



In the Matter Of:

OC FAIR & EVENT CENTER

DRAFT INFRASTRUCTURE AUDIT

October 07, 2020

Case No:

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10	FACILITIES COMMITTEE - DRAFT INFRASTRUCTURE AUDIT	18:03:51
11	WEDNESDAY, OCTOBER 7, 2020	18:03:51
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23		18:03:51
24	Patricia Garrido	18:03:51
25	CSR No. 14364	18:03:51

OC FAIR & EVENT CENTER
Draft Infrastructure Audit on 10/07/2020

1 32ND DISTRICT AGRICULTURAL ASSOCIATION 18:03:51

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5 6:00 P.M. 18:03:51

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10 Meeting of the OCFEC Facilities Committee Draft 18:03:51

11 Infrastructure Audit Workshop, stenographically reported 18:03:51

12 by Patricia Garrido, a Certified Shorthand Reporter for 18:03:51

13 the State of California, commencing at 6:00 p.m. and 18:03:51

14 ending at 6:41 p.m., Wednesday, October 7, 2020, Via 18:03:51

15 Zoom. 18:03:51

16 18:03:51

17 APPEARANCES OF COMMITTEE MEMBERS: 18:03:51

18 Ashleigh Aitken, Chair 18:03:51

19 Newton Pham, Member 18:03:51

20 18:03:51

21 ALSO PRESENT: 18:03:51

22 Michele Richards, CEO 18:03:51

23 Ken Karns, COO 18:03:51

24 Summer Angus, Meeting Secretary Executive Assistant 18:03:51

25 Director Doug La Belle 18:03:51

26 Jerry Eldridge, OC Fair Team 18:03:51

27 Sean Slay, CCA Project Manager 18:03:53

28 Mark Surdam, EMG Consultant 18:03:49

29 PUBLIC SPEAKERS: 18:03:07

OC FAIR & EVENT CENTER
Draft Infrastructure Audit on 10/07/2020

1		18:03:07
2	Reggie Mundekis	18:03:07
3	Leigh-Ann Kazolas	18:03:07
4	Carolyn Beaver	18:03:07
5	Gibran Stout	18:03:07
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5 6:00 P.M. 18:03:07
6 18:03:07
7 18:03:07
8 18:03:07
9 CHAIR AITKEN: Okay. Thank you everybody for 18:03:08
10 being here. I really appreciate you making the time to 18:02:14
11 help us work through this. I just wanted to start and 18:02:17
12 just acknowledge some of the people that are -- well, 18:02:23
13 actually, let me start -- I'm sorry -- with the pledge 18:02:27
14 of allegiance. Director La Belle, can I have you lead 18:02:28
15 us in the pledge of allegiance, please. 18:02:33
16 DIRECTOR LA BELLE: Yes. 16:01:51
17 (Pledge of Allegiance conducted.) 18:02:41
18 CHAIR AITKEN: Thank you so much. Summer, can 18:03:00
19 you just lead us in a brief roll call. 18:03:02
20 SECRETARY ANGUS: Committee Chair Aitken? 18:03:07
21 CHAIR AITKEN: Present. 18:03:08
22 SECRETARY ANGUS: Director Pham? 18:03:11
23 DIRECTOR PHAM: Here. 18:03:14
24 SECRETARY ANGUS: And Director La Belle? 18:03:14
25 DIRECTOR LA BELLE: Here. 18:03:17

1 SECRETARY ANGUS: Thank you. 18:03:18

2 CHAIR AITKEN: Thank you. I wanted to just 18:03:19

3 introduce a couple of other people that are on this Zoom 18:03:21

4 conference with us so that our members of the public can 18:03:25

5 put some names to faces and recognize -- I know some of 18:03:28

6 the names that we bring up during our infrastructure 18:03:32

7 updates. So obviously, we have Director Pham, my 18:03:36

8 co-chair, as well as Director La Belle. 18:03:40

9 We have our CEO, Michele Richards, as well as 18:03:44

10 Ken Karns and Jerry Eldridge from the OC Fair Team. And 18:03:47

11 then I wanted to introduce from CCA we have Sean Slay 18:03:52

12 who is the project manager, and also from EMG, who's our 18:03:55

13 consultant, Mr. Mark Surdam. So we are going to be 18:03:55

14 working collaboratively together to go through this and 18:04:03

15 try to answer everyone's questions, both from the Board 18:04:06

16 and from the public. 18:04:10

17 Hopefully everybody had a chance -- I know it's 18:04:13

18 voluminous, and it is three very large binders and even 18:04:15

19 the summary itself is quite information intensive. But 18:04:19

20 we have all the time in the world to kind of go through 18:04:24

21 that and answer questions, which is just kind of an 18:04:27

22 overarching umbrella thought, we just wanted to kind of 18:04:31

23 re-emphasize that we put this together as a way to give 18:04:36

24 us a road map so that over the next couple of years when 18:04:39

25 we are making decisions on our capital expenditure 18:04:44

1 budget and we are asking the Board to approve some of 18:04:49
2 these items in the budget, there's a road map and a 18:04:51
3 reasoning why we are doing that. 18:04:53

