



OC FAIR & EVENT CENTER MASTER SITE PLAN



PHASE 0

Administration Building Expansion
2023-2024

- New offices for displaced staff & departments
- Sally port to main bank
- Additional Annual Fair space requirements
- Meeting rooms, restrooms, kitchenette, archives, storage

Total SQFT: 15,659





PHASE 0: ADMINISTRATION BUILDING EXPANSION

- Construction Completed
- Building Occupied
- Punch-List / Warranty Work Underway
- Final Close-out September 1

PHASE 1

New Campground Restroom

- Build new campground restrooms complete with showers and janitorial storage.



PHASE 1: NEW CAMPGROUND RESTROOMS

- Project Bid / Awarded
 - Total Cost \$4.2 Million
 - Pre-Construction Meetings Underway
 - Construction Start September 1, 2026
 - Construction Duration 8 Months
 - Completion March 2027 – Ready for 2027 Fair

PHASE 2

Pacific Amphitheatre
Renovations/Improvements
2026-2030

- *New Backstage Dressing Room Compound*
- *Roof on Stage House*
- *Roof on Catering Area/Backstage VIP*
- *VIP Decking /Seating on Berm Area*
- *Multi-Level VIP / Public Hospitality Deck at Loading Ramp*
- *VIP Entrance / Premium Hospitality Area*
- *Expand Concourse Area Behind Seating Bowl for Concessions*
- *Berm Renovation*
- *Renovate / Modernize Public Spaces*
 - *Restrooms, Lighting, Soundwalls. Plaza, Paving, Box-Office, Landscaping, Concessions, Signage, Main-Gates, etc.*



PHASE 2: PACIFIC AMPHITHEATRE IMPROVEMENTS

- Significant Landscape Renovation Completed
- Restroom Buildings A & B Renovations Completed
- Renovations of Existing Dressing Rooms Completed
- Permanent Concessions Buildings Renovated
- Sound-Walls, Restrooms, Box Office Repainted
- Entry Concourse Re-Coated
- Round Margarita/Beer Stands Removed
- Remaining Projects Under Review and Development

PHASE 3

Show Building Additions
2027-2029

- *Conversion of Pavilions to Enclosed / Conditioned Space. Combine with Flanking Buildings Via Moveable Partitions to Create Larger, Unified Space.*
 - *Anaheim – OC Promenade - Los Alamitos*
 - *Costa Mesa – Santa Ana Pavilion – Huntington Beach*
- *Install Permanent Roof Over Wine Courtyard*
- *Renovate Interior Materials and Finishes*
- *Upgrade Built-in Audio Visual and Sound Systems, Lighting*
- *Add Dressing Rooms Back-Of-House Areas in Hangar*
- *Upgrade Food & Beverage Areas*

