



Board Committee Report

MEETING DATE: JUNE 9 & 23, 2020 **ITEM NUMBER:**10A (viii)

SUBJECT: Facilities Committee

DATE: June 24, 2020

FROM: Directors Aitken and Pham

PRESENTATION BY: Directors Aitken and Pham

SUMMARY OF COMMITTEE MEETING

RFP's & IFB's:

- Grounds Lighting, Staging, Trussing Equipment & Services RFP, was scored the week of 3/23/2020. The protest is currently with DGS and as previously reported we may re bid this RFP pending the outcome.
- The Hangar & Grounds Video RFP is complete and was awarded to Pacific Coast Entertainment
- The team has started drafting the IFB for tree trimming services; once the draft is ready it will be sent to the committee for review. The committee received and reviewed the IFB; staff is now proceeding to complete the process.
- The team is preparing the RFP/IFB list for the end of 2020 start of 2021

Oversite Projects:

- The Infrastructure Audit: The consultants are continuing to work on the draft reports along with the last zone being the overall underground services. The committee will be reviewing next steps with the team once they have reviewed the draft. The committee requested an executive summary as part of the report which the consultants are working on as well.
Staff reported EMG will have all zone draft reports ready this week, the Facilities Committee will review. The executive summary is anticipated to be complete by the end of next week and will be forwarded to the committee for review.
The committee discussed next steps;
Committee meeting with consultants,
Reports provided to the full Board of Directors for review,
All reports posted along with a public facilities committee meeting to be scheduled.

Items for further review and discussion;

- a) Full load electrical scan
 - b) Camera work, sewer lines etc.
 - c) Concept MSP and review of expanded utilities
 - d) Asbestos remediation i.e. Costa Mesa building roof
- Plaza Pacifica: The contractor is on site and the work for the installation of the new artificial turf is underway and is scheduled to be completed the week of June 22, 2020. The turf is starting to be rolled out on Wednesday the 24th. Working towards completion next week.
 - Storm Water Management: Staff continues to work with CCA on the two projects. Bids are due on June 11th and we are working towards a completion schedule of the end of September. Permits are in place and once the contract is awarded staff will work closely with the contractor and EQC on scheduling and communication for the work to be done inside the EQC footprint (same as done for the alarm system project). Staff updated the committee on the bids and discussed what was budgeted for the two SWM projects (summary attached). The west end (campground) is basically on budget while the east end (EQC desilting Basin) is over budget. Several options on how to proceed were discussed. The east end has the most positive impact on the environment and as such the allocated Cap X budget monies could be used to complete this project first. The west end next could be re budgeted for next year. This would also provide overall savings against budget in 2020. The committee requested this be reviewed during the Board of Directors meeting on Thursday as we are also reviewing the entire Cap X budget as an agenized item.

Cap X Projects:

- HVAC projects in the Costa Mesa and Huntington Beach buildings are proceeding as planned. The Roof Top Units were placed on June 9th with full commissioning scheduled to be completed by the following week.
- The IT Emergency Generator replacement project is complete, the unit is fully commissioned and on line.
- The Fire Alarm panel in the Costa Mesa building is scheduled for replacement. Staff is working with CalFire on the approval of stamped drawings.
- Lot G underground utilities (Carnival back of house support) project is being developed by staff, reviewing development of drawings with a Civil Engineer, determine budgetary requirements and recommendations for 2020 or 2021. Staff is preparing to do the seal and restripe of the lot along with any remaining repairs from Cirque move out (Cirque will be invoiced for their repairs). This is scheduled to be completed by July 10, 2020.

New Items

- The Annual Cal Fire facility inspection was carried out; all the paperwork is completed. The entire report is posted on the website. The one item that will need additional time to complete is the removal of the Hussong's tent structure. Staff will work with Spectra to have this carried out ASAP.

