



CONSTRUCTION PROGRESS REPORT

MIRA MESA COMMUNITY PARK PHASE II IMPROVEMENTS

December 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, 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 November 20 to December 20:

The second rainy season (October–April) has started. To date, there are no additional rainy days recorded from November 20 to December 20. The total number of non-compensated delay days remains 12 since the project began.

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 fabrication of the public art structure.
- Ongoing installation of subdrains for the main and instructional pools.
- Soil amendment and preparation in progress for tree planting.
- Ongoing installation of 20' tall perimeter fencing for ballfields.
- Ongoing installation of bathroom partitions and accessories within aquatic building and recreation center.
- Ongoing installation of underground electrical for swimming pools.
- Ongoing installation of reinforcement steel for pool deck.
- Ongoing installation of trash enclosure roof.
- Ongoing installation of steel awnings at aquatic building.

Completed Installations and Repairs:

- Planting of trees and sod within Area 1. Start of the plant establishment period.
- Installation of flooring and interior painting within the recreation center.
- Installation of interior and exterior tile at the aquatic building.
- Installation of 42" tall perimeter adjacent to Mira Mesa Blvd.
- Installation of playground equipment.
- Installation of AC pavement for northern half of parking lot improvements.
- Installation of fence posts, rails, and chain-link mesh for the ballfield dugouts.
- Installation of window improvements at recreation center.
- Construction of trash enclosure walls and slab.
- Color staining of interior concrete floors at aquatic building.
- Installation of casework within recreation center.
- Concrete placement for wetplay area deck.
- Installation of shower and lavatory fixtures within aquatic 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 November 20 to December 20:

Aero View Entry Plaza



Aero View Aquatic Complex





Aero View All Wheels-Plaza







Planting of trees and sod within Area 1. Start of the plant establishment period.





Planting of trees and sod within Area 1. Start of the plant establishment period.



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Aquatic Complex Entrance Lobby





