



THE CITY OF SAN DIEGO

Report to the Mission Bay Park Improvement Fund Oversight Committee

DATE ISSUED: January 3, 2023
TO: Mission Bay Park Improvement Fund Oversight Committee
FROM: Parks and Recreation Department
SUBJECT: Fiscal Year 2024 Mission Bay Park Improvement Funds – Proposed Allocation Recommendations

SUMMARY

Should the Mission Bay Park Improvement Fund Oversight Committee approve the recommendation to allocate \$7,150,000 of Mission Bay Park Improvement Funds to the following projects:

- Dusty Rhodes Comfort Station, CIP# B19180, \$1,000,000
- El Carmel Comfort Station, CIP# B18226, \$489,243
- South De Anza Comfort Station (formerly Playa Pacifica Comfort Station), CIP# B19172, \$936,234
- South De Anza Playground (formerly Playa Pacifica Playground), CIP# B19173, \$3,308,000
- Robb Field Gateway Path, CIP# B19157, \$1,416,523

Director's Recommendation – Approve the recommendation to allocate \$7,150,000 of Mission Bay Park Improvement Fund (MBPIF) to the projects listed in this report.

Fiscal Impact – The \$7,150,000 of MBPIF will allow for each identified project to continue in its current phase or shift into the next phase of work.

Water and Energy Conservation Status – Not applicable.

Environmental – The allocation of funds will not result in any direct or reasonably foreseeable indirect physical changes in the environment and is therefore not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c)(2).

BACKGROUND

The Mission Bay Park Improvement Fund (MBPIF) is one of two capital improvement project funds to receive revenues from leaseholds in Mission Bay Park. The other fund is the San Diego Regional Park Improvement Fund (RPIF).

The two funds were established by voter approval of revisions to the City Charter, Article V, Section 55.2 (Charter Section 55.2). The initial Charter 55.2 became effective on July 1, 2009 under Proposition C, and a subsequent amendment to Charter 55.2 became effective after

voters approved Measure J on November 8, 2016, with those amendments going into effect on December 19, 2016.

Mission Bay lease revenues are allocated by a formula based on Charter Section 55.2 as follows:

- Initial \$20 million of Mission Bay lease revenues goes into the City's General Fund and may be used for any municipal purpose
- Next \$3.5 million goes to RPIF (total lease revenue is \$23.5 million)
- Next \$6.5 million goes to MBPIF (total lease revenue is \$30 million)
- Revenue received thereafter is split at a ratio of 35% to RPIF and 65% to MBPIF

Based on current projections for lease revenues in Fiscal Year 2023, MBPIF is anticipated to receive \$7.15 million in Fiscal Year 2024 per the Charter Section 55.2 distribution thresholds.

The purpose of the MBPIF is to support capital improvement projects within the City's Capital Improvement Program (CIP) for Mission Bay, as identified in the City Charter or by City Council Ordinance.

RECOMMENDED BUDGET ALLOCATIONS

Department staff is recommending \$7.15 million of the Fiscal Year 2023 MBPIF be allocated to existing CIP projects in the Fiscal Year 2024 CIP. The projects listed below are initial recommendations based on current needs, the five-year plan objectives, and our understanding of project costs. The Department may suggest adjustments to future year allocation recommendations depending on the successful completion of projects that were previously funded by MBPIF. The recommended allocations will be added to the City's CIP through the annual City budget process.

- *Dusty Rhodes Comfort Station, CIP# B19180, \$1,000,000*

Scope: This project provides for the replacement of the existing aged comfort station with a prefabricated comfort station.

Financial: To date, \$944,000 has been allocated to this project, all of it MBPIF.

Status: This project is currently in design. Design is anticipated to be complete in March 2023. Bid and award is expected to last from March to September 2023. Construction is anticipated to last from October 2023 to May 2024. Funding from this action would allow the project to complete construction.

- *El Carmel Comfort Station, CIP# B18226, \$489,243*

Scope: This project provides design and construction for the replacement of the El Carmel comfort station in Mission Bay Park.

Financial: To date, \$2,420,000 has been allocated to this project, all of it MBPIF.

Status: This project is currently in design. Design is anticipated to be complete in February 2023. Bid and award is expected to last from February to June 2023.

Construction is anticipated to last from August 2023 to February 2024. Funding from this action would allow the project to finish construction.

- *South De Anza Comfort Station (formerly Playa Pacifica Comfort Station), CIP# B19172, \$936,234*

Scope: This project provides for the reconstruction of the existing comfort station located in the South De Anza area of Mission Bay Park off East Mission Bay Drive, north of the old visitor center. Note that this project was previously erroneously listed as being Playa Pacifica, which is located further south of the identified project area. Staff will correct the project title to properly show the location.

Financial: To date, \$483,325 has been allocated to this project, all of it MBPIF.

Status: This project is currently in design. Design is anticipated to be complete in May 2023. Bid and award is expected to last from May to November 2023. Construction is anticipated to last from January 2024 to March 2025. Funding from this action would allow the project to finish construction.

- *South De Anza Playground (formerly Playa Pacifica Playground), CIP# B19173, \$3,308,000*

Scope: This project provides for the replacement of the existing playground and existing asphalt basketball courts. Note that this project was previously erroneously listed as being Playa Pacifica, which is located further south of the identified project area. Staff will correct the project title to properly show the location.

Financial: To date, \$430,000 has been allocated to this project, all of it MBPIF.

Status: This project is currently in design. Design is anticipated to be complete in May 2023. Bid and award is expected to last from May to November 2023. Construction is anticipated to last from January 2024 to March 2025. Funding from this action would allow the project to finish construction.

