



Board of Directors Agenda Report

MEETING DATE: MARCH 24, 2022 **ITEM NUMBER:** 8B

SUBJECT: Phase-by-Phase Review of Draft Master Site Plan Concept and Vote on Next Steps

DATE: March 18, 2022

FROM: Michele Richards, CEO

PRESENTATION BY: Michele Richards, CEO

RECOMMENDATION

Staff is recommending approval of selected projects included within the Master Site Plan concept and will be recommending prioritization of those projects. The finance plan development, in coordination with CCA (California Construction Authority) to follow.

BACKGROUND

A draft Master Site Plan concept was developed in 2018, but temporarily tabled by the Board of Directors pending the completion of an infrastructure audit. Completed in July 2020, the Facility Condition Assessment gave further input regarding the direction for the OC FEC property.

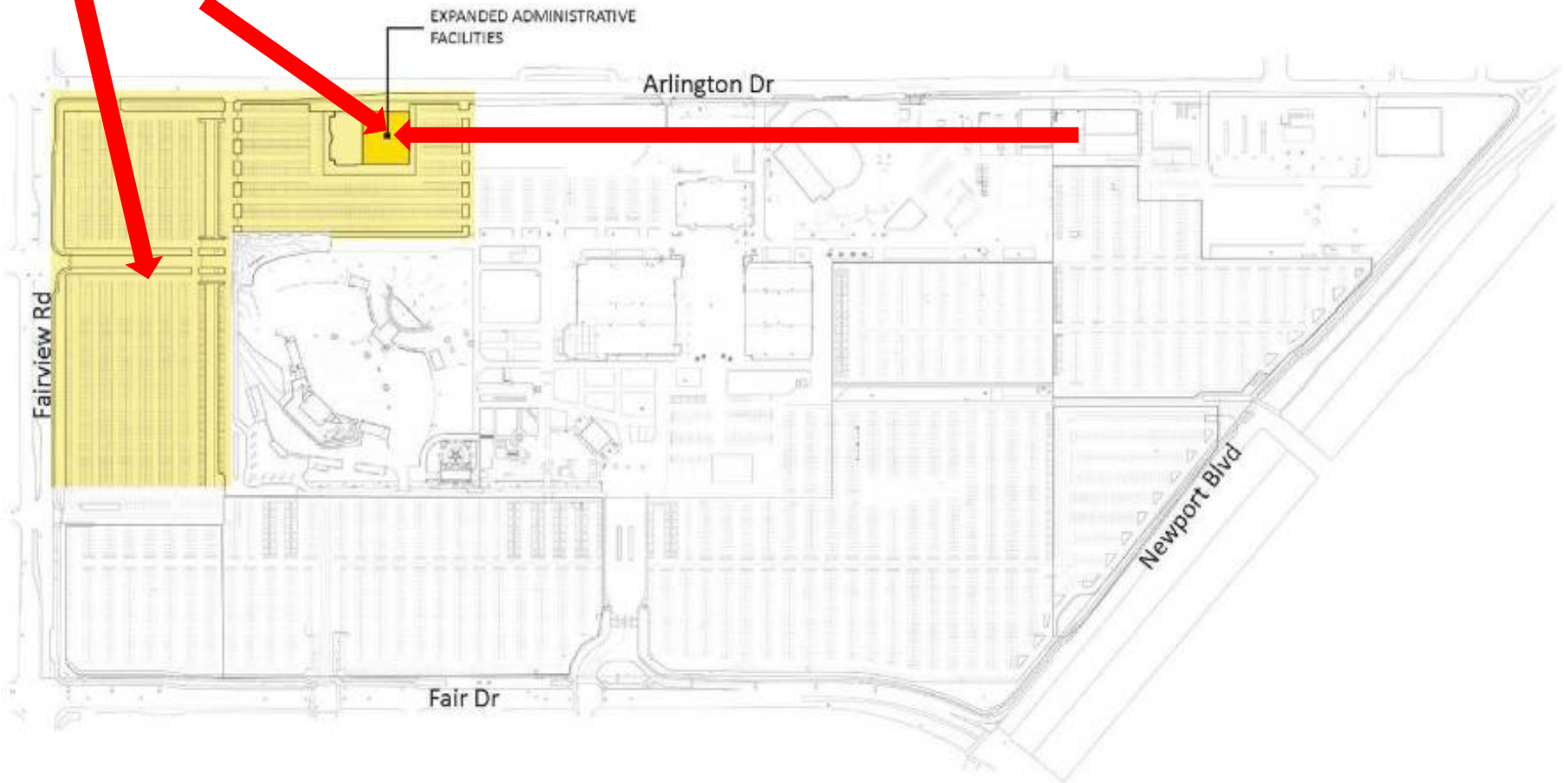
As part of the Board's strategic planning process, the draft Master Site Plan concept and Facilities Condition Assessment were once again reviewed and the Board began a process to consider property needs in connection with the programming goals developed as part of a 3-year strategic plan.

