CEA ACTION PROPOSAL

Per California Code of Regulations, title 2, section 548.5, the following information will be posted to CalHR's Career Executive Assignment Action Proposals website for 30 calendar days when departments propose new CEA concepts or major revisions to existing CEA concepts. Presence of the department-submitted CEA Action Proposal information on CalHR's website does not indicate CalHR support for the proposal.

A. GENERAL INFORMATION

1. Date

2026-07-28

2. Department

Office of Exposition Park Management

3. Organizational Placement (Division/Branch/Office Name)

OEPM

4. CEA Position Title

Chief Facilities Management Officer

5. Summary of proposed position description and how it relates to the program's mission or purpose. (*2-3 sentences)*

The Chief Facilities Management Officer (CFMO) is a Career Executive Assignment (CEA) reporting to the General Manager and is responsible for the policy, strategic direction, long-range planning, and oversight of Exposition Park's state-managed infrastructure, capital investments, and facility operations in support of the Office of Exposition Park Management's mission. As Exposition Park undergoes a historic transformation, including the opening of two new museums, and preparation for the 2028 Olympics and Paralympics Games, the position provides executive leadership to ensure the Park's infrastructure is safe, sustainable, and capable of supporting more than 2 million additional annual visitors. The CFMO serves as the principal executive for infrastructure policy and capital planning and will execute over $500 million in investment approved by the Governor and State Legislature and guiding the Park's long-term infrastructure strategy and priorities.

6. Reports to: (*Class Title/Level*)

General Manager / Exempt Appointee

7. Relationship with Department Director (*Select one)*

☑ Member of department's Executive Management Team, and has frequent contact with director on a wide range of department-wide issues.

☐ Not a member of department's Executive Management Team but has frequent contact with the Executive Management Team on policy issues.

(*Explain*):

8. Organizational Level *(Select one)*

☑ 1st ☐ 2nd ☐ 3rd ☐ 4th ☐ 5th (mega departments only - 17,001+ allocated positions)

B. SUMMARY OF REQUEST

9. What are the duties and responsibilities of the CEA position? Be specific and provide examples.

The CFMO is responsible for policy development and executive oversight of infrastructure planning, capital construction, asset management, risk mitigation, and stakeholder negotiation. This includes:

- Policy Leadership: Developing and implementing infrastructure-related policies aligned with Park mission, city, county, state, and federal laws as applicable, environmental mandates, ADA compliance, and fire/life safety standards (e.g., establishing park-wide accessibility compliance strategies)
- Capital Project Oversight: Directing complex construction and modernization projects, ensuring adherence to scope, schedule, and budget (including close coordination, where applicable, with the Department of General Services)
- Asset Management Program: Developing maintenance programs, including preventative maintenance and deferred maintenance mitigation policies and procedures
- Fiscal and Resource Management and Planning: Overseeing fiscal planning for infrastructure budgets, contracts, and funding requests for the direction of future investments
- Stakeholder Negotiation: Serves as the Senior executive and subject-matter expert to negotiate among government officials, state, local, and private partners to align infrastructure efforts with broader park initiatives

B. SUMMARY OF REQUEST (continued)

10. How critical is the program's mission or purpose to the department's mission as a whole? Include a description of the degree to which the program is critical to the department's mission.

- ☑ Program is directly related to department's primary mission and is critical to achieving the department's goals.
- ☐ Program is indirectly related to department's primary mission.
- ☐ Program plays a supporting role in achieving department's mission (i.e., budget, personnel, other admin functions).

Description:

The infrastructure program is foundational and fundamental to OEPM’s mission to provide access to a safe and accessible park and public space on state property to the community by delivering an open, clean environment through public safety, parking operations and land use management.

Exposition Park is at a transformational moment in its over 100-year history. The Park is preparing to open two new museums, recently hosted the World Cup Fan Festivals, and will host the 2028 Olympic and Paralympic Games, which will result in welcoming over 2 million more visitors annually. With that, the state is investing $500 million in infrastructure projects to address deferred maintenance, modernize how the Park operates, and promote accessibility, safety, and mitigate risks for the state, given the growth of park patrons.