PHASE 4: SHOW BUILDING ADDITIONS



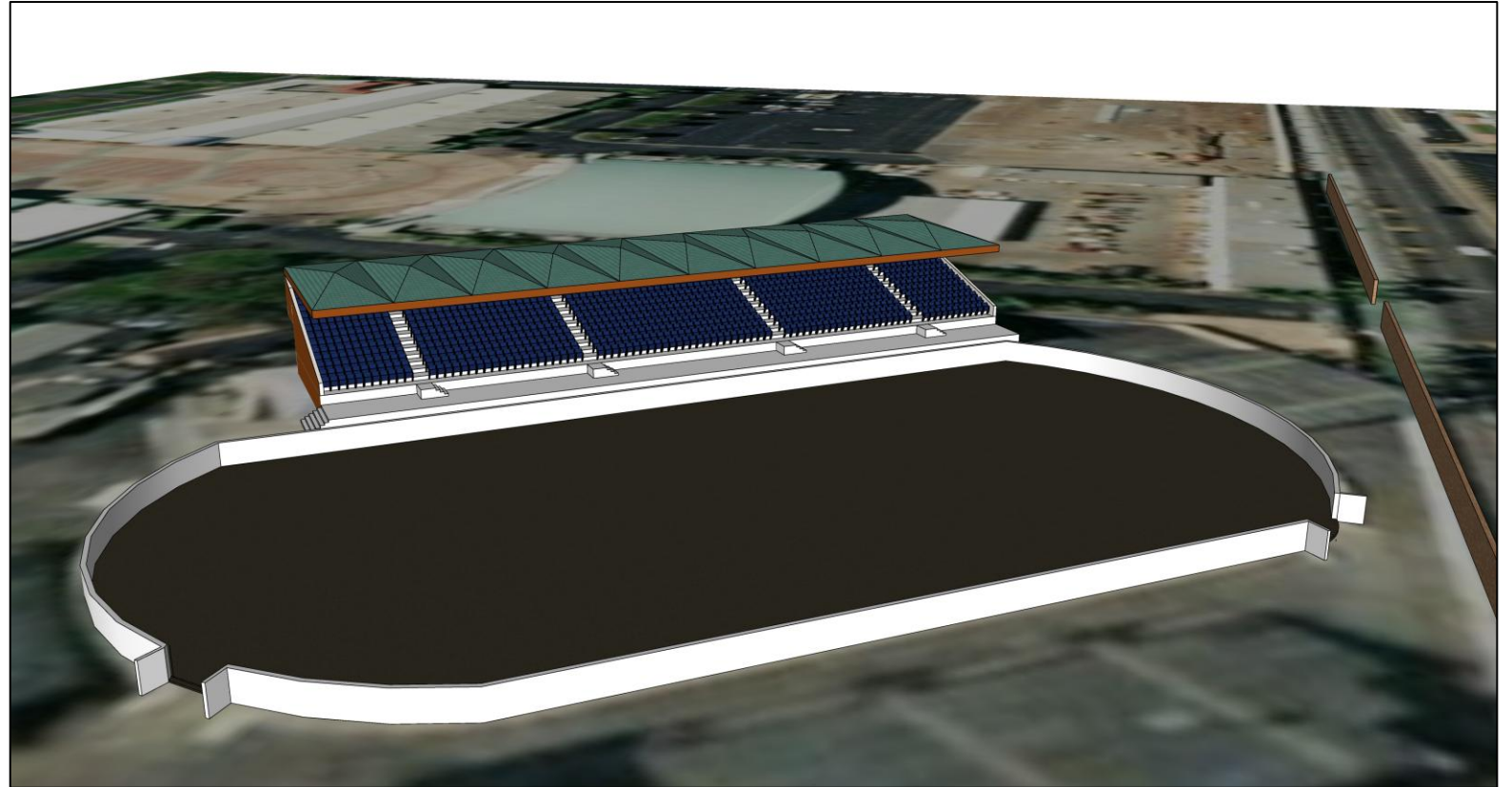
PHASE 3: SHOW BUILDING ADDITIONS

- Preliminary Structural Review Completed
 - All Buildings Independently Structured
 - Roof Systems Supported by Exterior Frame
 - Interior Walls Nominal Load-Bearing
 - Engineering and Design Concept Needed as First Step
- Preliminary Systems Review Completed
 - Specifications for Audio-Visual Systems Underway
- Space/Program Study Necessary for Dressing Rooms, Concessions

PHASE 4

Action Sports / Live Stock Arena
Upgrades
2027 - 2031

- Replace Arena Surface with Asphalt / Concrete to Maximize Flexibility for Events
- Reconfigure Perimeter Board System for Flexibility
- Study Potential Demand / Feasibility for Expanded Permanent Facility
- Consider Changing Orientation of ASA to be Perpendicular to Fairgrounds
- Consider Permanent Bleachers on Three Sides
- Re-Orient Livestock Arena to be Perpendicular with Fairgrounds



PHASE 4: ACTION SPORTS / LIVESTOCK ARENA UPGRADES

- Replacement of ASA Dirt Surface with Asphalt / Concrete and Perimeter Board System Could be Done After Fair as a Capital Repair
- Re-Orientation of Livestock Arena Needs Structural Study / Design
- Re-Orientation / Expansion of ASA Requires Feasibility and Market Study

PHASE 5

Multipurpose Education Center
2028-2030

- New Multipurpose Educational Building
- Allocated Space for Farm & Agriculture Programs, Event space for use by Heroes Hall, etc.
- Office Spaces for Agriculture Program
- Restrooms and Staff Areas
- Additional Storage Room and Greenhouse
- Outdoor Kitchen



PHASE 5: MULTIPURPOSE EDUCATION CENTER

- Staff Believes that Additional Program and Office Space for Agricultural Program is needed
- *Continuing Program Review*
- *Consideration Accommodating in Other Buildings/Project Scope*