Staff will take the Board through a phase-by-phase review of the Master Site Plan concept drawings and make recommendations on projects to move forward with, and projects to eliminate. To conclude this agenda item, staff will review recommended next steps.

A copy of staff recommendations for each phase are now.

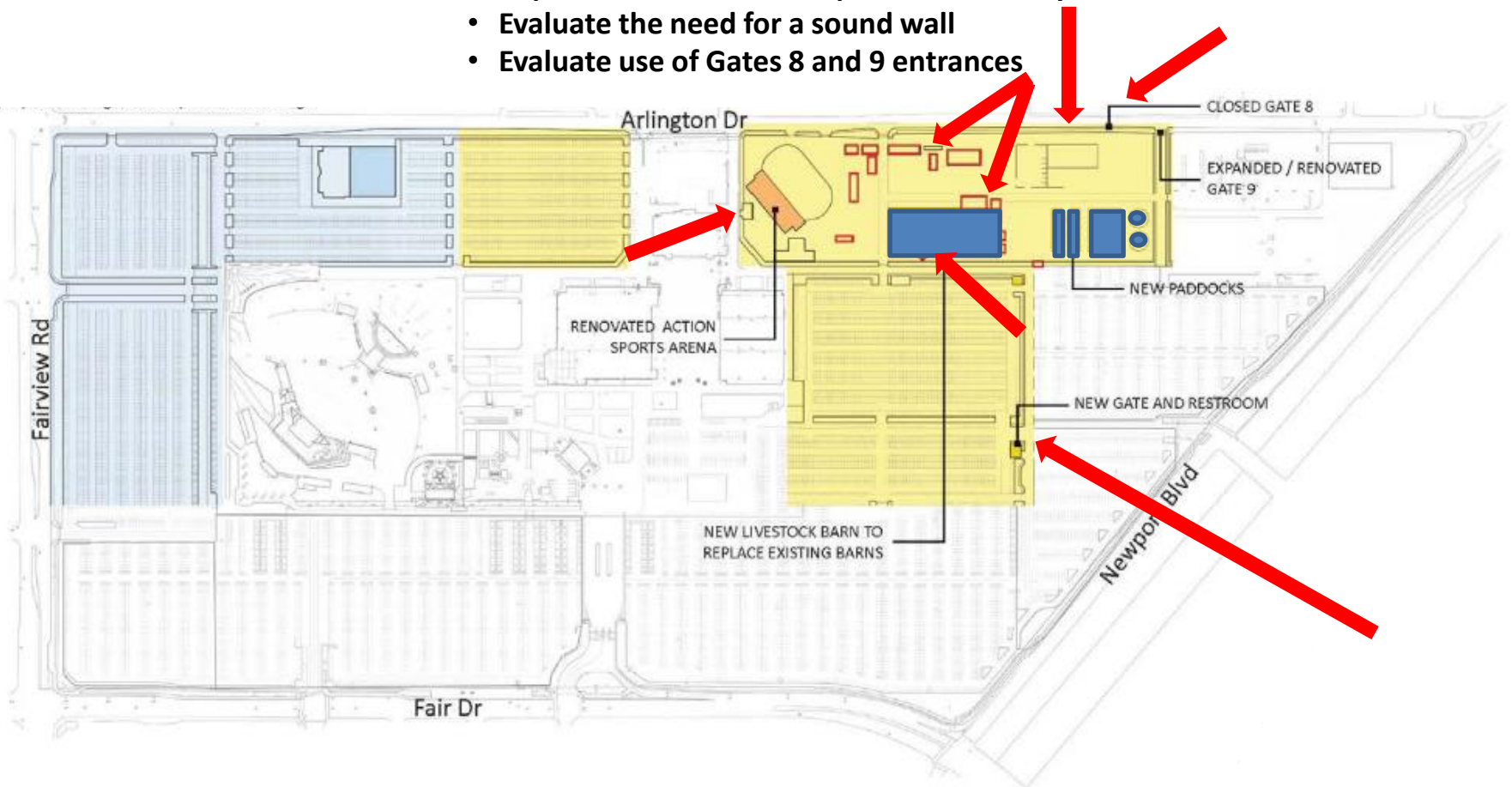
EXPAND ADMINISTRATION BUILDING

- Offices for Exhibits, Creative Services and Sales staff
- Sally Port and Main Bank
- Historic Archives and Record-Keeping Storage
- Landscaping
- Parking Lot Restriping
- Civil/Storm Water/Lighting/Signage



