



BOARD OF DIRECTORS COMMITTEE REPORT

MEETING DATE: **MAY 23, 2024** ITEM: **9C(iii)**

SUBJECT: **Facilities Committee**

DATE: **May 20, 2024**

FROM: **Directors Ruiz and Bilezikjian**

PRESENTATION BY: **Directors Ruiz and Bilezikjian**

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:

- *Equine Center*

SUMMARY OF COMMITTEE MEETING

The committee met on 5/1/2024 and discussed the following:

Cap X Projects:

The 2024 Capital & Major Expenditures projects were reviewed (summary document attached).

- **Cap X:**
 - Staff updated the committee on the status of the projects (43 active, 12 complete)
- **Master Site Plan**
 - **Phase One – Administration Building:**
 - A full project team kick off meeting was held the entire day of April 25. All logistics are being worked through. CCA continues to work through finalizing the temporary building while staff works on coordination of the final move. An anticipated move date of May 6 is currently being discussed. A soft start of May 13 and a full start on May 20 is currently the tentative construction schedule.

- **Phase Two – Midway Restroom & Showers:**
 - Three responses to the consultant RFP were received. The team scored the results on April 17. The winning firm is SVA Architects. The proposal bid came in under budget.
- **Pacific Amphitheatre – PacAmp Dressing Rooms:**
 - Current scope of work and the budget is very high. A reduced scope and budget are also very high. We are scheduling an in person meeting with the committee to go over the details and review options for next steps. Any request for additional funds will require an agenda item for a full Board of Directors meeting. The current schedule, funds, and workload is a challenge.
- **Equine Center (EQC)**
 - Staff updated the committee on the following: Annual arena maintenance will begin on May 27. The arena maintenance expert will do a job walk on May 20 and be available to answer questions from EQC users. Boarders and trainers will receive a letter this week informing them of the new rates effective June 15 and about changes due to the new programming model. All programming plans are moving forward and staff will continue to report out progress at each monthly Board meeting.
- **Other:**
 - On Tuesday April 22nd at 9am the OC Fair & Event Center and Fuscoe Engineering (OCFEC storm water consultant) met with two members of the Santa Ana Regional Water Quality Control Board to perform an audit of our property and Phase 1 MS4 permit.

The Municipal Storm Water Program regulates storm water discharges from municipal separate storm sewer systems (MS4s) throughout California. U.S. EPA defines an MS4 as a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains) owned or operated by a State (40 CFR 122.26(b)(8)).

One item that may be addressed in their report is the need for more public awareness programs and outreach. Other than that, the audit was exceptional and the board was very pleased.

Follow-up:

- The next meeting of the Facilities Committee is 6/5/2024.

2024 Capital / Major / Equipment Expenditure		STATUS	Project Summary
2023 Carry-forward (Major Expenditures)			
Pacific Amphitheater kitchen - roof replacement	Active	CCA working on CalFire approvals	

Capital Expenditure			
Lot G - storage compound	Active	On hold to post fair	
Pac Amp - replace sound wall and pully system	Active	CCA Engineering design underway	
Baja Bar & Grill - roof replacement	Active	CCA Engineering design underway	
Parking lot lighting - replace LED Fixtures (phase 1)			
Costa Mesa Building- replace restroom roof & Skylights	Active	CCA Engineering design underway	
Gate 5 - retractable security bollards	Complete	Re assessing due to underground structure	
Plaza Pacific - picket fence	Active	Project scope & quotes underway	
Gate 8 Electrical - vendor compound			
Plaza Pacific tower light - replace fixtures to LED	Active	Design under review	
Emergency Storage Containers	Active	Containers purchased, equipment under development	
Server Battery Backup	Active	Admin unit purchased	
Centennial Farm - replace PMT concrete slab	Active	Bid complete, install pending	
Safety & Security - office modular	Complete		
Portable Restrooms	Active	Containers purchased, build out post fair	
Lot I - in ground electric for events	Active	Work on going	
Interior Way Finding	Active	Material purchased, install pending	
Parking lot - fence panel replacement	Active	Under fabrication, install pending	
Exterior Parking Lot - replacements	Active	Work ongoing	
Interior Parking Lot - replacements	Active	Work ongoing	
Parking lot - light pole replacement (phase 2)			

Major Expenditures			
Perimeter Landscape	Active	Design development underway	
In-grounds electrical boxes	Active	Material purchased, install pending	
Hanger - wash building	Complete		
Heroes Hall - repair medallion	Complete		
Main Mall - fountain light replacement	Active	Material on order, install pending	
Corporation Yard - replace damaged column	Active		
Main Mall - Sikaflex / concrete repair	Active	Bid complete, install scheduled tentatively May 13	
Main Mall - paint red iron	Active	Bids complete	
Silo / Oxen structures -paint	Active	Bid underway	
Ticket Booth - wraps	Complete		
Picnic Tables - replace damaged fiberglass tables			
Fair Equipment - tables, plumbing, electric, misting stations refurbish	Active	Material on order	
2 Yard Dumpster Casters	Complete		
Recycle Cans (100)	Active	Order placed	
Cable Ramps	Complete		
Pac Amp - private box seating	Active	R&D underway	
E&E - frames/bases for glass display cases	Active	Bid underway	
Switch Gear Maintenance (phase 1)			

Equipment			
Scissor Lift (replacement)	Active	Awaiting delivery	
Sound Monitoring Equipment	Active	Purchase complete, install pending	
Fuel Distribution System - fuel lock	Active	Bid underway	
Maintenance - fleet truck (replacement)	Active	Research underway	
Maintenance - forklift - AQMD requirement to replace	Active	Bid underway	
Exhibits - forklift	Active	Bid underway	
Main Gate - replace reader board	Active	Bid underway	
Culinary - 8'x 20' metal storage container	Complete		
All grounds Wi Fi	Active		
Surveillance System - upgrades	Active		
Carts - Parking - replace (1) gas limo w/ (2) electric flatbeds	Complete		
All Grounds PA	Active	Contract complete, install post fair	
Archive - document scanning equipment	Active	Reviewing equipment pricing, purchases post fair	
Maintenance - landscape equipment	Complete		
Traffic control arms	Active	R&D underway	
Maintenance - water truck replacement (AQMD)	Active	R&D underway	
Maintenance - fleet cart replacement (2)	Complete		
Portable electrical panels	Active	PO issued	
Utility Power Monitoring System	Active	R&D underway	
Accounting - pocket machines	Active	R&D Underway, purchase in advance of fair	
2 Yard Trash Dumpsters	Complete		