



BOARD OF DIRECTORS COMMITTEE REPORT

MEETING DATE: **DECEMBER 18, 2025** ITEM: **10D(iii)**

SUBJECT: **Facilities Committee**

DATE: December 15, 2025

FROM: Directors Bilezikjian and Kovacevich

PRESENTATION BY: Directors Bilezikjian and Kovacevich

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

The committee met on December 5, 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.
 - 9 remain active; 39 are complete.
- **Master Site Plan**
 - **Phase One – Administration Building:**
 - Staff updated the committee on the status of the project.
 - Conditional Certificate of Occupancy. Staff move-in underway.
 - Final inspections upcoming.
 - **Phase Two – Campground Restroom & Showers:**
 - Staff updated the committee on the status of the project.
 - Bid package released. Bid opening 12/18.
 - Bid and schedule review to follow.
 - Staff pursuing other options for midway location.

Follow-up:

- The next meeting of the Facilities Committee is tentatively set for 1/7/26.

2025 Capital / Major / Equipment Expenditure		Status	Project Summary
Capital Expenditure			
TRCC - patio cover	NA	This project was under budgeted - did not perform	
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)	Complete		
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 January 2026	
Parking lot repairs - exterior	Active	Repairs on going	
Parking lot - repairs - interior	Complete		
Parking lot - light replacement (phase II)	Complete		
Wayfinding signage	Active	Priorities under review	
Corner marque digital signs	Complete		
Major Expenditures			
In-ground electrical boxes	Complete		
In-ground valve replacement (back flow)	Complete		
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 bldgs)	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	Second unit shipped 12/4 - waiting to receive	
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	