CREATE AN "AGRIPLEX"

- Demolish 3 old barns, storage sheds, Ranch Building and Exhibits Offices
- Move livestock show arena and repurpose for storage
- Build new livestock barn with exhibit and show space, storage, and portable stall system for shows and emergencies
- Expand F&B building and storage space
- Build 2 open air barns/paddocks to support agriculture/livestock/equine shows
- Build outdoor lunging area
- Evaluate new midway entrance gate and restrooms
- Replace Action Sports Arena seating with stadium seating
- Replace ASA boards with portable board system
- Evaluate the need for a sound wall
- Evaluate use of Gates 8 and 9 entrances



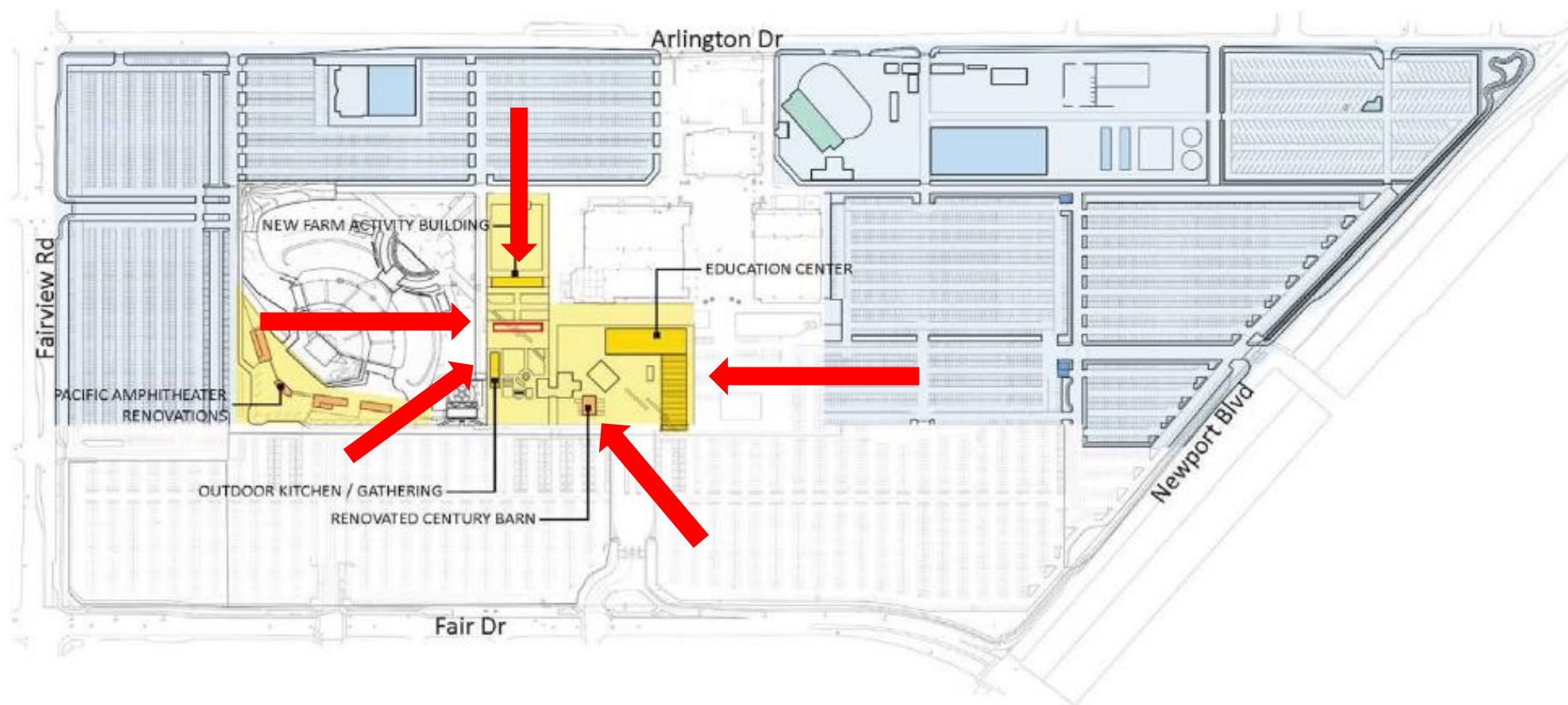
EQUESTRIAN CENTER

- Assume management and oversight January 1, 2023
- Assess financials at the end of 2023 and make further recommendations
- Assess location of EQC office related to proposed Agriplex
- Take care of general maintenance and repairs



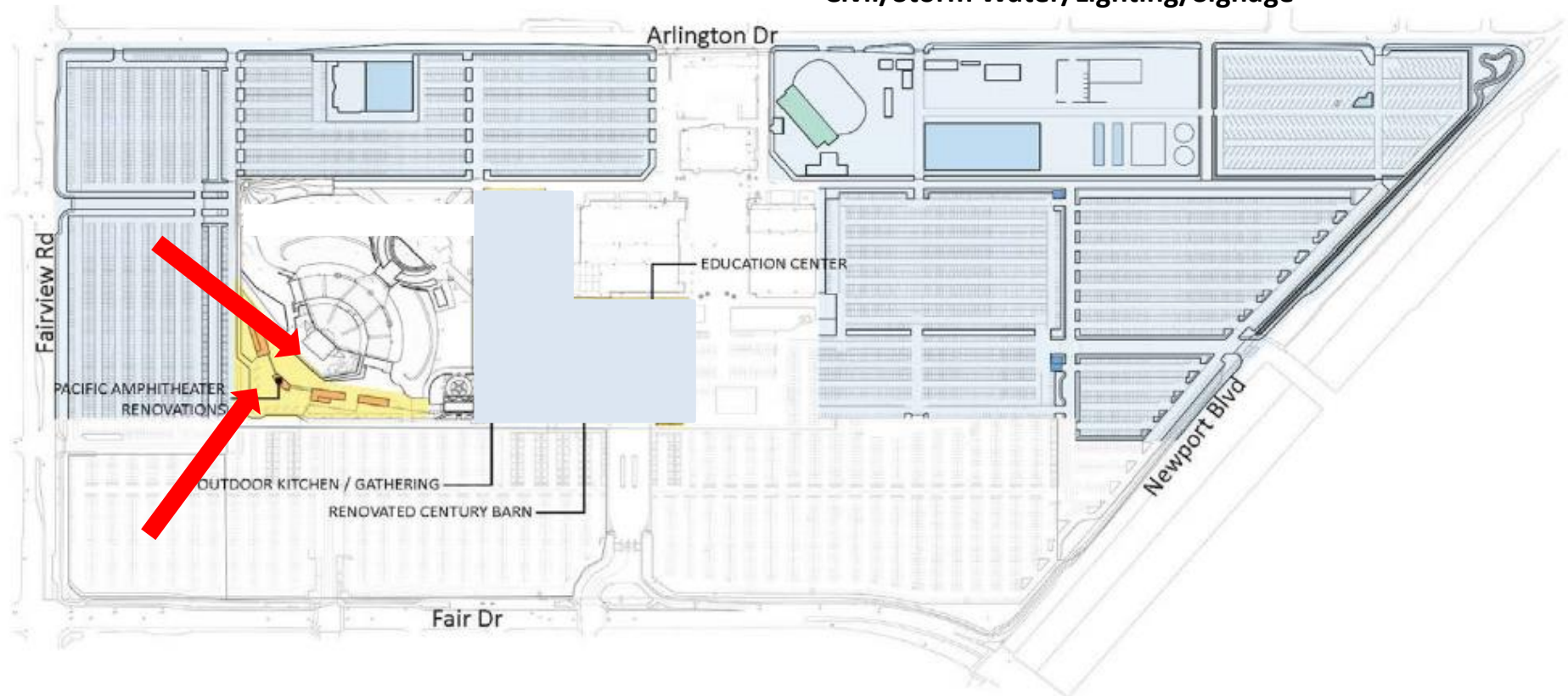
CENTENNIAL FARM UPGRADES

- Demolish Building 15 and the OCWS trailer
- Build a multi-purpose education center with breakout rooms, restrooms, offices, meeting room with solar array
- Build a Farm Activity Building to include OCWS offices
- Build an outdoor kitchen for nutrition classes
- Renovate or replace Century Barn



