MINUTES

City of San Diego Boards and Commissions
San Diego Parks and Recreation Department
MISSION BAY PARK IMPROVEMENT FUND OVERSIGHT COMMITTEE
September 1, 2026

Meeting Location:
Paradise Point Resort
Mission Bay Room
1404 Vacation Road
San Diego, CA 92109

Mailing Address:
Balboa Park Administration Building
2125 Park Boulevard
San Diego, CA 92101

ATTENDANCE:

Members Present
Chuck Dunning
Giovanni Ingolia
Jeff Johnson
Judith Munoz
Cathie Jolley
Ryan Karlsgodt
Jim Gross
Bill Tippets
Steve Pinard

Members Absent
Bernadette Butkiewicz
Cindy Adams

Guests
Savannah Stallings
Manuel Reyes
Jacquelyn Ortegon
Karin Zirk
Kevin Waldick
Carlos Callado

City Staff Present
James Arnhart
Parita Ammerlahn

CALL TO ORDER – Chairperson, Jeff Johnson called the meeting to order at 6:50 p.m.

APPROVAL OF THE MINUTES – N/A

REQUEST FOR CONTINUANCE - None

NON-AGENDA PUBLIC COMMENT / COMMUNICATIONS - None

CHAIRPERSONS REPORT – None

CITY STAFF REPORT - None
ACTION ITEMS:

Consent (These items are adopted without discussion; they can be moved to adoption by any committee member)

101. None

Adoption (Each adoption item requires individual action; they can be moved to consent by action of the committee)

201. None

INFORMATION ITEMS

301. Update on Capital Improvement Projects Progress and Expenditures – Parita Ammerlahn, Engineering and Capital Projects Department

P. Ammerlahn provided a list of all Engineering and Capital Projects within Mission Bay Park and provided two examples of soft and actual project costs for a project in construction and another in design. Robb Field Gateway is currently in final design with construction starting next Spring. Ventura Comfort Station is currently under construction and fully funded.

C. Dunning asked if these were all funded and active projects.

P. Ammerlahn clarified that those projects that do not have a WBS number assigned to them (i.e., have not started the design phase) are not included on the project list. The project list includes projects in design or construction that have established budgets.

J. Munoz asked if proposals are approved by Parks and Recreation. P. Ammerlahn confirmed that is correct.

P. Ammerlahn explained statewide benchmarking. Average cost percentages are 29% for design and 24% for construction management. The City's benchmarking includes nine cities and the averages across all of them. She suggested quarterly reporting and to come and present twice a year to the committee.

R. Karlsgodt asked what the San Diego benchmark is specifically in comparison to the other cities. P. Ammerlahn replied 30-40%. It depends on the type of project. Could combine design and construction numbers together to better show project costs.

J. Johnson stated the focus should be on soft costs rather than construction costs since construction costs are driven by the market. CPI indexes are not that high, and soft costs will continue to grow. Prefabricated comfort stations are going up in cost. Should provide reporting over time, and they are outpacing the CPI.

J. Gross commented on the amount of time to design and construct projects. Monies continue to go up in the meantime.

C. Jolly asked why it costs $4M for a comfort station. Aren't they going in the same location as the previous comfort station? P. Ammerlahn responded that each comfort station project can be vastly different such as location (e.g., beach),

permitting requirements, environmental analysis/requirements, site constraints, grading, ADA requirements, and not always in the same previous footprint.

C. Jolly questioned if anyone is reviewing information regarding costs and oversight?

J. Munoz questioned if there is a way to improve efficiency as it does not seem as though the City is taking this into account.

Overall concern over the cost of comfort stations taking away from other projects like De Anza.

J. Johnson stated deferred maintenance should be funded by the City's General Fund but if so dilapidated then use park funds for a CIP to replace the comfort station.

C. Dunning stated the City should compare costs over time to see which line item is increasing the most. Look at soft costs item by item for comparison.

C. Jolley asked if there was a way to replace comfort stations on the same site without all the extra work.

P. Ammerlahn responded that the City is looking into using the process of Design-Build. It reduces the project timeline by using in-house design team rather than hiring consultants. Also looking at design standards to cut down on time and cost.

B. Tippets asked that staff come and explain process that will occur for future projects early on and costs. P. Ammerlahn asked if they want the City to include projects in the Planning phase. B. Tippets confirmed that he would like them added to the project list.

J. Johnson asked if a project is not approved in advance for park funding then what is being charged for the Planning phase of the project? P. Ammerlahn stated it was the Parks and Recreation General Fund. They issue an Internal Order number when a WBS number has not been established. C. Jolley asked if the Mission Bay Park funds pay back the costs for Planning. P. Ammerlahn stated it depends on the type of work.

P. Ammerlahn stated the next round of reporting will use tables and past expenses on comfort stations.

G. Ingolia asked for a status update on Rob Field. P. Ammerlahn stated it is in final design and 80% likelihood it will be delivered on time.

K. Zirk suggests quarterly reporting, and a pie chart to include projected costs and amount charged.

WORKSHOP ITEMS

401. None

ADJOURNMENT – Chairperson Johnson adjourned the meeting at 7:31 p.m.
Next regular meeting is scheduled for October 6, 2026 @ Santa Clara Recreation Center.

Respectfully Submitted,

James Arnhart
Senior Planner

City of San Diego
Parks and Recreation Department
Mission Bay & Shoreline Division