The Office of Exposition Park Management lacks a senior official with the expertise and authority to advance its infrastructure policy, set long-term capital investment priorities, direct enterprise-wide asset management strategies, and advise executive leadership on site risk, accessibility, and stewardship of state property and assets. This role will establish policy and programs that safeguard highly visible state assets and, more importantly, the public who use them.

B. SUMMARY OF REQUEST (continued)

11. Describe what has changed that makes this request necessary. Explain how the change justifies the current request. Be specific and provide examples.

Several significant changes necessitate this position:
• New State Investment: The State is investing over $500 million in infrastructure projects to address deferred maintenance, modernize how the Park operates, and promote accessibility, safety, and mitigate risk for park patrons. The current OEPM lacks the expertise to establish and direct policy for this investment
• Park Expansion: OEPM needs a dedicated executive to shape the future infrastructure and ensure the Park's two new museums and other education and entertainment venues remain safe, secure and accessible for the 2+ million additional visitors annually.
• Global Event Readiness: Infrastructure demands associated with the 2028 Olympic and Paralympic Games require accelerated capital improvements and coordination during these major global events.
• Deferred Maintenance Backlog: Over forty years of deferred investment have resulted in deteriorating infrastructure, including non-compliant accessibility features, failing utilities, and safety risks. OEPM needs a leader who can not only bring the Park into a modern infrastructure footprint, but also to develop a preventative maintenance framework to protect the future and financial health of the park.
• Operational Complexity: Increased coordination across state, local, and private entities, along with heightened regulatory requirements, necessitates executive-level oversight.

These changes collectively require a centralized executive authority to direct OEPM's infrastructure direction, develop priorities for the state's significant investment of $500 million in taxpayer dollars, and develop policy to balance the Park's future sustainment, restoration and modernization of its assets.

C. ROLE IN POLICY INFLUENCE

12. Provide 3-5 specific examples of policy areas over which the CEA position will be the principle policy maker. Each example should cite a policy that would have an identifiable impact. Include a description of the statewide impact of the assigned program.

The CFMO serves as the principal policy-maker for all infrastructure, facilities, and capital assets that affect the entirety of Exposition Park. The position establishes department-wide policies that govern the planning, preservation, modernization, accessibility, safety, and long-term stewardship of state-owned infrastructure assets. However, the CFMO’s impact extends beyond the department. Exposition Park is a major state-owned public asset that serves millions of visitors annually and represents a significant public investment. The CFMO establishes policies that affect the long-term management, safety, accessibility, sustainability, and preservation of state facilities and infrastructure that the surrounding community of 500,000 residents and millions of visitors use. This role is planning, building, and protecting valuable state assets that play a critical role in the state’s history and future.

Key policy areas include:

a) Infrastructure Asset Management and Capital Investment Policy: The CFMO establishes OEPM's policies governing the lifecycle management of infrastructure assets, including standards for asset condition assessments, capital investment prioritization, deferred maintenance reduction, and long-range infrastructure planning. These policies determine how infrastructure needs are evaluated and prioritized across the Park and guide investment decisions involving significant state resources. The policy framework supports the State of California’s objectives related to responsible stewardship and preservation of public assets.

b) Facilities and Infrastructure Strategic Planning Policy: The CFMO develops and implements long-range facilities and infrastructure policies that align physical development with OEPM's strategic priorities, the Exposition Park Master Plan, projected visitor growth, and related State initiatives. These policies guide future infrastructure expansion, modernization efforts, and resource allocation decisions affecting the Park's ability to support millions of annual visitors and major international events. The policies establish a framework for sustainable growth and long-term infrastructure readiness.

c) Accessibility and Inclusive Facilities Policy: The CFMO serves as the principal policy-maker for department-wide accessibility standards and compliance strategies related to the Americans with Disabilities Act (ADA). The position establishes policies that govern the design, renovation, operation, and improvement of facilities and public spaces to ensure equitable access. These policies support California's broader commitment to accessibility and inclusion across publicly owned facilities.

d) Infrastructure Risk Management and Resiliency Policy: The CFMO establishes policies addressing infrastructure risk assessment, facility resiliency, emergency preparedness, life-safety systems, and protection of critical public assets. These policies guide OEPM's approach to identifying, mitigating, and managing infrastructure-related risks that could affect public safety, operational continuity, or state resources. The policy impacts extend to millions of annual visitors and support California’s goals related to risk management and public safety.

e) Sustainability and Environmental Stewardship Policy: The CFMO develops policies that integrate sustainability, energy efficiency, water conservation, climate resiliency, and environmental compliance into the planning and management of Exposition Park's infrastructure assets. These policies implement State environmental objectives and ensure that capital investments and facility operations align with California's long-term sustainability goals.