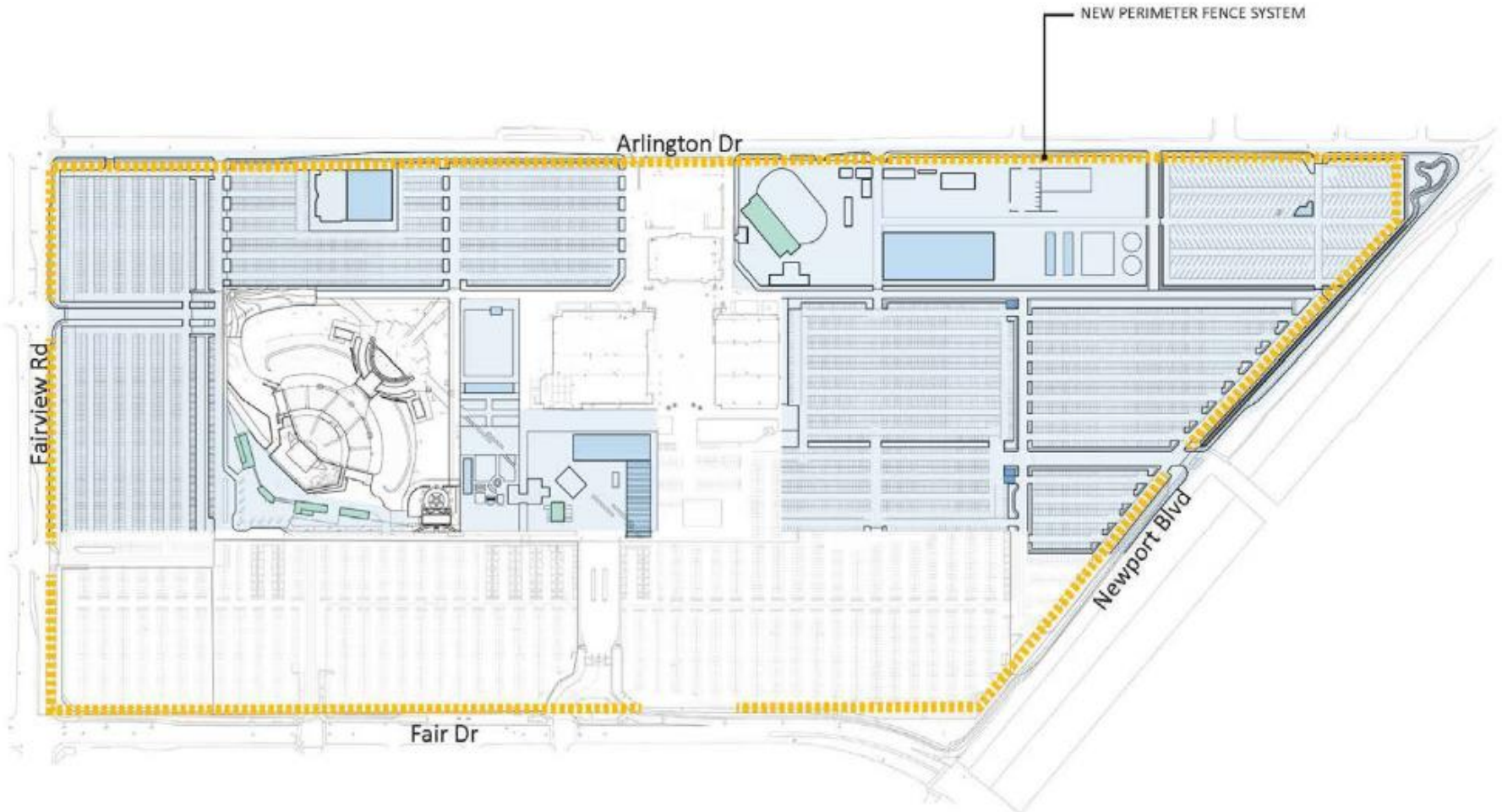
PACIFIC AMPHITHEATRE RENOVATION

- Renovate or replace Pac Amp outside plaza, box office and concourse restrooms
- Replace existing artist trailers with proper green rooms and offices
- Assess needed structural and physical upgrades to the entire facility
- Landscape of site area
- Parking lot restriping
- Civil/Storm Water/Lighting/Signage