4 This infrastructure audit is meant as a -- as a 18:04:56
5 kind of road map for us. It's not mandating us to do 18:05:01
6 anything. It's not requiring us to do anything. It's 18:05:06
7 just trying to help us assess when we go through all the 18:05:08
8 different zones, you know, what are the highest needs, 18:05:10
9 highest priority projects versus things that are more we 18:05:14
10 can put on the backburner for long-term needs. 18:05:18

11 I did want to give a kind of special shout out 18:05:20
12 to the Friends and Neighbors of Orange County 18:05:24
13 Fairgrounds, we got your letter. Thank you very much. 18:05:30
14 We're going to try to go through there, and obviously, 18:05:33
15 go through and answer some of your questions. But 18:05:34
16 please, I want this to be very collaborative kind of 18:05:37
17 like we've done in other -- or when we did in person 18:05:40
18 with our Equestrian Center Committee and then what 18:05:42
19 happened with the Governance Committee. 18:05:46

20 So either in the chat function or if there's 18:05:47
21 not a lot of people jumping in, just let us know if 18:05:50
22 there's a question or a part that you want us to slow 18:05:54
23 down, dig in deeper, any questions that you have. If I 18:05:58
24 don't know the answer, Ken, Jerry, our consultants -- if 18:06:01
25 we don't know the answers right away, we will get back 18:06:04

1 to you as soon as we can. We will find out the answer. 18:06:07
2 But hopefully we'll be able to answer 18:06:10
3 everybody's questions today. So I'm going to turn it 18:06:12
4 over briefly to Ken. If you want to just kind of give a 18:06:16
5 little bit of a brief background in description of the 18:06:21
6 audit process. 18:06:23
7 COO KARNS: Sure. Thank you very much, 18:06:26
8 Director Aitken, and -- so really first I want to take 18:06:26
9 the opportunity to thank the Board and in particular the 18:06:30
10 facility's committees for all their help and guidance. 18:06:32
11 And, yes, I said that plural because if we think back, 18:06:34
12 this started -- the committee was Director La Belle and 18:06:39
13 Director Ruiz, and now Director Aitken and Pham. 18:06:40
14 So we really appreciate all the guidance and 18:06:44
15 direction and support in this major undertaking. 18:06:46
16 I'd like to also thank Sean Slay from CCA and Mark 18:06:51
17 Surdam from EMG. They've been very dedicated and 18:06:53
18 focused on this project and thank everyone for being on 18:06:57
19 the call and assisting us as we work through this 18:07:01
20 infrastructure audit. 18:07:03
21 The goals to do an infrastructure audit, were 18:07:04
22 on the buildings and ground so that we could better 18:07:07
23 understand where everything is in its life cycle and 18:07:11
24 then to have a tool to guide us and reference as we 18:07:15
25 develop our capital works and ultimately a master site 18:07:19

1 plan. And then to also have a guide, and anything that 18:07:24
2 we do decide on, ultimately, will be up to the Board to 18:07:27
3 evaluate and approve as staff presents future budgets 18:07:31
4 and projects. 18:07:34

5 So another tool in our tool box to help guide 18:07:35
6 us as we go as Ashleigh pointed out. And again, finally 18:07:37
7 this process is not over. There will be another 18:07:41
8 opportunity, a future board meeting, for more input and 18:07:44
9 determining any additional next steps. These drafts are 18:07:49
10 posted on the website and when finalized and we have a 18:07:53
11 complete document, that will also be posted. So with 18:07:58
12 that, Director Aitken, I'll turn it over to you. 18:08:02

13 And you're on mute. 18:08:09

14 CHAIR AITKEN: I have to do that once every 18:08:12
15 Zoom. Sorry about that. I wanted to just see if -- 18:08:15
16 Summer, if we have any members of the public that would 18:08:15
17 like to make any public comments before we move on. 18:08:18

18 SECRETARY ANGUS: Is my understanding that it'd 18:08:23
19 be just kind of collaborative, people chime in when they 18:08:26
20 want to like we did with the governance? 18:08:29

21 CHAIR AITKEN: Okay. No. That -- that's fine 18:08:32
22 with me. I think I'm going to then just actually first 18:08:35
23 defer to my fellow directors and see if as a jumping off 18:08:39
24 point if either Director La Belle or Director Pham had 18:08:45
25 any areas of concern or questions that they would like 18:08:49