- *Robb Field Gateway Path, CIP# B19157, \$1,416,523*

Scope: This project provides for the design and construction of the portion of the pathway to complete the connection from North Ocean Beach Gateway to Robb Field.

Financial: To date, \$400,000 has been allocated to this project, all of it MBPIF.

Status: This project is currently on hold. Design would be complete in November 2024. Bid and award is expected to last from November 2024 to May 2025. Construction is anticipated to last from June 2025 to November 2026. Funding from this action would allow the project to restart design and finish construction.

RECOMMENDATIONS

The Department recommends approval of the recommended allocations of Mission Bay Park Improvement Fund to the projects listed in this report.


ALTERNATIVES

1. Approve the recommendation to allocate \$7.15 million of anticipated funding to the Mission Bay Park Improvement Fund Proposed Fiscal Year 2024 Budget.
2. Do not approve the recommendation to allocate \$7.15 million of anticipated funding to the Mission Bay Park Improvement Fund Proposed Fiscal Year 2024 Budget.
3. Recommend alternative allocations to specific eligible capital projects.

Respectfully submitted,



Approved by:
Andy Field
Director
Parks and Recreation Department



Prepared by:
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Supervising Management Analyst
Parks and Recreation Department

Charter Priority No.	Project	CP 800-14 Priority Score (1)	CIP No.	Est. Cost (2)	Total MBPIF Allocated to Date	Total Other Funding Sources Allocated	FY 2024 Proposed	% of FY23	FY 2025 Proposed	% of FY24	FY 2026 Projected	% of FY25	FY 2027 Projected	% of FY26	FY 2028 Projected	% of FY27
3	Restoration of shoreline treatments within Mission Bay Park Improvement Zone (MBPIZ) including restoration of beach sand and stabilization of erosion control features.	TBD	TBD	TBD	\$ -	\$ -										
5.6	Robb Field Comfort Station Imp	64	B19174	\$ 2,166,000	\$ 500,000	\$ -					\$ 1,666,000	23%				
5.1	Robb Field Gateway Path	58	B19212	\$ 1,816,523	\$ 400,000	\$ -	\$1,416,523	20%								
5.4	Robb Field Parking Lot Improvements	63	B19157	\$ 2,123,000	\$ 500,000	\$ -					\$ 1,623,000	23%				
5.5	Robb Field Playground	61	B19175	\$ 959,000	\$ 171,000	\$ 298,000					\$ 490,000	7%				
5.9	Robb Field Recreation Center	69	B19187	\$ 6,671,000	\$ 600,000	\$ -							\$ 1,100,000	15%		
5.11	Robb Field Turf & Irrigation Improvement	56	B19133	\$ 3,750,000	\$ 575,000	\$ 65,000					\$ 3,110,000	43%				
2	Rose Creek West Bank/Campland-by-the-Bay Wetland Expansion and Water Quality Improvements	TBD	TBD	TBD	\$ -	\$ -										
5.4	Rose Marie Starns So Parking Lt Imprvemt	63	B19163	\$ 6,200,000	\$ 150,000	\$ -							\$ 6,050,000	85%		
5.1	San Diego River Trail Improvements - North Bank	TBD	TBD	TBD	\$ -	\$ -										
5.1	San Diego River Trail Improvements (Estuary Trail Enhancement Plan)	TBD	TBD	TBD	\$ -	\$ -										
5.6	Santa Clara Comfort Station Improvements	63	B19032	\$ 1,289,500	\$ 1,289,500	\$ -										
5.5	Santa Clara Playground Improvements	63	B19029	\$ 1,989,500	\$ 1,989,500	\$ -										
5.4	Santa Clara Pt South Prkng Lot Imprvemt	63	B19161	TBD	\$ 374,000	\$ -									\$ 500,000	7%
5.8	Santa Clara Recreation Center	TBD	TBD	TBD	\$ -	\$ -										
5.8	Site Furnishings	TBD	TBD	TBD	\$ -	\$ -										
5.6	Sunset Point Comfort Station Imp	64	B19176	\$ 2,238,000	\$ 1,983,000	\$ -										
5.4	Sunset Point Parking Lot Improvements	63	B19159	\$ 915,500	\$ 807,976	\$ -			\$ 23,886	1%	\$ 83,638	1%				
5.2	Sustainable Lighting	TBD	TBD	TBD	\$ -	\$ -										
2	Tecolote Creek Wetland Expansion and Water Quality Improvements	TBD	TBD	TBD	\$ -	\$ -										
5.6	Tecolote North Comfort Station Imp	63	B18233	\$ 1,951,778	\$ 1,951,778	\$ -										
5.4	Tecolote North Parking Lot Improvements	63	B18231	\$ 856,553	\$ 856,553	\$ -										
5.5	Tecolote North Playground Improvements	63	B18232	\$ 2,964,000	\$ 2,964,000	\$ -										
5.6	Tecolote South Comfort Station Imp	63	B19015	\$ 1,917,981	\$ 1,917,981	\$ -										
5.4	Tecolote South Parking Lot Improvements	63	B19017	\$ 528,000	\$ 528,000	\$ -										
5.5	Tecolote South Playground Improvements	63	B19016	\$ 3,027,000	\$ 3,027,000	\$ -										
5.6	Ventura Comfort Station Improvements	46	B18227	\$ 3,671,015	\$ 3,110,000	\$ -										
TOTAL ALLOCATIONS BY FISCAL YEAR									\$7,150,000		\$7,150,000		\$7,150,000		\$7,150,000	

NOTES:

- (1) Priority Score TBD indicates score will be determined when project scope is more clearly defined
- (2) Cost estimates are a general guide for planning purposes only; estimates are subject to change as project scope is more clearly defined
- (3) Capital funds are derived from previous year's Mission Bay Lease Revenue