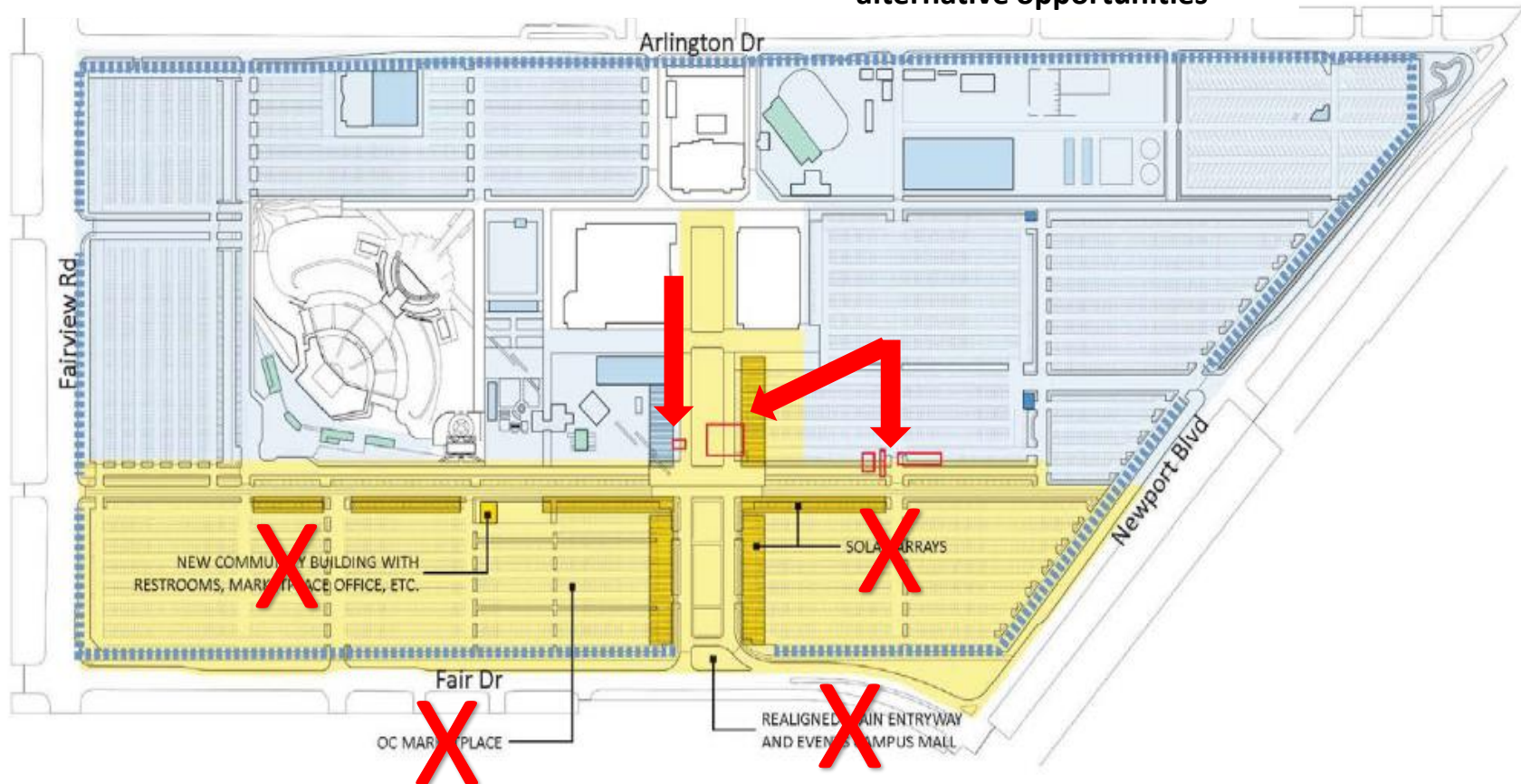
PERIMETER FENCE & SITE IMPROVEMENTS

- Install perimeter fence system
- Wayfinding signage (in progress)
- All grounds PA system (in progress)
- Civil/Storm Water/Lighting/Signage



