



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	