- Staff reported on issues in the Hangar building related to sewer back-ups affecting the west women's restroom. We will have to cut open concrete and fix sagging line. Looking to present the project back to the committee once full scope of work and budgets are completed. Estimating a cost of approximately \$30k to \$35k. If directed to proceed, staff would use funds out of the capital budget contingency.
- Staff reported out on asphalt repairs required in advance of additional seal & stripe being carried out. This is currently budgeted in the operating budget. This is also part of our risk management with CFSA.
- Discussion with the committee on a request from EQC trainers for OCFEC to install a permanent fence around the west side of the EQC footprint. An estimate of \$13k to \$15k was developed by staff. This is an unbudgeted item and is recommended to be included in the budget for 2021.

Storm Water Management Infrastructure Projects (Bid) Summary (DRAFT)

	Budget	CCA LOU (Original)	Construction (Budgeted)	Contingency 10% (Budgeted)	Professional services (Budgeted)	Administration Fees (Budgeted)	CCA LOU (Potential)	Construction (Low Bid)	Contingency 10%	Professional services	Administration Fees	LOU Project Difference
Storm Water - Camp Ground	251,000	249,942	195,000	19,500	11,200	24,242	256,153	200,503	20,050	11,200	24,400	-5,153
Strom Water - Desilting Basin	75,000	74,938	55,000	5,500	4,400	10,038	196,418	156,234	15,623	4,400	20,161	-121,418
Total:	326,000	324,879	250,000	25,000	15,600	34,280	452,572	356,737	35,673	15,600	44,561	-126,572
2020 Capital Contingency	100,000											

* The Campground project is over budget by \$5,154 and feasible to perform if we use a portion of the 2020 Capital Contingency. The storm water project was designed to control water flowing from the parking lots, across the campground and exiting under the perimeter chain link fence. The water that currently finds its way under the fence ultimately find its way to the gutters and storm drains filtering out silt and debris on the way. The city of Costa Mesa had asked for this work to be performed to control the OCFEC runoff so that it did not washout the jogging path and vegetation. Before the beautification project was installed there was not a problem with the flow because the Arlington side of our property was grass. Grass is a natural filter and often used for storm water control.

* The Desilting Basin in the equestrian center is over budget \$121,480 and the 2020 Capital contingency of \$100,000 would not be able to support this overage. The Desilting Basin is very important to the OCFEC run-off not only to capture and filter the storm water but the quality of water that ultimately makes its way to the Back Bay and to local storm drains through the basin would be heavily impacted for the good. This Desilting Basin gathers all the silt and debris from the parking lots and a substantial amount from the Equestrian Center arenas that makes its way onto the roads or just gets washed out during heavy rains. The Desilting Basin would provide a catch basin that would filter the water allowing silt to remain and cleaner water to flow into the surrounding storm drains and the Back Bay. The Desilting Basin would also allow us to remove the silt and debris captured much easier than the current situation.

Option for Review / Discussion

Option #1 - Complete the Campground Storm Water Management Project and use Cap-X contingency for any overage beyond the project contingency.

Option #2 - Complete the EQC Storm Water Management Desilting project with a full Board of Directors approval of a new budget.

Option #3 - Use existing combined Strom Water Management funds to complete the EQC Storm Water Management Desilting project in 2020 and re budget Campground Strom Water project targeting first quarter 2021.

	Budget (Combined)	CCA (Original) LOU	Construction (Budgeted)	Contingency 10% (Budgeted)	Professional services (Budgeted)	Administration Fees (Budgeted)	CCA (Potential) LOU	Construction (Low Bid)	Contingency 10%	Professional services	Administration Fees	LOU Project Difference
Strom Water - Desilting Basin	326,000	74,938	55,000	5,500	4,400	10,038	196,418	156,234	15,623	4,400	20,161	129,582

Note:

- * In reviewing the impact and priority of each project, staff recommends consideration of option #3.
- * To complete both projects \$452,572 is required; \$126,572 over & above the current approved budget.