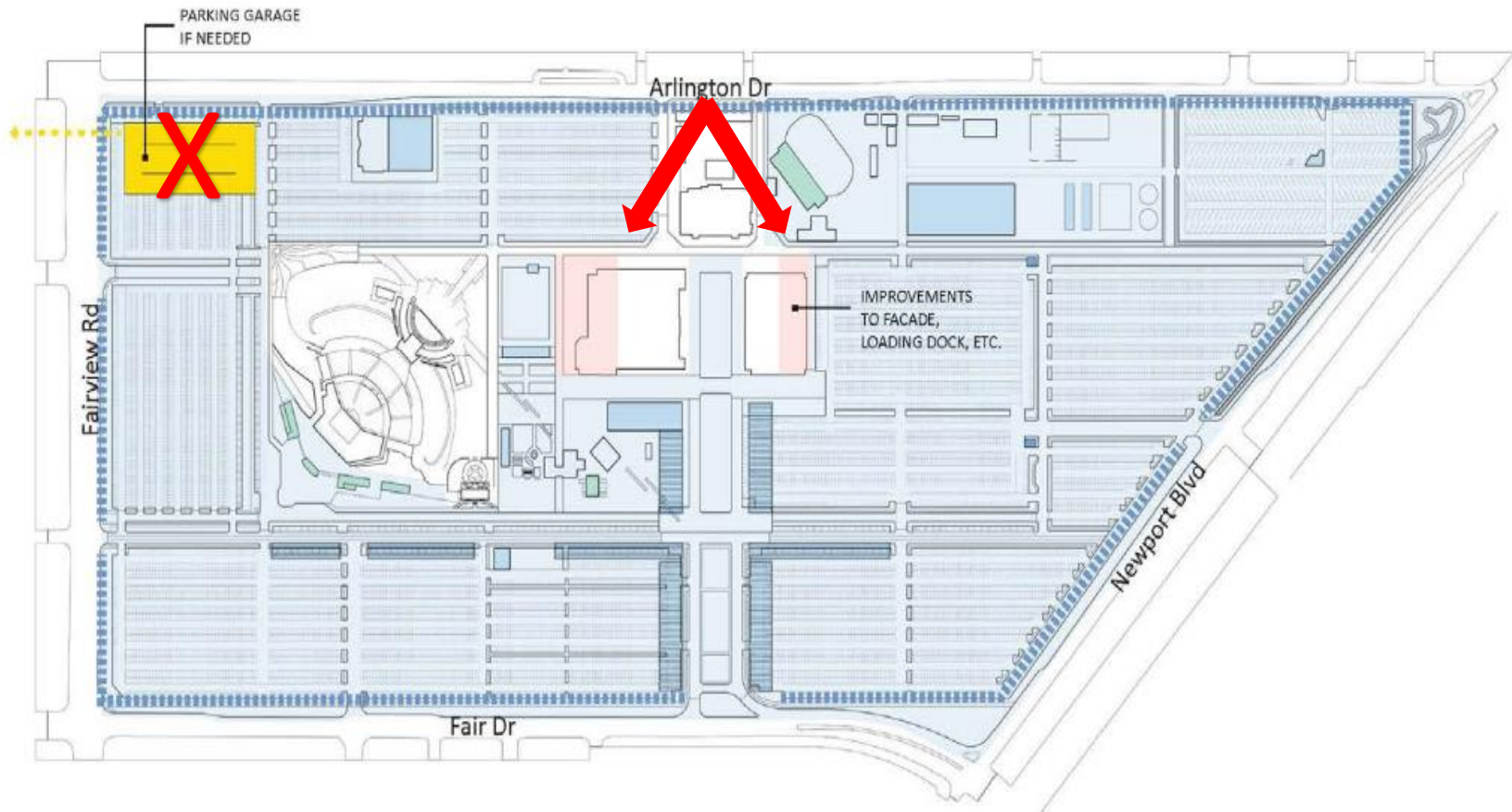
MAIN ENTRANCE RELOCATION

- Demolish OC Market Place buildings (power substation may still be needed)
- Evaluate need for existing restroom
- Do not relocate main entrance
- Re-evaluate traffic flow with existing configuration
- Do not build new OCMP offices, restrooms or multi-purpose room
- Do not install structure solar arrays; look for alternative opportunities



OTHER PROJECTS

- Do not build a parking structure
- Develop improvements to exhibit building facades
- Continue to realign/restripe parking as we go along



Next Steps

- Staff to develop a plan based on logical priority of projects and reasonable timeline
- Internal team to develop concept drawings
- Develop and recommend a financing plan
- Work with CCA on what is required going forward