1 to raise first. 18:08:52

2 DIRECTOR PHAM: This is Director Pham or 18:09:01

3 Newton. I think we already discussed it prior, and I'm 18:09:04

4 all on the same page as everyone, so -- 18:09:10

5 DIRECTOR LA BELLE: This is Director La Belle. 18:09:12

6 I've reviewed the executive summary in the documents, 18:09:13

7 and I'm just on the -- on the call to kind of get 18:09:17

8 everybody else's input and thoughts at this point in 18:09:21

9 time. I know ultimately this will come before the full 18:09:24

10 board for policy direction relative to individual 18:09:28

11 projects in the overall scope of the work. So I'm -- 18:09:33

12 I'm here to listen this evening. 18:09:38

13 CHAIR AITKEN: Okay. Thank you very much. So 18:09:40

14 if -- I know we have the slides up, so it's hard for me 18:09:44

15 to see a full gallery review. So I'll rely on other 18:09:50

16 members of the staff. If you see anybody raising your 18:09:52

17 hand, I can only see three or two of you at a time. So 18:09:55

18 is there somebody that would like to kick it off that 18:09:59

19 has a question or concern for either the committee, for 18:10:00

20 CCA, or for our consultant from EMG, Mark Surdam? 18:10:04

21 REGGIE MUNDEKIS: Hi. This is Reggie Mundekis, 18:10:14

22 and thank you for having this meeting. And Director 18:10:16

23 Aitken, thank you for framing the issue, so to speak, 18:10:20

24 where this is a tool for decision making and is not 18:10:23

25 something that's set in stone, that this is something 18:10:27

1 that is going to be used in our other processes to help 18:10:31
2 guide our future. 18:10:35

3 So I'd just like to -- you have the letter that 18:10:37
4 was sent in. I have no major concerns with the way the 18:10:40
5 work was done. I didn't see anything in the report that 18:10:46
6 I disagreed -- you know, that I had a major disagreement 18:10:49
7 with or I looked at it and said how did they come to 18:10:53
8 that conclusion. I thought the report was reasonable. 18:10:54
9 There is an ongoing source of confusion for some people, 18:10:58
10 and that's the cost estimates. 18:11:02

11 Okay. I've done a lot of technical work. I'm 18:11:07
12 an engineer. I've written a lot of reports, and I 18:11:10
13 understand that when you put together a report like 18:11:12
14 this -- and please, stop me if I -- please correct me if 18:11:14
15 I get this wrong. You put together numbers as a way of 18:11:17
16 putting in order of -- putting orders of magnitude on 18:11:21
17 things, on projects, and items that need to be fixed in 18:11:27
18 order to give some indicators as to larger projects 18:11:31
19 versus smaller projects and that the numbers aren't 18:11:35
20 actual quotes for work. 18:11:40

21 And I just wanted to check my understanding of 18:11:41
22 that, and if there's anything else that would like to be 18:11:44
23 added regarding the various prices that are published in 18:11:47
24 reports for the different projects. Thank you. 18:11:52

25 CHAIR AITKEN: Okay. Do we want -- Ken or 18:12:00

1 Jerry, I don't know if this is a -- something you want 18:12:04
2 to touch on, but let's say, for instance, if we look 18:12:06
3 at -- I'm going to pick one of our red zone, wood zone 18:12:09
4 issues, where it's like the campground restrooms 18:12:10
5 trailer. If we decide to prioritize that and move 18:12:15
6 forward with that, how do we arrive at a final estimate 18:12:19
7 for those costs? 18:12:22

8 COO KARNS: Thank you, Director Aitken. So, 18:12:24
9 yes, we can use that. An example -- and I'll try to 18:12:26
10 answer Reggie's questions at the same time or maybe 18:12:29
11 we'll start with Reggie's and follow up. I think you 18:12:34
12 have a great understanding, Reggie, of how that works. 18:12:38
13 There's some guides for determining order, magnitude, 18:12:41
14 some general overviews, general concepts, and we can ask 18:12:46
15 Mark to go more in depth. These are not hard quotes, so 18:12:53
16 you are correct in your assumptions. 18:12:56

17 Ashleigh, if we chose a project, it would be 18:12:59
18 developed like any other and Jerry can give more 18:13:02
19 detail -- would determine a scope of work. There's 18:13:05
20 different ways to determine the initial rough budgets 18:13:07
21 utilizing CCA, different consultants, or contractors 18:13:11
22 that we can solicit information from to get a rough 18:13:17
23 budget. And then finally, when a full scope of work is 18:13:22
24 put together and bid, then we know the final price. 18:13:26