C. ROLE IN POLICY INFLUENCE (continued)

13. What is the CEA position's scope and nature of decision-making authority?

The CFMO will exercise broad executive-level decision-making authority over the development, implementation, and administration of OEPM's infrastructure, facilities, capital asset, accessibility, risk management, and long-range facilities planning policies. As the department's principal authority on infrastructure-related matters, the CFMO independently evaluates complex operational, regulatory, fiscal, and strategic issues and establishes policy recommendations that directly influence the management and stewardship of Exposition Park's state-owned assets.

The position has significant discretion to determine department-wide priorities for infrastructure investment, asset preservation, capital improvement planning, accessibility compliance, sustainability initiatives, and risk mitigation strategies. The CFMO advises the General Manager on the policy implications of infrastructure-related decisions and develops recommendations that affect resource allocation, long-term planning, and the department's ability to meet its mission and statutory responsibilities.

The CFMO's decisions frequently involve balancing competing priorities, including public safety, accessibility requirements, regulatory compliance, fiscal constraints, operational needs, and long-term infrastructure objectives. These decisions can have substantial consequences for state assets, public access, risk exposure, and the effective use of public resources.

This position demands substantial expertise and decision-making authority due to the numerous unique stakeholders in the Park. The 160-acre property includes State, County, City, educational, and private entities, each with its own contracts and leases, policies, interests and priorities, including the California Science Center, California African American Museum, Natural History Museum of Los Angeles County, City of Los Angeles Expo Center and Rose Garden, Los Angeles Unified School District Dr. Theodore T. Alexander Jr. Science Center School, Lucas Museum of Narrative Art, Los Angeles Memorial Coliseum, and Los Angeles Football Club. The CFMO also will brief the Board of Directors and Committee regularly. This role also coordinates extensively with senior personnel at the State of California Department of General Services, Natural Resources Agency, Department of Finance, and Governor’s Office. The CFMO will have executive authority related to infrastructure policy and decisions for the 2028 Olympic and Paralympic stakeholders, including the planning committee and organization, government organizers, and related production and events coordination companies.

The advisory nature of this role requires a high degree of independent judgment and executive-level decision-making to advance the department's strategic objectives, ensure compliance with applicable laws and regulations, and guide long-term management and preservation Parkwide.

14. Will the CEA position be developing and implementing new policy, or interpreting and implementing existing policy? How?

The CFMO will both develop and implement new departmental policies and interpret and implement existing state laws, regulations, executive directives, and administrative requirements related to infrastructure, facilities, capital assets, accessibility, public safety, sustainability, and risk management.

The position serves as OEPM's principal policy-maker for infrastructure-related matters and is responsible for developing new policies, standards, and strategic frameworks to address emerging facility and infrastructure needs, support long-range planning objectives, and align physical asset management with the department's mission and priorities. As Exposition Park continues to experience significant growth in visitation, facility usage, and capital investment, the CFMO will establish policies governing infrastructure investment, asset preservation, accessibility compliance, facility resiliency, and long-term capital planning to address evolving operational and public service demands.

In addition, the CFMO interprets and implements existing state and federal requirements, including accessibility mandates, environmental regulations, public contracting requirements, safety standards, and asset management objectives. The position evaluates how these requirements affect OEPM operations and develops department-specific policies, procedures, and implementation strategies to ensure compliance while advancing the department's strategic goals.

The CFMO exercises substantial independent judgment in determining how statewide policies and mandates should be applied within the unique operational environment of Exposition Park. Through this authority, the position translates broad statutory and regulatory requirements into actionable departmental policies that guide decision-making, resource allocation, infrastructure investment, and long-term stewardship of state-owned assets.