

A. Problem Statement

Exposition Park provides equitable access to art, cultural, community, sports, entertainment, and educational venues for millions of visitors annually. The property is home to nine notable institutions (the California African American Museum, California Science Center, EXPO Center and historic Rose Garden, Alexander Science Center School, BMO Stadium, Los Angeles Memorial Coliseum, Los Angeles County Natural History Museum, and the upcoming Lucas Museum of Narrative Art). Exposition Park anticipates usage to significantly increase soon because of expansion of the Natural History Museum and the planned 2026 openings of both the California Science Center Oschin Air and Space Center and the Lucas Museum of Narrative Art. Furthermore, Exposition Park is scheduled to host significant events during the Los Angeles Olympic and Paralympic Games in 2028. Increased daily pedestrian and vehicle traffic heightens the urgency to address deferred maintenance issues to promote accessibility, safety, and mitigate risk for park patrons.

As outlined in [Section 4108 of the Food and Agricultural Code](#), the Office of Exposition Park Management (OEPM) is responsible for overseeing parking operations; grounds and landscaping services; managing, scheduling and administering all park related events; providing oversight to police and security services; and managing all land leases agreements and use transactions, improvements and modifications within Exposition Park. In addition, OEPM administers supervision and coordination of park-wide events, and facilitates communication efforts between state, city, county, and private entities represented within the Park.

Exposition Park's approximate 160 acres is crisscrossed with infrastructure under state jurisdiction, including sidewalks, roads, pipes, and underground utilities (sewer, electrical, plumbing). There has been substantial deterioration from age, wear, and weather on the infrastructure, much of which dates to the original structures built at the Park over 100 years ago. The Park's infrastructure and property have not received significant maintenance or upgrades for many years, resulting in out-of-date utilities; degraded fire, irrigation, and electrical systems; missing security features; fractured sidewalks; potholed and uneven roadways; non-compliant accessibility features; malfunctioning elevators; inoperable lighting; dilapidated fencing; and other deficiencies. The Park seeks to address fire and life safety and Americans with Disabilities Act (ADA) requirements.

With the growth in attendance and the complexity of park activities, security and safety infrastructure are necessary to protect both the public and park assets. This includes safeguarding the park's visitors, employees, and tenants; managing crowd control during large events; and enabling timely emergency response. Exposition Park's unique combination of museums, event venues, and public spaces requires a comprehensive approach that integrates physical security measures such as mobile surveillance cameras, upgraded gates, fencing, and perimeter barriers; electronic access-controlled systems; temporary crowd-control barriers; and portable vehicle barricades. Investing in enhanced security and safety systems, such as bollards, protective barriers, and improved wayfinding, promotes compliance with current safety standards and reduces the risk of criminal activity, accidents, and emergencies.

The Park seeks to address ADA and State Fire Marshal requirements, without which the Park's infrastructure may limit participation by disabled visitors and preclude certain Park activations on state property.

The Department of General Services (DGS) performed a comprehensive infrastructure assessment of Exposition Park in May 2025 to identify existing conditions and necessary site improvements, detailing necessary maintenance to roadways, sidewalks, electrical

infrastructure, lighting, and drainage systems. OEPM has identified and prioritized the most critical improvements and deferred maintenance projects necessary to uphold public safety and maintain existing state property and park infrastructure.

B. Justification

Given current attendance trends and the anticipated increase as new facilities open and the 2028 Olympic and Paralympic Games are held, repairs to Exposition Park's infrastructure are necessary to comply with accessibility, fire, life, and safety regulations. It is fiscally prudent to make these repairs, as further deferrals expose the state to higher construction costs and additional litigation. By utilizing progressive design-build contracting for this work, Exposition Park and DGS anticipate limiting cost and timeline risks to complete this priority workload within requested resources in advance of the 2028 Olympic and Paralympic games.

Deferred Maintenance

The requested one-time funding of \$96 million (\$76 million General Fund and \$20 million EPIF) will support high-priority deferred maintenance and infrastructure repair projects through a progressive design build process. The funding will support efforts to address highest priority ADA and other fire, life, and safety orders in areas where work is completed. Without this funding, Exposition Park is at risk of further deterioration that could lead to serious public safety and public health hazards across the Park. Litigation could cost the state tens of millions of dollars in settlements. It is critical to maintain Park safety for the increasing number of visitors, to protect against litigation, and steward the Park in good working conditions for visitors and the community.