25 But as it relates to how the numbers are 18:13:31

1 derived at related to the infrastructure audit, Mark can 18:13:35
2 give more details on some of those guides that are 18:13:40
3 used - the industry standard guides that were used. So 18:13:44
4 Mark -- because there's a couple of names and they're 18:13:48
5 not coming to my memory recall, so if you could round 18:13:51
6 that out please. 18:13:56

7 MARK SURDAM: Sure thing. Thanks again. We 18:13:57
8 use -- basically the numbers are generalized per 18:13:57
9 service. We use R.S. Means, we use Marshall & Swift, we 18:14:01
10 use a product -- national estimated product called 18:14:08
11 Whitestone put out by Coldwell Banker Real Estate, and 18:14:08
12 we also use anecdotal information from our clients when 18:14:16
13 coming up with replacement costs for the various systems 18:14:18
14 whether they be HBAC, electrical building finishes, you 18:14:24
15 know, the asphalt services, site finishes, and that sort 18:14:32
16 of thing. 18:14:37

17 And -- and I want to reiterate what Ken says. 18:14:39
18 These are generalized budget numbers so that it -- it 18:14:44
19 basically places a hierarchy of values and we use -- 18:14:49
20 utilize national or published standards by the 18:14:54
21 manufacturers for estimated useful life. And when we 18:14:59
22 visit the site, we determine the condition and -- and 18:15:04
23 the -- we estimate the remaining useful life which is 18:15:09
24 not necessarily based on when the component was placed 18:15:13
25 into service because various things can either lessen 18:15:18

1 the estimated useful life or increase. 18:15:23

2 And, you know, generally what we saw is that 18:15:28

3 most of the asset, your assets or components, have very 18:15:32

4 good maintenance. And the life -- the estimated life 18:15:39

5 was -- was prolonged. But at the same time, we 18:15:43

6 recognize that things eventually need to be replaced, 18:15:48

7 and we basically use our experience to estimate when 18:15:52

8 that occurs. 18:15:56

9 COO KARNS: Thank you, Mark. 18:15:58

10 CEO RICHARDS: Director Aitken, if I could pop 18:16:01

11 in here for a second. This is Michele. I know there 18:16:04

12 are some members of the public on this Zoom that would 18:16:07

13 like to speak that are using the chat function. We -- 18:16:09

14 we don't -- we discourage use of that because we are 18:16:14

15 recording this Zoom for the benefit of the rest of the 18:16:19

16 public, this will be posted on our website. And the 18:16:22

17 recording doesn't pick up the chat. So I think maybe 18:16:26

18 what might be good is if we -- we just call on members 18:16:31

19 of the public who might want to comment. I know there 18:16:35

20 are several of them that have indicated that they would 18:16:38

21 like to make comment. 18:16:42

22 CHAIR AITKEN: Yes. I have the chat function 18:16:44

23 up, and just so people can let me know that they want to 18:16:47

24 speak, and so if -- if no further comment, then I want 18:16:50

25 to call on Leigh Ann Kazolas then Carolyn Beaver and 18:16:54

1 then it says OC Vaulting, which I think is Gibran, but 18:17:00
2 I'm not sure. 18:17:04

3 LEIGH-ANN KAZOLAS: I don't have anything. At 18:17:04
4 that time I was just -- my question was -- Michele 18:17:07
5 just -- now she's answering it. Is it -- if and when we 18:17:08
6 do want to make a comment, how do we go about indicating 18:17:11
7 it? I know I can waive, but I know that Carolyn and 18:17:14
8 Gibran don't have their radio feeds on. So I just want 18:17:18
9 to clarify the process for when you do want to make a 18:17:20
10 comment how to go about indicating that. 18:17:21

11 CHAIR AITKEN: If you just want to put in the 18:17:23
12 chat function "pick me" then I would do that. 18:17:25

13 LEIGH-ANN KAZOLAS: But that's all I have for 18:17:29
14 now. 18:17:31

15 CHAIR AITKEN: Okay. Thank you so much 18:17:32
16 Leigh-Ann. Okay. So next I want to go to Carolyn 18:17:33
17 Beaver who had said she had a comment. 18:17:36

18 CAROLYN BEAVER: Thank you, Ashleigh. I 18:17:39
19 appreciate that. I think I'm off mute, so can you hear 18:17:41
20 me okay? 18:17:45

21 CHAIR AITKEN: Yes. 18:17:48

22 CAROLYN BEAVER: Perfect. I just wanted to 18:17:49
23 really, I guess, ask a question. Early on when this was 18:17:49
24 discussed at the board, to have this infrastructure 18:17:54
25 audit -- which I'm really glad that the board did do -- 18:17:57