Concrete placement for wetplay area deck

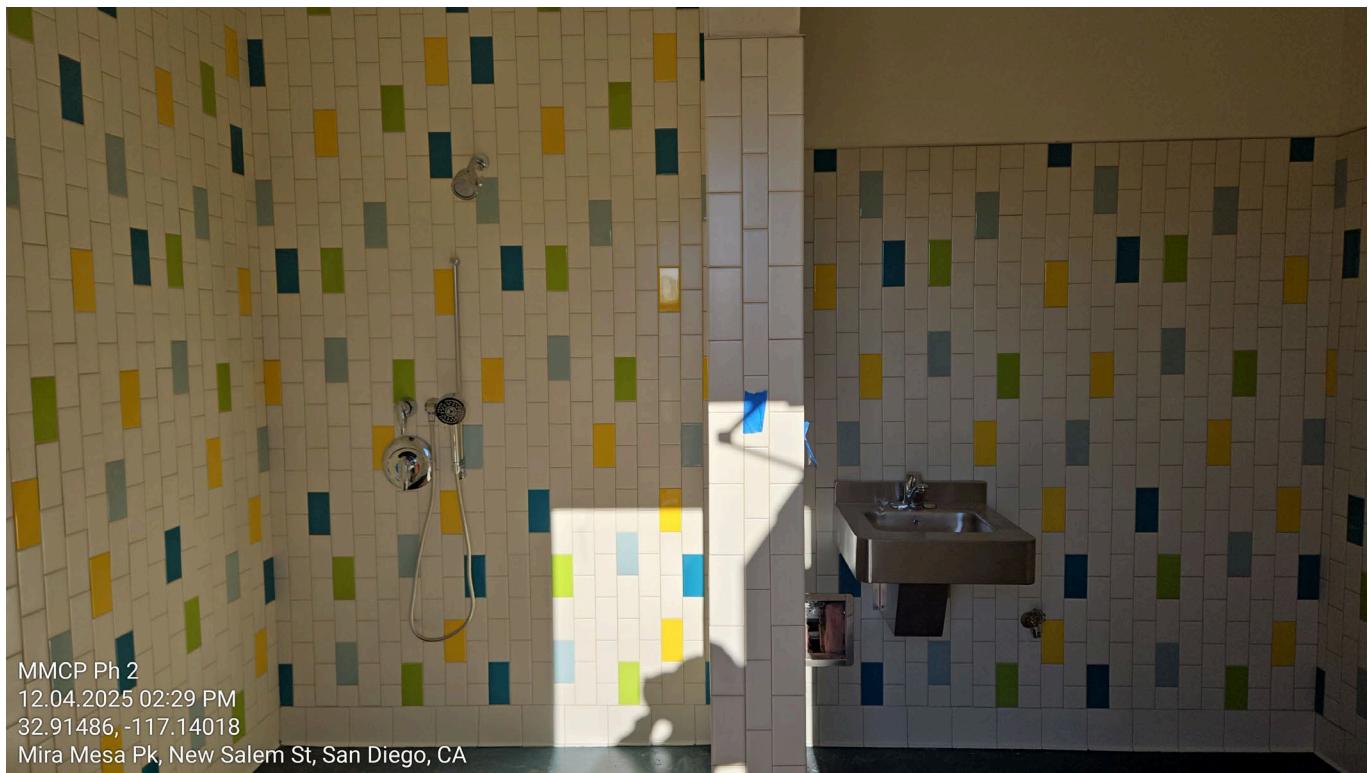


Installation of playground equipment



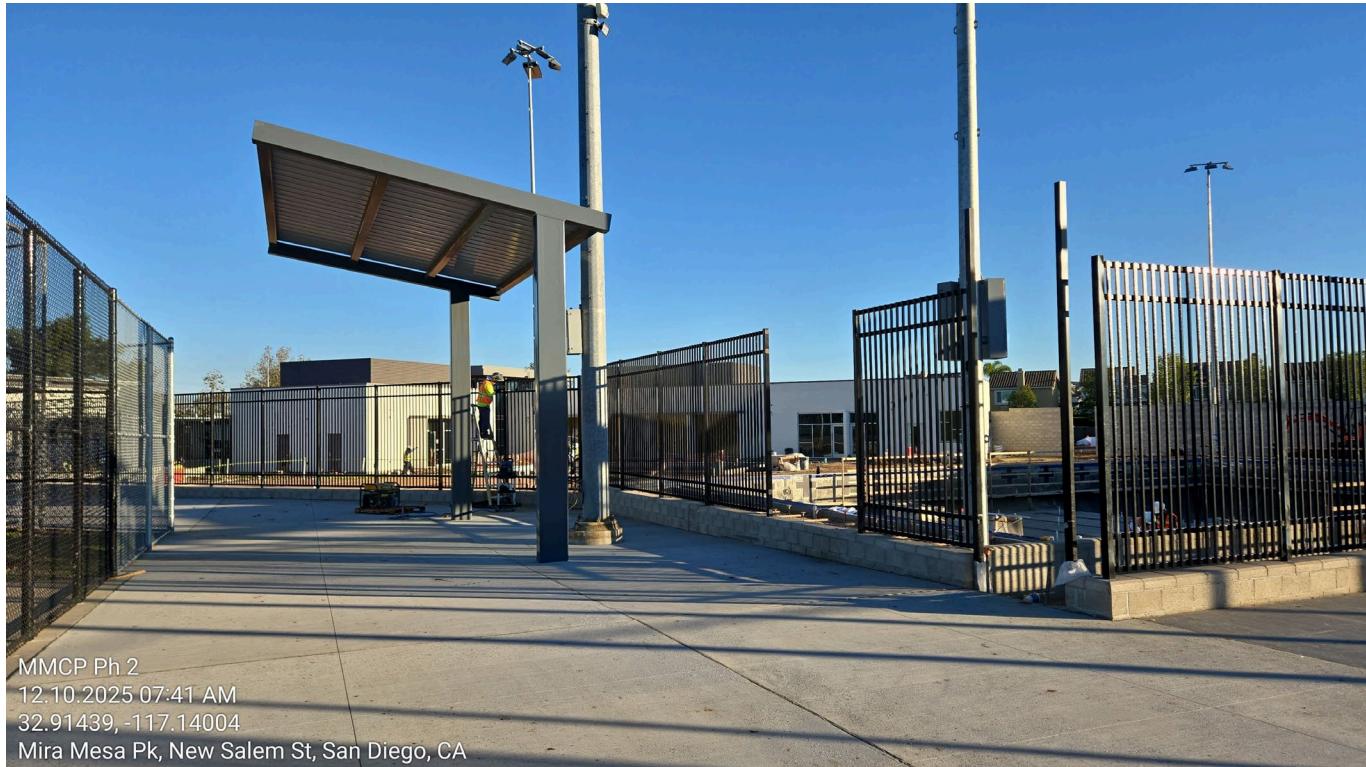


Installation of shower and lavatory fixtures, bathroom partitions and accessories within aquatic building





Installation of perimeter fence at Aquatic Complex



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