



BOARD OF DIRECTORS COMMITTEE REPORT

MEETING DATE: **OCTOBER 23, 2025** ITEM: **10F(iii)**

SUBJECT: **Facilities Committee**

DATE: October 20, 2025

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:

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

SUMMARY OF COMMITTEE MEETING

Staff met with the committee members individually on October 14, 2025 and October 16, 2025 and discussed the following:

Cap X Projects:

The 2025 Capital & Major Expenditures projects were reviewed (summary document attached).

- **Cap X:**
 - Staff updated the committee on the status of the 2025 projects. There was no change from September 2025.
 - 36 remain active; 14 are complete.
- **Master Site Plan**
 - **Phase One – Administration Building:**
 - Staff reviewed the status of the project. The full project team (Barnhart Reese, OC FEC, CCA, & LPA) continues to work on addressing the final items required to obtain the certificate of occupancy. In the meantime, staff has ramped up planning and coordination activities required prior to final move-in.

- **Phase Two – Midway Restroom & Showers:**
 - Staff gave a status report on the project. Drawings for the campground restrooms have been submitted to the State Fire Marshal's office for review and will go out to bid in the next several weeks. Due to recently-identified complications related to underground utilities and site elevations, staff is working with CCA to explore alternative options to ensure completion in advance of the 2026 fair and reduce anticipated project costs.
- **Other**
 - None

Follow-up:

- The next meeting of the Facilities Committee is tentatively set for 11/5/2025.

2025 Capital / Major / Equipment Expenditure	Status	Project Summary
Capital Expenditure		
TRCC - patio cover	Complete	
TRCC - loading dock concrete	Complete	
TRCC - women's restroom remodel	NA	We will not be performing this work in 2025
Pac Amp - replace sound wall and pully system (phase I - replace 14 walls)	Active	In progress
Pac Amp - Box office - repair entry surface	Complete	
Pac Amp - restroom remodel (phase I)	Complete	
Plaza Pacific - replace fixtures to LED (RGBW)	Complete	
Farm - lighting upgrade	Complete	
Heroes Hall - replace entry doors	Complete	
Los Alamitos - replace vestibule sheet vinyl	Complete	
Parking Office - replace patio cover	Complete	
Parking lots H, A, B - repair/slurry/stripe (phase I)	Active	Due to parking lot availability we will perform this work in Feb. 2026
Parking lot repairs - exterior	Active	Repairs on going
Parking lot repairs - interior	Active	Repairs on going
Parking lot - light replacement (phase II)	Complete	
Wayfinding signage	Active	Priorities under review
Corner marque digital signs	Complete	
Major Expenditures		
In-ground electrical boxes	Active	Repairs ongoing
In-ground valve replacement (back flow)	Active	Testing and repairs underway
TRCC - tree removal	Complete	
TRCC - office painting (exterior)	Complete	
Pac Amp - palm tree removal	Complete	
Exhibit wall (phase I)	Complete	
Building exhaust fans (24 exhaust)	Complete	
Building faucet upgrade (phase I)	Complete	
Promenade - paint structural steel	Complete	
Main Mall - paint exterior red iron (Hanger, Anaheim, Los Alamitos blds)	Complete	
Switch Gear maintenance (phase II)	Complete	
Green gate bollard replacement (19)	Complete	
Equipment		
Pac Amp - storage/office container	Complete	
Pac Amp - box seating	Complete	
Maintenance - new riding mower (electric)	Complete	
Event Services - replace golf cart	Complete	
Security - replace golf cart	Complete	
Diesel forklift replacement - AQMD requirement	Complete	
Automatic transfer switch - Emergency generator	Active	Waiting for shipment
Fair electrical material (rental replacement phase I)	Complete	
Fair equipment - tables(wood), plumbing, electric material	Complete	
Picnic Tables / Barricades - replace damaged	Complete	
Cable ramps	Complete	
2 yard dumpster casters	Complete	
Recycle/ trash cans (100)	Complete	
Paint shaker	Complete	
Flush valve sensors	Complete	
Money sorter	Complete	
TRCC - security cameras	Active	Work underway
TRCC - gate access system	Active	Looking into equipment needs
Server upgrade	Active	Reviewing priorities
All grounds Wi Fi	Active	Reviewing priorities
Surveillance System - upgrade (30) cameras	Active	Install underway
All Grounds PA	Active	Scope under review