1 I remember that one of the recommendations was to ensure 18:18:01
2 that the firm that did it had experience with equestrian 18:18:05
3 centers and with historical buildings. And I'm 18:18:11
4 wondering whether that was addressed with the firm that 18:18:15
5 was chosen. 18:18:18

6 CHAIR AITKEN: Yeah. And can we have our 18:18:20
7 consultant, Mark, would you mind speaking to that? 18:18:23

8 MARK SURDAM: Sure. Thank you. Yes. We're 18:18:27
9 basically EMG is a -- a nationwide company. We're based 18:18:29
10 in Columbia, Maryland. We've been in business for 35 18:18:35
11 years. We were recently acquired probably two years ago 18:18:40
12 by Bureau Veritas which is a multi-national company. 18:18:44
13 We've done thousands of sites and facilities. 18:18:48

14 We do historical buildings. We do equestrian 18:18:52
15 centers. We do a whole range of buildings and 18:18:57
16 facilities, you know, and -- and it's -- probably 18:19:02
17 represents about 25 percent of our workload - the 18:19:09
18 historical facilities, not necessarily the equestrian 18:19:14
19 facilities. But we do have experience with all types of 18:19:19
20 buildings. 18:19:23

21 CAROLYN BEAVER: Appreciate that. 18:19:25

22 CHAIR AITKEN: And I know Ken can probably 18:19:26
23 expand on this a little bit, but one of the things early 18:19:29
24 on in the discussions is that we did specifically 18:19:31
25 highlight that we have a corner of the property that is 18:19:33

1 an equestrian center. We have a corner of the property 18:19:35
2 that's an amphitheater. We have a corner of the 18:19:39
3 property that is is a museum, we have public art. 18:19:40

4 So what we were very careful to make sure that 18:19:44
5 each part of the property although, you know, one big 18:19:47
6 part of our OC Fairgrounds has a very unique personality 18:19:49
7 and each one needs to be addressed individually. 18:19:55

8 CAROLYN BEAVER: Well, and the reason I ask -- 18:19:58
9 and so I'm wondering what specific equestrian centers 18:20:00
10 people on the project had experience with. And the 18:20:03
11 reason I ask is because one of the recommendations, for 18:20:06
12 example, referred to sinks in the barn -- barns and 18:20:11
13 there are no sinks. There are waters for the horses. 18:20:13

14 And the recommendation on replacing the waters 18:20:19
15 that the cost estimates were significantly more than 18:20:22
16 what the actual cost of replacement waters are. So that 18:20:26
17 just made me wonder about what the experience was. So, 18:20:32
18 Mark, perhaps you could address that a little bit more, 18:20:36
19 please. 18:20:40

20 MARK SURDAM: Sure. That particular cost -- we 18:20:40
21 basically have a database call ACICO where we derive our 18:20:42
22 cost. And it's general -- it's more or less 18:20:48
23 generalized. We don't -- if we were to call out the 18:20:53
24 specific nomenclature for each type of building, then 18:20:58
25 the database would get too unwieldy. So we use -- we 18:21:04

1 use the generalized term of a sink, a stainless steel 18:21:09
2 sink or metal sink, for the water troughs that -- that 18:21:14
3 your equestrian center uses. 18:21:16

4 The cost is somewhat high for individual sinks, 18:21:20
5 however, there is a labor cost, there is a -- you know, 18:21:26
6 the -- there's a number of associated costs. When we go 18:21:29
7 into a building that is not new, there may be, on 18:21:33
8 replacement, associated piping cost, you know, to get to 18:21:40
9 the sink or venting cost and some of that is included in 18:21:46
10 the cost. So what you'll see, I think across the 18:21:49
11 boarder. Generally higher costs than you would normally 18:21:53
12 see for an individual component. 18:21:57

13 CAROLYN BEAVER: Okay. Thank you. 18:22:02

14 CHAIR AITKEN: OC Vaulting which I think is -- 18:22:07
15 is Gibran. Is she -- is she on or no? Maybe that's 18:22:11
16 not -- 18:22:15

17 GIBRAN STOUT: Yes. It's me. 18:22:15

18 CHAIR AITKEN: Okay. Sorry. I see an OC 18:22:18
19 Vaulting and a Gibran so I want to make sure. 18:22:21

20 GIBRAN STOUT: Gibran is my (inaudible) 18:22:21
21 Vaulting is my laptop so I can look at this thing not at 18:22:21
22 my phone. So anyway, yes, those are great questions 18:22:21
23 Carolyn. I'd like to also add that one of the things 18:22:33
24 that caught my attention was -- that made me question 18:22:38
25 the equestrian center experience as well was the comment 18:22:40

1 that all of the water -- waters are falling off the 18:22:44
2 wall. And if anyone who knows horses and animals, these 18:22:48
3 are floatation devices. 18:22:53

