



---

## *BOARD OF DIRECTORS COMMITTEE REPORT*

MEETING DATE: **APRIL 28, 2022** ITEM: **8G(iii)**

SUBJECT: **Facilities Committee**  
DATE: April 25, 2022  
FROM: Directors Ruiz and Aitken  
PRESENTATION BY: Directors Ruiz and Aitken

---

***Purpose:***

*This committee reviews buildings and grounds related projects and issues and recommends site planning direction.*

***Focus:***

- *Construction Projects*
- *Capital Expenditures*
- *Master Site Planning*

***Special Projects:***

- *None at this time*

### **SUMMARY OF COMMITTEE MEETING**

The committee met on 04/06/2022 and discussed the following:

**Cap X Projects (spreadsheet attached):**

- The current 2022 Capital & Major Expenditure Summary document is attached. Staff highlighted the following projects:
  - Lot G utilities: A mandatory job walk is scheduled for all potential bidders on 4/8. The project is anticipated to be completed before the 2022 OC Fair.
  - Storm water full capture system (Phase 1): This project involves installing filters on the storm drains to catch debris from flowing into the storm water system. Installation is scheduled for next week.
  - Vestibule doors: Previously the fire marshal ordered the rolling doors which separate the vestibule from the rest of the building to be removed. This required posting a security staff member at the building entrance to make sure anyone using the restrooms in the vestibule did not enter the main part of the building after closing. Fire marshal has just approved

plans to install a second set of panic doors which will eliminate the need for posted security. We can now move ahead with this project.

- The new John Deere tractor – which complies with AQMD standards – was purchased as approved in the 2022 budget.
- The aerobic digester as approved in the 2022 budget has been purchased and is currently being assembled by the manufacturer. This will apply to our requirements under SB1383 for organic waste recycling, producing compost which will be used in our landscaping and at Centennial Farm. Excess compost will be sold for other uses.

#### **Contingency Use:**

- Currently \$40,853 of the \$100,000 contingency has been used due to equipment purchases exceeding budgeted expenses. Staff will be using an additional \$11,530 of the contingency to purchase air purifiers for staff work locations. Contingency funds have been used for the following purchases bringing the remaining balance to \$47,616:
  - Pac Amp backstage curtains - \$4,172 in excess of budget
  - Hangar replacement projector - \$5,278 in excess of budget
  - John Deere replacement tractor - \$11,404 in excess of budget
  - Aerobic digester - \$20,000 in excess of budget
  - Pure Air purifiers - \$11,530 in excess of budget

#### **Building 15 Draft Budget:**

- Staff presented an initial estimate for the repair of Building 15, which is currently beyond its useful life and has sustained both wind and water damage in recent storms. Costs are estimated at \$416,305 for full repair. Prior to receiving cost estimates, Building 15 was recommended for removal as part of the draft Master Site Plan and replaced with a multi-purpose building in support of Centennial Farm and Heroes Hall activities. Due to the expense of repairs, staff will recommend moving forward with removal.

#### **Other:**

- Staff is working with internal resources to develop a new Master Site Plan based on approval of recommendations at the March Board meeting. This work includes development of a project priorities list and timeline, a concept presentation, order of magnitude cost estimates and a finance plan which will be presented to the Board at a future Board meeting.

#### **Follow-up**

- The next meeting of the Facilities Committee is scheduled for 5/4/2022.

## Facility Committee - 2022 Capital & Major Expenditure Summary

2021 Carry-forward (Major Expenditures)		Status	Project Summary
Lot G - Electrical Utility		active	This project is combined with Lot G Utilities
<b>Capital Expenditure</b>			
Lot G - Sewer / Water utilities		active	Pre-bid job walk scheduled for April 8th - 1pm
Exterior parking lot repairs		active	Repair locations are in progress
Interior parking lot repairs		active	Repair locations are in progress
Back Flow / Valve - replacement (all grounds)		active	Repairs in progress
Interior Way Finding (Phase 1)		complete	Parking lot and exterior restroom signs installed - complete
<b>Major Expenditures</b>			
Branding Perimeter sign changes		complete	Admin, gate, corner, box offices - complete
Heroes Hall signage		hold	On hold pending design review
Office Software upgrade		active	Microsoft upgrades under way
Back Stage Curtains - band separation		active	Material on site, install work to be scheduled
Pac Amp - Fall support on speaker towers		complete	
Santa Ana Pavilion - Column repair		active	Scheduled for May
2 yard dumpster casters (320)		active	Purchasing as needed
2 yard plastic animal waste dumpsters - Farm (4)		complete	
Storm water full capture system (phase 1)		active	Worked scheduled for April 18-22
Vestibule doors in building common area		active	Fire Marshal approved plans - developing scope and bidding project
Replace in-grounds electrical boxes		hold	Property survey
Picnic tables		active	Tables have been ordered
Fair material		in progress	Additional seating purchased, reviewing further needs
2 yard trash dumpsters (5)		active	Bidding underway
All grounds Wi Fi		active	Equipment experiencing supply chain issues
All grounds PA		active	Equipment experiencing supply chain issues
Surveillance system - upgrade		active	Equipment experiencing supply chain issues
<b>Equipment</b>			
Hangar Projector (Replacement)		complete	Installed week of 4/4-22 - complete
Valve exerciser		complete	
John Deere tractor - replacement per Air Quality Management District		active	Tractor ordered
Aerobic Digester		active	Material Ordered
Recycle Bins (400) Plastic (100) and Organic (100) recycle		complete	
Taylor Dunn cart - fleet replacement (Gas powered) Event Ops		active	On order
Taylor Dunn cart - fleet replacement (Farm)		active	On order
Taylor Dunn cart - fleet replacement (Maint)		active	On order
Portable restroom (2)		active	Team developing scope and restroom design