



BOARD OF DIRECTORS COMMITTEE REPORT

MEETING DATE: **SEPT. 22, 2022** ITEM: **8H(iii)**

SUBJECT: **Facilities Committee**
DATE: **September 16, 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 07/06/2022, 08/03/22 and 09/07/2022 and discussed the following:

Cap X Projects:

- The 2022 Capital & Major Expenditures projects were reviewed (summary document attached). Staff highlighted the following projects:
 - Lot G Utilities – staff is working with CCA to redefine the scope of work which would include removing material from the bid package that would be procured in advance to mitigate price increases. Staff is also reviewing the budget allocation.
 - Staff held meetings with RCS, the District's carnival services provider, to review and discuss allocating funds from the carnival capital account to additionally fund this project. The District and RCS agreed on using \$300K from the fund for the Lot G Utilities project. The Facilities Committee will be bringing a recommendation to the Board of Directors at the September meeting to approve allocating the funds from the carnival capital account for the project (*Agenda Item 8B*).
 - Campground Storm Water Management – this project has been fully reconciled with CCA.

Draft Master Site Plan:

- Staff updated the committee on the draft Phasing Plan, the draft Rough Order of Magnitude (ROM) and a very preliminary example of what the MSP PowerPoint presentation will look like. The update also included staff starting the process of estimating the ROM with CCA as this will be needed to draft the finance plan.
- Staff and CCA have fully executed an LOU to carry out the ROM estimating. This will be required for the MSP presentation along with the development of finance plan scenarios.

So Cal Edison:

- Staff updated the committee on meetings with Southern California Edison which included discussions and commitments from Edison on preventative maintenance, brown/black-out strategies and emergency response.

Serenity Walk:

- Staff is currently working with CCA on the development of LOU #2.
- LOU #2 is now fully executed. The team is working on a milestone calendar and will continue development of the project. The goal is to break ground on 11/12/22.

Public Safety Power Shutoff (PSPS) Mitigation Project:

- Staff reported on a grant provided to the District by the California Department of Food & Agriculture (CDFA) for the design and installation of transfer switches and docking stations for the Costa Mesa Building, Huntington Beach Building and Santa Ana Pavilion. This equipment is part of the State's plan to designate fairgrounds and other community locations as resilience centers during public safety power shutoffs due to emergencies such as wildfires, earthquakes, excessive heat, etc. The 32nd DAA was named as one of the recipients of the grant, and has been allocated \$351,561.16 for the Public Safety Power Shutoff (PSPS) Mitigation project.
- Staff updated the committee on the need for approval to provide the funds upfront to CCA with reimbursement expected from CDFA within 90 days of the completion of each project phase. The item is on the September Board agenda - *Item 8C*. CCA will manage the project on behalf of the State.

Demolition Update:

- An engineer's evaluation of the three barns in the Livestock Area indicated that one of the barns needs to be removed right away as it is leaning to one side, and the other two have about 1-2 years of useful life left. The plan is to demolish one of the barns now, and put removal of the other two on the Capital & Major Expenditures list for 2023. All the barns were planned for removal during construction of the new Agriplex as part of the Master Site Plan.
- In addition, as part of the Master Site Plan, staff is working with the engineer and CCA on the plan to remove Building 15 and the former OC Market Place building.

Follow-up:

- The next meeting of the Facilities Committee is scheduled for 10/5/2022.

Facilities Committee - 2022 Capital & Major Expenditure Summary

2021 Carry-forward	Status	Project Summary
Lot G - Electrical Utility		This project is combined with Lot G Utilities
Capital Expenditure		
Lot G - Sewer/Water/Utilities	active	Staff and CCA changing the scope and will re-bid. Staff reviewing additional funding required.
Exterior parking lot repairs	complete	
Interior parking lot repairs	complete	
Back Flow / Valve - replacement (all grounds)	active	Repairs in process, 75% complete
Interior Way Finding (Phase 1)	complete	
Major Expenditures		
Branding Perimeter sign changes	complete	
Heroes Hall signage	complete	
Office Software upgrade	complete	
Back Stage Curtains - band separation	complete	
Pac Amp - Fall support on speaker towers	complete	
Santa Ana Pavilion - Column repair	complete	
2 yard dumpster casters (320)	complete	
2 yard plastic animal waste dumpsters - Farm (4)	complete	
Storm water full capture system (phase 1)	complete	
Vestibule doors in building common area	complete	
Replace in-grounds electrical boxes	active	70% complete
Picnic tables	complete	
Fair material	complete	
2 yard trash dumpsters (5)	active	In process, material supply chain issue - post fair delivery
All grounds Wi Fi	active	Equipment purchased and installed, 70% complete
All grounds PA	active	Equipment purchased, amp and hardware, 40% complete
Surveillance system - upgrade	active	Equipment purchased, 6 cameras, 85% complete
Equipment		
Hangar Projector (Replacement)	complete	
Valve exerciser	complete	
John Deere tractor replacement	complete	
Aerobic Digester	active	80% - material issues slowing fabrication
Recycle Bins	complete	
Taylor Dunn cart - fleet replacement (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	One restroom complete, purchasing 2nd container & material