4 They're not sinks. They don't have any 18:22:56
5 venting. They don't have any drain. They're just like 18:22:57
6 water bowls with the float in them. So they're quite 18:22:58
7 simple, but they also require installation at an angle 18:23:01
8 in order to not overflow and -- and in order for the 18:23:06
9 flotation mechanism to work. 18:23:10

10 So there was concern that there wasn't 18:23:13
11 experience, and I think that is just those types of 18:23:15
12 things that were why we were concerned why there was a 18:23:18
13 recommendation for them all to be replaced, because I 18:23:21
14 could tell you, the horse ladies are crazy, and I'm one. 18:23:23
15 I can say we would never tolerate, you know, water -- 18:23:27
16 waters falling off the wall. 18:23:30

17 So what -- what equestrian centers were -- was 18:23:34
18 your experience with? 18:23:38

19 MARK SURDAM: Well, we've done equestrian 18:23:44
20 centers in Colorado. We've done equestrian centers in 18:23:48
21 the Central Valley. I associated with facilities that 18:23:50
22 we've done. I can get you a list of equestrian centers. 18:23:58
23 I don't know them offhand. 18:24:02

24 GIBRAN STOUT: I think the bigger concern was 18:24:04
25 just that they're -- that they're installed exactly how 18:24:06

1 the manufacturer recommends and that they're not falling 18:24:10
2 off the wall. And there was a concern that perhaps it 18:24:14
3 wasn't looked at very closely or maybe there wasn't 18:24:17
4 familiarity with the equipment itself. 18:24:19

5 And I think what Carolyn mentioned, calling 18:24:22
6 them sinks -- whereby sinks normally have drains and 18:24:24
7 like you had mentioned denting and that sort of thing, 18:24:27
8 and that's not what it is. And it's in a horse stall 18:24:30
9 where it's getting kicked and urinated on and all kinds 18:24:34
10 of things so -- and they're also galvanized, not 18:24:40
11 stainless steel. 18:24:41

12 So just little things like that, I think, drew 18:24:41
13 some concern insofar as recognizing what it is that 18:24:44
14 we're looking at when we're assessing it. So that was 18:24:49
15 the biggest reason for that question to come up. 18:24:52

16 COO KARNS: If I could jump in here and, Gibran 18:24:56
17 and Carolyn, thank you for highlighting that for sure, 18:25:01
18 and hence a draft which we knew wasn't 100 percent 18:25:05
19 perfect out of the gate, lots of I's. And there was a 18:25:10
20 lot of information to go through and we knew there would 18:25:15
21 be something missed and there's likely more, so we're 18:25:17
22 happy to revisit and make any necessary changes to 18:25:20
23 reflect that accurately. So we appreciate that. 18:25:24

24 CHAIR AITKEN: Okay. I don't see anybody else 18:25:37
25 in the chat indicating that they have a question on 18:25:37

1 anything specific, so if -- if that is incorrect, please 18:25:39
2 let me know. Okay. Hearing that, and please, again, 18:25:45
3 feel free to interrupt me, I saw, Gibran, your comment 18:25:53
4 about what the board of directors -- what our feedback 18:25:58
5 and thoughts are from this process. 18:26:03

6 You know, I think this is going to be a very 18:26:05
7 helpful document. I think it provides us a road map to 18:26:08
8 assess when we start looking at capital expenditures as 18:26:12
9 we near the budget process, what we need to prioritize 18:26:16
10 and what we don't need to prioritize and it was nice to 18:26:21
11 have an independent set of eyes come and help us make -- 18:26:23
12 and make or help our team make that assessment. 18:26:26

13 Speaking just as not for the board but just as 18:26:29
14 myself, as a director, I think going forward this is 18:26:32
15 going to be helpful for us to weigh what is our number 18:26:37
16 one priority which is the health and safety of anyone 18:26:39
17 that visits and uses our property and kind of set that 18:26:41
18 against what our new post-Covid budget is going to be. 18:26:46

19 For those of you that have kind of been 18:26:51
20 following the Facilities Committee, we have several 18:26:54
21 projects that are on our capital expenditure budget and 18:26:56
22 projects that we were hoping maybe we could do in 2020 18:27:01
23 but obviously given budgetary constraints and our need 18:27:03
24 to pull back and conserve as many resources as we can. 18:27:07