Public Safety

The requested one-time funding of \$500,000 EPIF addresses the urgent need to modernize safety and traffic systems at Exposition Park. This allocation supports the installation of security bollards, protective barriers, wayfinding systems, and other essential safety features, while also expanding mobile surveillance camera systems to improve coverage in high-traffic areas for real-time monitoring. In addition, the funding allows for upgrades to key security infrastructure, including gates, fencing, perimeter barriers, electronic access controls, and temporary or portable barriers needed for effective crowd and vehicle management. Without these upgrades, OEPM faces significant risks, including compromised public safety, slower emergency response, increased liability exposure, and diminished ability to manage large-scale events.

C. Departmentwide and Statewide Considerations

Exposition Park is the primary public green space within a 3-mile radius of its neighboring community and serves over 500,000 residents that live in the area. The Park seeks to promote equity, environmental justice, and access to the outdoors. Addressing the Park's deferred maintenance and public safety needs will increase Exposition Park's compliance with fire, life, safety, and accessibility requirements. Public Safety funding will support safety and security enhancements including mobile surveillance units which are essential for visibility, deterrence, incident investigation, and overall park safety. These investments will support crowd flow and reduce risk during large gatherings. It will also further improve OEPM's and the state's ability to activate all areas within the Park safely for the Los Angeles 2028 Olympic and Paralympic Games.

D. Outcomes and Accountability

Cumulative repairs of Park infrastructure and site improvements will improve public safety, support ADA, fire, and life safety compliance, mitigate risks, and enhance the visitor experience at Exposition Park. By making critical improvements to roadways, walkways, and ramps using progressive design-build contracting, Exposition Park will reduce risk and further enhance the Park.

E. Implementation Plan

Timeline below by Fiscal Year Quarters:

- Q3 2025-2026 – DGS releases Request For Qualifications (Progressive Design-Build RFQ).
- Q3 2025-2026 – Design-Build Team is selected, pending appropriation/authority.
- Q1 2026-2027 – Project funding is appropriated.
- Q1 2026-2027 – Pre-Construction Phase contract is executed and Design begins.
- Q2-Q3 2026-2027 – Design progresses and a Guaranteed Maximum Price is negotiated.
- Q3-Q4 2026-2027 – Construction Phase begins.
- Q4 2027-2028 – Construction completion.

F. Supplemental Information

Deferred Maintenance:

The following provisional language is requested to allow Exposition Park to utilize progressive-design build:

“Funding is available for a deferred maintenance project or projects for utility replacement and site improvements. Notwithstanding Public Contract Code Section 10198.1(a)(2), the Department of General Services, in undertaking any project or projects pursuant to this authorization on behalf of Exposition Park, may utilize progressive design-build. Notwithstanding the requirements of Government Code Section 13332.19, any project undertaken pursuant to this provision shall not be subject to the approval or oversight of the State Public Works Board.”

BCP Fiscal Detail Sheet

(Dollars in Thousands)

BCP Title: Exposition Park Utility Replacement and Site Improvements

BR Name: 3100-005-BCP-2026-GB

Budget Request Summary

Operating Expenses and Equipment

Operating Expenses and Equipment	FY2025-26 Current Year	FY2026-27 Budget Year	FY2027-28 BY+1	FY2028-29 BY+2	FY2029-30 BY+3	FY2030-31 BY+4
5324 - Facilities Operation	0	96,500	0	0	0	0
Total Operating Expenses and Equipment	\$0	\$96,500	\$0	\$0	\$0	\$0

Total Budget Request

Total Budget Request	FY2025-26 Current Year	FY2026-27 Budget Year	FY2027-28 BY+1	FY2028-29 BY+2	FY2029-30 BY+3	FY2030-31 BY+4
Total Budget Request	\$0	\$96,500	\$0	\$0	\$0	\$0

Fund Summary

Fund Source

Fund Source	FY2025-26 Current Year	FY2026-27 Budget Year	FY2027-28 BY+1	FY2028-29 BY+2	FY2029-30 BY+3	FY2030-31 BY+4
State Operations - 0001 - General Fund	0	76,000	0	0	0	0
State Operations - 0267 - Exposition Park Improvement Fund	0	20,500	0	0	0	0
Total State Operations Expenditures	\$0	\$96,500	\$0	\$0	\$0	\$0
Total All Funds	\$0	\$96,500	\$0	\$0	\$0	\$0

Program Summary

Program Funding

Program Funding	FY2025-26 Current Year	FY2026-27 Budget Year	FY2027-28 BY+1	FY2028-29 BY+2	FY2029-30 BY+3	FY2030-31 BY+4
2305 - Exposition Park Management	0	96,500	0	0	0	0
Total All Programs	\$0	\$96,500	\$0	\$0	\$0	\$0