PROCEEDS	\$165,748.85	\$118,377.66
400891	CITYWIDE PARK DIF-PARK DEF. COC	\$800,000.00	\$92,914.89
Total:		\$2,228,000.00	\$655,738.57



Emerald Hills Neighborhood Park Phase 1

Scope:

- Install New children's play equipment, shade structures, picnic areas, and park furnishings (benches, tables, trash cans).
- Upgraded existing comfort station, accessible parking spaces, and new concrete walkways.
- Renovated irrigation, new plants and drainage, stormwater basins, and electrical work.
- Public art installation.

Status:

- 30% design layout scheduled to be submitted in September.
- Construction advertisement is estimated to be in Fall 2027.





S25002 – Emerald Hills Neighborhood Park Phase 1

Engineering & Capital Projects

CIP Project Look Up

CIP Project Look Up

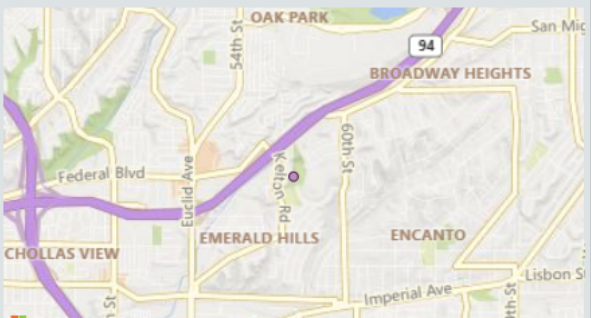
Click Here for Council District - CIP Project Information

S25002

Search for CIP by Project Name

CIP Project Look Up

Updated As Of: 6/1/2026

General Information				Project Location	
Emerald Hills Neighborhood Park Phase 1 Active Design and Construction of the first phase of improvements to the Emerald Hills Neighborhood Park to include: renovations of the comfort station, replacement of children's play area, shade structures, picnic areas, assorted park furnishings, concrete path/sidewalk, ADA parking improvements, and stormwater basins. Additional Remarks					
Project ID Number S25002	Project Phase Design	Project Asset Category Parks	Bundled Projects Not Bundled		
Contact Person Genova, Darren	Contractor To Be Selected				
Construction Contract Type Design Bid Build	Estimated Construction Duration (months) 14.5				
Estimated Project Financials				Click Here for CIP Map Viewer	
Total Project Cost \$6.46M	Project-to-Date Budget \$3.80M	Project Surplus / Deficit (\$2.66M)	Council District (s) 4		
Construction Contract Value TBD	Project Expended Amount to Date \$262.74K	Funding Status Partially Funded	Community Area (s) ENCANTO NEIGHBORHOODS		
			Neighborhood (s) EMERALD HILLS		
Estimated Project Timeline					
Preliminary Engineering Start Q2 2025	Design End Q4 2027	Construction Start Q3 2028	Construction Completion Q3 2029	Construction Close Out Q4 2029	

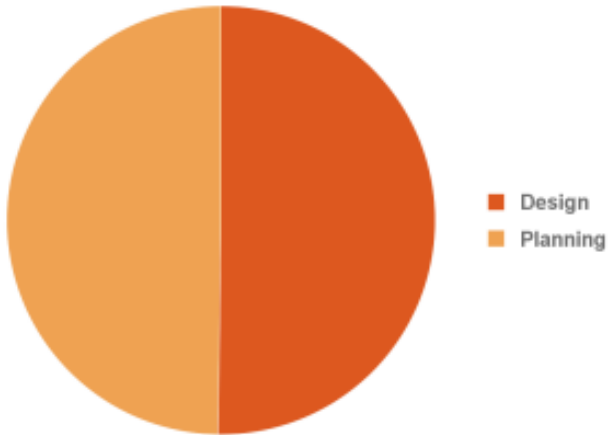
Project Management Office (PMO) Division

The City of
SAN DIEGO

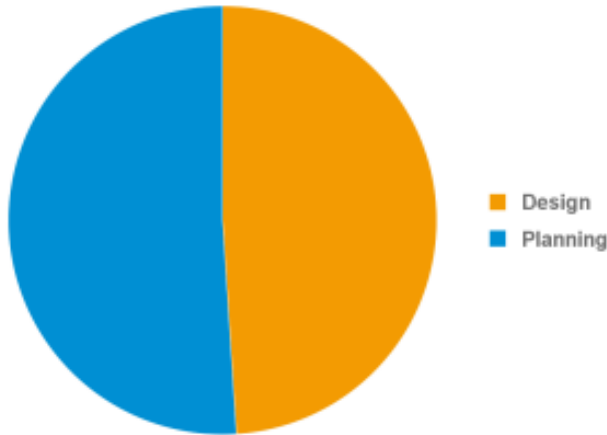


S25002 – Emerald Hills Neighborhood Park Phase 1

Actual Costs By Phase



Personnel Costs by Phase



Phase	Actuals
Design	\$143,420
Planning	\$142,191
Grand Total	\$285,611

Phase	Personnel Cost
Design	\$136,438
Planning	\$142,191
Grand Total	\$278,629

Fund	Fund Name	Grant - Key	Project-to-Date Budget	Project to Date Actuals
100015	CLIMATE EQUITY FUND	NOT_RELEVANT_GRANT	\$621,798.51	\$232,864.09
200391	SAN DIEGO REGIONAL PARKS IMPROVEMENTS	NOT_RELEVANT_GRANT	\$1,264,160.00	
400265	CIP CONTRIBUTIONS FROM THE GENERAL FUND	NOT_RELEVANT_GRANT	\$0.00	
400864	ENCANTO NEIGHBORHOODS DIF	NOT_RELEVANT_GRANT	\$126,660.44	\$46,323.46
400881	DEBT FUNDED GENERAL FUND CIP PROJECTS	NOT_RELEVANT_GRANT	\$61,938.53	
400891	CITYWIDE PARK DIF-PARK DEF. COC	NOT_RELEVANT_GRANT	\$225,869.42	\$6,423.35
600001	GRANT FUND - STATE	1000846-2024	\$2,500,000.00	
Total:			\$4,800,426.90	\$285,610.90



Project Streamlining and Strategies to Improve Efficiency

- Choosing the right delivery method
- In-house design vs. consultant contracts
- Utilization of City forces
- Standardization and templates
- Pre-purchasing materials



Engineering & Capital Projects Department

Thank You