ON-GOING

Property Upgrades
2026 - 2035

- *Enhanced Security / Access Control*
 - *Perimeter Fencing / Automated Gates*
 - *Upgraded Lighting / Utilities*
- *Upgraded Technology*
 - *PARCS System*
 - *Public Facing Connectivity (DAS, Wi-Fi)*
 - *Digital Signage / Way-Finding*
 - *Emergency Response System*
- *Overall Infrastructure*
 - *Parking Lot Re-configuration / Traffic Management*
 - *Building / System Maintenance*
 - *Utility Upgrades*
 - *Solutions for Storage and Operating Support*
 - *Perimeter Landscaping*



ON-GOING: GROUNDS-WIDE INFRASTRUCTURE

- *Operating Priorities Under Constant Review*
- *Evergreen / Evolving List*
- *Annual Recommendations:*
 - *Operating Budget*
 - *Annual Capital Budget*
 - *On-Going Updates to Master Site Plan*

PHASE ?

Future Growth
2027 - 2035

- *Major Projects for Resiliency / Future Growth*
 - *Parking Structure*
 - *Multi-Use – Public Private Partnership – Emergency Response*
 - *Solar Power Generation*
 - *Future Livestock / Agriculture Facilities*
 - *Development / Reconfiguration of ASA*
 - *Renovation / Expansion of Baja Grill (OVG Investment)*



PHASE ? : FUTURE GROWTH

- Major Projects Benefitting OCFEC / Supporting Growth in Programs or Programming
- Identified by Staff, Board, Public Input or Business Opportunity
- Reviewed as Part of Ongoing Master Site Plan Development / Revisions

RECOMMENDED PHASING PLAN

- Phase 0 - Admin Building
- Phase 1 – Campground Restrooms
- Phase 2 – Pacific Amphitheatre
- Phase 3 – Show Building Additions
- Phase 4 – Action Sports / Livestock Arena
- Phase 5 – Multi-Purpose Education Center
- Ongoing Property Upgrades
- Phase ? - Future Growth

MASTER SITE PLAN PROJECT IMPLEMENTATION

- CCA Engagement Necessary for Major Capital Projects
- CCA Engagement Begins at Inception of Project. Services are Required to Develop Project Scope, Program, Etc.
 - CCA Manages All Services Required to Develop a Project Including Programming, Engineering, Design, Plans & Specs, Bid Documents, Permitting (State Fire Marshall & State Architect), Procurement (Including Engineering, Design and Construction)
- Due to the Number of OCFEC Projects, CCA Has Proposed Embedding a Full-Time Senior Construction Manager at the OCFEC to be Dedicated to OCFEC Projects in Order to Provide Timely and Effective Project Delivery
 - Typical PM/CM Model – Senior CM Dedicated to Project with Cost Reimbursed
 - Remainder of Staff and Administrative Support Reimbursed Through Fees

MASTER SITE PLAN PROJECT IMPLEMENTATION

- Terms of Proposal
 - Dedicated Senior Construction Manager Provides and Manages All CCA Services From Project Inception to Close-out. CCA Costs Reimbursed
 - Other Administrative and Staffing Costs Reimbursed
 - OC FEC Engaged in Interview / Final Selection Process
 - Recruitment / Screening Process Over the Next 90 Days
- Financial Impact
 - First Year Costs are Projected To Not Exceed \$300,000
 - All CCA Fees and Expenses will be Included in the Individual Budget of Each Capital Project as they are Developed, Approved and Funded by the Board
- Proposal Benefit
 - Overall Cost Neutral / Level of Service & Efficiency Greatly Improved

Conceptual Review of OC FEC Entertainment Complex



Conceptual Review of OCFEC Entertainment Complex

Summary

➤ **Footprint:**

- 13.12 Acres

➤ **Layout:**

- Proposed Configuration to Allow for Shared Space/Resources

➤ **Projected Cost:**

- \$55 - \$112 Million



Conceptual Review of OCFEC Entertainment Complex

For Review / Consideration

➤ **Programming Options:**

- Use Existing Buildings/Grounds for Some Activities
- Contract with Midway (RCS) for Seasonal Attractions/Rides/Games
- Program Periodic Special Activity Events Using Hanger or Other Buildings
 - Roller Skating (Concrete or Portable Floor)
 - Ice Skating – Portable Floor (Already on Grounds for Winterfest)
 - Movie Nights
 - Concert Series in Hangar (Community and Professional)
 - Expansion of Imaginology (Days/Audience)
 - Expansion of Heroes Hall Events
 - Host Achievable Scale Sporting Events (Community or Organized)
 - Fencing, Table Tennis, Badminton, Pickle-Ball, Cornhole