25 We just aren't going to get to, and maybe we 18:27:11

1 won't get to them next year. So this is going to be 18:27:14
2 kind of incorporated into what we already know we need 18:27:17
3 to do and help us kind of build that, you know, maybe 18:27:17
4 two to three year or maybe beyond that as some of the 18:27:21
5 facilities are -- are fine and in mint condition, you 18:27:26
6 know, what is kind of going to be our road map and then 18:27:28
7 really pivot this to reopening that master site plan 18:27:33
8 just to help us build a road map and how we -- what we 18:27:38
9 want to do on the property and what we want it to -- to 18:27:39
10 look like as we, you know, plan for the next, you know, 18:27:41
11 five years and beyond. 18:27:43

12 So that's how -- that's how I see it. Again, I 18:27:45
13 think it's really important to note that nothing in this 18:27:48
14 report is requiring or mandating us to do anything. We 18:27:53
15 haven't gotten bids on any of these projects, so it's 18:27:56
16 not that we are going to be taking this to the Board and 18:27:57
17 asking for -- to start right after. 18:28:00

18 And I think what our plan is -- is to turn this 18:28:04
19 over to the full Board, make the comments -- and if 18:28:07
20 anyone, you know, after this meeting, if something comes 18:28:11
21 up and you say, "Oh, my gosh, I forgot get to mention 18:28:15
22 this," or "I didn't think about this the first time," 18:28:19
23 please send me, Director Pham, our CEO, Michele 18:28:19
24 Richards, Ken, any one of us an e-mail if there's a 18:28:23
25 correction, a mistake. If something's unclear, we want 18:28:29

1 to make this as clear as possible. 18:28:31

2 I think that would be really helpful for us 18:28:33

3 moving forward. And we will also be seeking that 18:28:36

4 input -- input from our other board members. Again, I 18:28:38

5 know it's a lot of information to digest and I really 18:28:41

6 thank our members of the public that took the time to go 18:28:44

7 through this painstakingly, and I think that's going to 18:28:46

8 help us make this document as solid and as helpful as 18:28:52

9 possible. So those are -- those are my intentions for 18:28:57

10 next steps. I don't know if Michele or Ken if you want 18:28:59

11 to add anything to that. 18:29:02

12 COO KARNS: So thank you for that Ashleigh. 18:29:06

13 Yes, back to the full Board whenever it's deemed to be 18:29:08

14 agendized for further discussion, and again, no rush to 18:29:14

15 finalize. We would like to, you know, at some point be 18:29:21

16 out of the draft and have a -- have a final document. 18:29:24

17 I'm sure CCA and Mark want to be done at some point in 18:29:25

18 time and we will but there's nothing that we can't 18:29:30

19 adjust and change for -- for years to come. 18:29:32

20 I think part of the discussion with the entire 18:29:34

21 board will be next steps. There's some recommendations 18:29:37

22 to be considered coming from -- from EMG that have 18:29:41

23 value, and in reading the letter from the Friends and 18:29:47

24 Neighbors of fair, there's some great value and 18:29:52

25 recommendations on -- in there as well to be -- to be 18:29:55

1 considered on continuing the expanse of gaining the 18:29:57
2 knowledge we need to ensure we're going in the right 18:30:02
3 direction for the next five, ten, fifteen to twenty 18:30:06
4 years. 18:30:11

5 So I think the next steps will be the full 18:30:11
6 Board finalizing the draft and then determining next 18:30:14
7 steps. 18:30:18

8 CHAIR AITKEN: Thank You. Oh, so sorry 18:30:20
9 Director Pham, go ahead. 18:30:20

10 DIRECTOR PHAM: Yeah. No problem. I could 18:30:22
11 just -- yeah, like, just expand beyond just, you know, 18:30:22
12 the near term budget. I think this provides, you know, 18:30:26
13 a good -- good -- good data for us to plan for the long 18:30:30
14 run, long term, see how, you know, these will likely be 18:30:36
15 Facility or what particular maintenance needs to be 18:30:39
16 done. You know, like Ken said five, ten, fifteen years 18:30:42
17 from now. I think that's really helpful. That's pretty 18:30:47
18 much all I can add to everything that's been said. 18:30:49

19 DIRECTOR LA BELLE: Director Aitken, this is 18:30:55
20 Director La Belle. If I could make just a brief 18:30:57
21 comment. 18:31:00

22 CHAIR AITKEN: Please. 18:31:01

23 DIRECTOR LA BELLE: First of all, when the 18:31:03
24 infrastructure study was envisioned several years ago, 18:31:05
25 this is exactly what I was hoping we would get as a 18:31:09

1 product. First of all over the course of my other life, 18:31:15
2 I'd review the number of these documents and I just got 18:31:20
3 to compliment the committee staff and EMG. This is an 18:31:24
4 outstanding report. It's very complete, very thorough, 18:31:29
5 and I was very, very impressed by the product. 18:31:33

