

**FILE NUMBER: 2025-228**

**DATE:** Tuesday, December 9, 2025

**SUBJECT: Splash Pad at Portwood Pier Plaza**

**DESCRIPTION:**

**A. Resolution Approving Plans and Specifications and Awarding Base Bid Schedule and Additive Bid Schedule No. 1 of Contract No. 2025-02 to Dick Miller, Inc in the Amount of \$1,791,975 for the Splash Pad at Portwood Pier Plaza Project at Imperial Beach, California, as Authorized by the Board in the FY 2022 Economic Recovery Program Appropriation**

**B. Ordinance Approving an Amendment to the Fiscal Year 2026 Balanced Capital Program to Add the Splash Pad at Portwood Pier Plaza in Imperial Beach and Allocating \$641,973 from the City of Imperial Beach Subaccount Towards the Project**

**EXECUTIVE SUMMARY:**

Staff recommends that the San Diego Unified Port District (District) Board of Commissioners (Board) approve plans and specifications and authorize the award of construction contract to Dick Miller Inc., for the work in the amount of \$1,791,975 for the construction of the Splash Pad at Portwood Pier Plaza Project at Imperial Beach. The project will be funded with Economic Recovery Program (ERP) funds.

This project provides a splash pad playground with water features at the Portwood Pier Plaza within the existing park setting to serve the community and visitors. This project will further assist in activating the waterfront in this area.

The Base Bid work for this project provides for the removal of the existing playground surface and construction of a new splash pad with enhanced color concrete surface and water jets, utility services for the mechanical and electrical equipment, site improvements including seat wall, landscaping, and lighting. The project also provides accessibility improvements, including adjusting slopes for sidewalks and the installation of accessible showers. This work is mostly funded by the Economic Recovery Program Appropriation.

The project also included an Additive Bid item to provide integrated lighting with water jets illuminating the water streams at night when the jets are activated and in use.

The construction contract was advertised on September 16, 2025. Construction bids were opened on October 23, 2025. Two bidders responded with bids in the amounts of \$1,597,975 and \$2,168,833 for the Base Bid work. The two bidders included the additive bid schedules in the amounts of \$194,000 and \$265,000, respectively. The responsive bids are listed in Attachment A. The lowest responsive and responsible bid was received from Dick Miller Inc., for the Base Bid and Additive Bid work in the total amount of \$1,791,975.

The Economic Recovery Program Capital Outlay budget allocated for the Splash Pad at Portwood Pier Plaza project is \$1,800,000. An additional \$641,973 from the Balanced Capital Program (BCP) Appropriation from Imperial Beach Subaccount is needed to fully fund the project.

**RECOMMENDATION:**

Resolution Approving Plans and Specifications and Awarding Base Bid Schedule and Additive Bid Schedule No. 1 of Contract No. 2025-02 to Dick Miller, Inc in the Amount of \$1,791,975 for the Splash Pad at Portwood Pier Plaza Project at Imperial Beach, California, as Authorized by the Board in the FY 2022 Economic Recovery Program Appropriation

Ordinance Approving an Amendment to the Fiscal Year 2026 Balanced Capital Program to Add the Splash Pad at Portwood Pier Plaza in Imperial Beach and Allocating \$641,973 from the City of Imperial Beach Subaccount Towards the Project.

**FISCAL IMPACT:**

This agenda item has no fiscal impact.

The approved project is an Economic Recovery Program (ERP) project currently budgeted at \$1.8 million in the FY 2026 budget.

Approval of this action will amend the FY 2026 budget by increasing the Balanced Capital Program by \$641,973 to be funded from the City of Imperial Beach subaccount.

The City of Imperial Beach has indicated a desire to use a grant awarded from the California Department of Parks and Recreation to contribute towards this Project. District staff will coordinate with City staff to prepare a Memorandum of Understanding (MOU) between the District and the City of Imperial Beach to receive the grant reimbursement in the amount of \$500,000. Once the grant funds are received by the District, the funds will be reallocated to the Balanced Capital Program, under the City of Imperial Beach Subaccount.

