

FILE NUMBER: 2025-220

DATE: Tuesday, December 9, 2025

SUBJECT: Dunes Park Playground Equipment Replacement

DESCRIPTION:

A. Ordinance Approving an Amendment to the FY2026 Balanced Capital Program to Add the Dunes Park Playground Equipment Replacement in Imperial Beach and Allocating \$825,000 from the City of Imperial Beach Subaccount Towards the Project

B. Resolution Approving an Amendment to the FY 2026 Major Maintenance Program to Add the Dunes Park Playground Equipment Replacement in Imperial Beach and Allocating \$155,000 From the FY 2026 Major Maintenance Capital Contingency Towards the Project

EXECUTIVE SUMMARY:

Dunes Park is at an integral location along Imperial Beach, serving as a central hub of activity and one of the first parks that the public sees whenever they visit the beach. This park's appearance plays a key role in shaping the community's first impression. Dunes Park offers a diverse range of amenities, including basketball courts, a fitness area, and public artwork that engage and attract both residents and visitors alike.

In 2024, the playground equipment at Dunes Park was removed due to safety concerns and the equipment deteriorating beyond its usefulness. The aging play structure was removed and what remains is a single slide to maintain minimal play value.

This project aims to provide landscape architectural and engineering services for the Dunes Park Playground Equipment Replacement project. This project will focus on replacing the existing, inadequate playground equipment and surface material with a vibrant, engaging, and safe play environment for children.

RECOMMENDATION:

Ordinance Approving an Amendment to the FY2026 Balanced Capital Program to Add the Dunes Park Playground Equipment Replacement in Imperial Beach and Allocating \$825,000 from the City of Imperial Beach Subaccount towards the Project.

Adopt a resolution approving an amendment to the FY 2026 Major Maintenance Program to add the Dunes Playground Equipment Replacement in Imperial Beach and allocating \$155,000 from the FY 2026 Major Maintenance Capital contingency towards the project.

FISCAL IMPACT:

Approval of this action will add the Dunes Park Playground Equipment Replacement project to the Balanced Capital Program and amend the Fiscal Year 2026 Budget,

increasing the Balanced Capital Program appropriation by \$825,000 to be funded from the City of Imperial Beach’s Balanced Capital Program subaccount.

Approval of this action will incorporate the Dunes Park Playground Equipment Replacement project into the Major Maintenance Program. A total of \$155,000 will be allocated and transferred from the FY 2026 Major Maintenance Capital Contingency to fund the project.

Table A below shows the proposed Fiscal Allocations for the total project budget of \$980,000.

Table A:

Funding Source	Amount
(BCP) FY 2026 Imperial Beach Subaccount	\$825,000
(MM) FY 2026 Major Maintenance Capital Contingency	\$155,000
Total Proposed Project Budget	\$980,000

COMPASS STRATEGIC GOALS:

This agenda item supports the following Strategic Goal(s).

- A vibrant waterfront destination where residents and visitors converge.
- A Port that is a safe place to visit, work, and play.

DISCUSSION:

In 2016, a park inspection determined that the playground at Dunes Park required full replacement because the existing equipment and surfacing were beyond their useful life. In 2017, construction was completed to replace the playground surfacing and upgrade the existing play equipment.

In 2024, the large play structure and small bouncer playground equipment were removed from the park because of the emergence of safety hazards, including sharp edges and compromised structural integrity. In their place remains a single slide and rubber surfacing mats to maintain minimal play and recreational use for the public. Due to the harsh coastal conditions and continual exposure to salt air, humidity, and sand abrasion, the playground equipment experienced accelerated wear beyond typical service life expectations.

The Dunes Park Playground Equipment Replacement project in Imperial Beach aims to fully revitalize the playground by removing the current play structure and installing a new, modern play structure. Other key improvements include grading and earthwork, and the installation of new playground surfacing. Attachment A estimates costs of \$75,500 for replacement-in-kind equipment. An additional \$79,500 is estimated for installation if the work is performed by Field Operations for a total of \$155,000, therefore, this funding is being drawn from the Major Maintenance Capital Contingency appropriation. Attachment B estimates the cost for both design and construction for the full upgrade of the

playground to be up to \$860,000. The total project cost, including contingency and other soft costs are estimated to be up to \$980,000. Future major maintenance repairs for this facility will be programmed and addressed accordingly through the District's Major Maintenance Program pending available funding.

Dunes Park is leased to the District from the City of Imperial Beach. Thus, close coordination with the City of Imperial Beach will be required throughout design, permitting, and construction. The bidding for the construction contract of this project will go through the Request for Bid (RFB) Public Works process. Additionally, based on the potential project budget thresholds, written notice and approval from the California State Lands Commission may be required (pursuant to Section 30.5 of the Port Act) related to the exercise of the power of Tidelands.

Table B shows the breakdown of the estimated costs of the project.

Table B: Breakdown of Project Phases

Project Phase	Estimated Cost
Design	\$200,000
Construction	\$660,000
Contingency	\$120,000
Total	\$980,000

Staff recommends the Board adopt a resolution adding the Dunes Park Playground Equipment Replacement project in Imperial Beach to the BCP with a budget of \$825,000 and adopt a resolution adding the Dunes Park Playground Equipment Replacement project in Imperial Beach to the Major Maintenance program with a budget of \$155,000. The total estimated cost for this project is \$980,000.

General Counsel's Comments:

The General Counsel's Office has reviewed this agenda, as presented to it, and approves the same as to form and legality.

Environmental Review:

The proposed Board actions, including budget actions to support replacement of the Dunes Park Playground Equipment, do not constitute a project under the definitions set forth in California Environmental Quality Act (CEQA) Guidelines Sections 15352 and 15378 because no direct or indirect changes to the physical environment would occur. CEQA requires that the District adequately assess the environmental impacts of projects and reasonably foreseeable activities that may result from projects prior to the approval of the same. Any project developed as a result of the presentation requiring the District or the Board's discretionary approval resulting in a physical change to the environment, would be analyzed in accordance with CEQA prior to such approval. CEQA review may result in the District, in its sole and absolute discretion, requiring implementation of mitigation measures, adopting an alternative, including, without limitation, a "no project alternative" or adopting a Statement of Overriding Consideration, if required. The exercise

of this discretion is in no way limited by this proposed Board actions. Therefore, no further CEQA review is required.

The proposed Board actions comply with Sections 21 and 35 of the Port Act, which allow for the Board to pass resolutions and to do all acts necessary and convenient for the exercise of its powers. The Port Act was enacted by the California Legislature and is consistent with the Public Trust Doctrine. Consequently, the proposed Board actions are consistent with the Public Trust Doctrine.

The proposed Board actions do not allow for development, as defined in Section 30106 of the California Coastal Act, or new development, pursuant to Section 1.a. of the District's Coastal Development Permit (CDP) Regulations, because there will not be, without limitation, a physical change, change in use, or increase in intensity of uses. Therefore, issuance of a Coastal Development Permit or exclusion is not required. However, development within the District requires processing under the District's CDP Regulations. Future development would remain subject to its own independent review pursuant to the District's certified CDP Regulations, Port Master Plan (PMP), and the relevant chapters of the Coastal Act. The exercise of the District's discretion under the District's CDP Regulations is in no way limited by the proposed Board actions.

Diversity, Equity, and Inclusion Program:

Not applicable.

PREPARED BY:

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Attachment(s):

Attachment A: Replacement-In-Kind Equipment Quote

Attachment B: Preliminary Engineering Report for Dunes Park Playground
Equipment Replacement