The following tables reflect the description of project costs and breakdown of project funding:

Table 1: Estimated Project Costs

<b>Project Cost Description</b>	<b>Amount</b>
Design & PM Services	\$ 370,800
Construction Contract	\$ 1,791,975
10% Contingency	\$ 179,198
Construction Administration	\$ 75,000
Public Art	\$ 25,000
<b>Total Estimated Project Cost</b>	<b>\$ 2,441,973</b>

Table 2: Project Funding Breakdown

<b>Project Funding Source Breakdown</b>	<b>Amount</b>
Current Total Project Budget (Economic Recovery Program)	\$ 1,800,000
Supplemental Budget (Balanced Capital Program- Imperial Beach Subaccount) *	\$ 641,973
<b>Adjusted Budget with Contingent City Contribution</b>	<b>\$ 2,441,973</b>

\* Imperial Beach BCP Subaccount to be reimbursed once MOU is established and grant funds are transferred to the District.

**COMPASS STRATEGIC GOALS:**

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

- A Port that is a safe place to visit, work, and play.
- A Port with a healthy and sustainable bay and its environment.

**DISCUSSION:**

The project design started in 2024 and progressed with close coordination with the City of Imperial Beach management and staff. Port prepared a Discretionary Permit application for the project, which was processed by the City’s Community Development Department.

The project site is off Tidelands and is leased to the Port. Therefore, the City took the lead on the CEQA process and the required permits. The project site and other leased improvements in the area are maintained through a maintenance agreement with the City. The said agreement will be amended to incorporate the new splash pad playground facility.

On May 21, 2025, the City Council of the City of Imperial Beach held a public hearing and provided a resolution approving a Regular Coastal Permit, the Project, and Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15302 (Attachment C).

This project provides a splash pad playground with water jets at the Portwood Pier Plaza within an existing park setting with amenities like children’s playground, landscaping, shops, restaurants, restroom facilities, and showers to serve the community and visitors using the beach and enjoying the scenic views from the nearby pier. This project will further aid in activating the waterfront in this area. See attached Vicinity Map (Attachment B).

The Base Bid work for this project provides for the removal of the existing playground surface and construction of a new splash pad with enhanced color concrete surface with water jets, water recirculation, and filtering equipment inside a steel mechanical enclosure room, utility services for mechanical and electrical equipment, site improvements including seat wall, landscaping, and lighting. The work also provides accessibility

improvements, including adjusting slopes for a portion of the existing timber boardwalk and concrete sidewalks, and installation of accessible showers. The steel mechanical equipment enclosure room includes steel side panels with infused colored art pictures and drawings.

The project will also include an additive bid item work providing integrated lighting with water jets illuminating the water streams at night when the jets are activated. The low bidder provided a bid of \$194,000 for this additive feature.

The construction contract was advertised on September 16, 2025. Construction bids were opened on October 23, 2025. Two bidders responded with bids in the amount of \$1,597,975 and \$2,168,833 for the Base Bid work and \$1,791,975 and \$2,433,833 for the Base Bid plus the Additive Bid work, respectively. The responsive bids are listed in Attachment A. The lowest responsive and responsible bid was received from Dick Miller Inc., for the Base Bid work in the amount of \$1,597,975. The Engineer's construction cost estimate for the Base Bid work was \$1,300,000.

The Splash Pad at Portwood Pier Plaza at Imperial Beach is a part of the previously approved ERP utilizing the American Rescue Plan Act (ARPA) funds received from the State of California's Coronavirus Fiscal Recovery Fund of 2021.

The City has secured \$500,000 in grant funds to support the project. A Memorandum of Understanding (MOU) between the District and City of Imperial Beach will be forthcoming establishing the ability of the District to be reimbursed for some project costs with the grant funds awarded to the City from the California Department of Parks and Recreation. Once the grant funds are received by the District, the funds will be reallocated to the Balanced Capital Program, City of Imperial Beach Subaccount.

Approval of this agenda item will authorize a construction contract for \$1,791,975 and allow a 10% construction contingency pursuant to BPC Policy No. 110. The current and recommended project budget items, including the soft costs, are as shown below:

<b>Cost Items</b>	<b>Cost</b>
Design & Project Management	\$ 370,800
Construction Contract	\$ 1,791,975
10% Contingency	\$ 179,198
Construction Administration	\$ 75,000
Public Art	\$ 25,000
<b>Total</b>	<b>\$ 2,441,973</b>

## **PROCUREMENT:**

The Contract Documents, including plans No. IB-2025-01 and specifications No. 2025-02 were issued for advertisement on Planetbids on September 16, 2025. On October 23, 2025, two bids were received as shown in the table below.

<b>Company</b>	<b>Base Bid</b>	<b>Additive Bid #1</b>	<b>Total Bid</b>	<b>Location</b>
Dick Miller Inc.	\$1,597,975	\$194,000	\$1,791,975	Local
Palm Engineering Construction Co. Inc.	\$2,168,833	\$265,000	\$2,433,833	Local

Based on a review of the bids by representatives of the District’s Procurement Department and in accordance with the California Public Contract Code (PCC) Section § 10180, the lowest responsive and responsible bid was determined to be submitted by Dick Miller Inc. at \$1,597,975 for the Base Bid work (which was specified as the basis of comparison for determining the low bidder). The low bid of \$1,597,975 for the Base Bid work is deemed to be reasonable.

The Engineer’s Estimate for the Base Bid work was \$1,300,000. The cost increase from the Engineer’s estimate seems to be due to the small size of the job, with a considerable amount of subcontracting work. Further, this type of work is very specialized, which limits the number of potential bidders and provides for less competitive bid prices.

Upon Board authorization, construction is expected to commence in early February and be completed in early November 2026.

**General Counsel’s Comments:**

The General Counsel’s Office reviewed this agenda and approved the proposed contract as presented to it as to form and legality.

**Environmental Review:**

The proposed Board action is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15302 (Replacement or Reconstruction) and Sections 3.b (1) of the District’s Guidelines for Compliance with CEQA. The Categorical Exemption listed above is appropriate for the proposed Board Action because the Board Action approves plans and specifications for a District sponsored project outside of Port Tidelands where the lead agency, the City of Imperial Beach, will replace a playground with a splash pad in the same site as the existing structure and will serve the same purpose. On May 21, 2025, the City Council of the City of Imperial Beach held a public hearing and provided a resolution approving the project, a Regular Coastal Permit, and a Categorical Exemption pursuant to CEQA Guidelines Section 15302 Class 2 (Replacement or Reconstruction). See City of I.B Resolution 2025-026 (Attachment C). The District has determined none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

The proposed Board action is considered excluded development pursuant to Section 8.b of the District’s Coastal Development Permit Regulations because the action would consist of approving plans and specifications for a District sponsored project outside of Port Tidelands where the lead agency, the City of Imperial Beach has already issued a Coastal Permit to replace a playground with a splash pad in the same site as the existing

structure. The replacement will involve negligible or no expansion of use beyond that previously existing and would not involve the removal of mature, scenic trees.

The proposed Board actions complies with Section 87(a)(5) of the Port Act, which allows for the construction, reconstruction, repair, maintenance, and operation of public buildings, public assembly and meeting places, convention centers, parks, playgrounds, bathhouses and bathing facilities, recreation and fishing piers, public recreation facilities, including, but not limited to, public golf courses, and for all works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient for the promotion and accommodation of any of those uses. The Port Act was enacted by the California Legislature and is consistent with the Public Trust Doctrine. Consequently, the proposed Project is consistent with the Public Trust Doctrine.

**Diversity, Equity, and Inclusion Program:**

A 5% SBE goal was established for this opportunity. Dick Miller, Inc., is an SBE and a DVBE and one of the subs listed is also an SBE for an overall achievement of 91.5%.

**PREPARED BY:**

Christopher Brooke  
Design Manager, Engineering - Construction

Attachment(s):  
Attachment A: Bid Responses  
Attachment B: Vicinity Map  
Attachment C: City of I.B Resolution 2025-026