6 I think my only comment at this time would be 18:31:37
7 Reggie and her communication to the Board mentioned the 18:31:41
8 separation of what our annual outgoing maintenance cost 18:31:49
9 versus what are specific capital projects. I think one 18:31:55
10 of the things we need to look at would be in most 18:32:00
11 jurisdictions we do capital projects. 18:32:05

12 Reggie, you can correct me if you have some 18:32:06
13 further ideas -- would be that usually you set a minimum 18:32:10
14 budget anything over X, say 50,000, as an example, would 18:32:16
15 become a capital project that would involve significant 18:32:22
16 engineering work, et cetera, et cetera. Anything less 18:32:28
17 than that would be normal ongoing maintenance that would 18:32:31
18 be included in the operating budget for the -- for the 18:32:36
19 district. 18:32:41

20 If you're going to paint a ream in one 18:32:42
21 building, that's maintenance. If you're going to paint 18:32:46
22 every building and repair every single roof structure, 18:32:50
23 that would be a capital project. So I think that's 18:32:56
24 something that we should -- should carefully look at as 18:33:00
25 the district when we get to full board re -- full board 18:33:00

1 review of this. So that would be my comment. Thank you 18:33:07
2 very much. 18:33:11

3 CHAIR AITKEN: Thank you so much Director La 18:33:13
4 Belle. Two questions for Michele. I know that the 18:33:16
5 Board got a copy of Friend and Neighbors of Orange 18:33:21
6 County Fairground letter. Is this going to be attached 18:33:26
7 as our incoming correspondence to our next board meeting 18:33:29
8 so members of the public at large have a chance to read 18:33:32
9 it. 18:33:34

10 CEO RICHARDS: Yes. Yes. It will be part of 18:33:36
11 the agenda packet for the October 22nd meeting. 18:33:38

12 CHAIR AITKEN: Okay. Wonderful. Thank you. 18:33:44
13 And then my other question -- and I'm not quite sure how 18:33:45
14 we can go about this given that we don't have really an 18:33:50
15 open administration building yet because of the 18:33:54
16 Covid-19, but it's such a voluminous document that is 18:33:57
17 there a way that we could -- is it only available 18:34:02
18 electronically or is there a way to have the three large 18:34:04
19 binders, maybe a public copy if somebody that wasn't 18:34:09
20 technologically savvy or did not want to print out a 18:34:13
21 gazillion and a half pages could maybe stop by the admin 18:34:19
22 building and read it if they made an appointment or -- 18:34:20
23 so we have a little bit more public access to the 18:34:25
24 document? 18:34:28

25 CEO RICHARDS: We can certainly try to arrange 18:34:30

1 that maybe by appointment. You know, the interior of 18:34:33
2 the property is still closed to the public. So, yes, I 18:34:37
3 think by appointment that way we know if someone's 18:34:42
4 coming, they can check in if we can do the health 18:34:48
5 screening that is required. But also, you know, if 18:34:50
6 someone wants us to, you know, ship a copy to them, you 18:34:54
7 know, print out hard copies and ship it to them, we can 18:35:01
8 do that too as a regular course of response to public 18:35:05
9 records request. 18:35:09

10 CHAIR AITKEN: Thank you. That was -- those 18:35:12
11 were my two comments. If anyone has anything else for 18:35:13
12 the -- for the good of the order, if not, that's all I 18:35:18
13 have for this infrastructure audit review meeting. 18:35:22
14 Okay. 18:35:33

15 COO KARNS: Okay. 18:35:37

16 (Multiple speakers at once.) 18:35:38

17 CEO RICHARDS: I think Leigh-Ann -- I think 18:35:38
18 Leigh-Ann is raising her -- you have to unmute yourself 18:35:39
19 Leigh-Ann. 18:35:43

20 CHAIR AITKEN: Okay. Leigh-Ann. 18:35:43

21 LEIGH-ANN KAZOLAS: I'm sorry. I'm still not 18:35:46
22 -- I'm still not very Zoom (inaudible) but -- no, I 18:35:46
23 appreciate what's being said about dividing up into 18:35:50
24 capital projects and into general maintenance. I'm also 18:35:55
25 hoping, you know, obviously as an equestrian center user 18:35:58

1 I focus only on Zone 6. I'm sorry I didn't review any 18:36:01
2 of the others. I will admit that. 18:36:05

3 But just also to go through what our needs and 18:36:07
4 versus what our wants and what are really even 18:36:11
5 necessary. For example they brought something that was 18:36:14
6 brought up as an immediate need is some wooden patios 18:36:17
7 that trainers have actually put outside their tack rooms 18:36:21
8 so that there's not just a drop off but sometimes 18:36:25
9 there's some leveling issues or (inaudible) step down of 18:36:26
10 some people have built patios for aesthetic reasons or 18:36:30
11 to put some chairs out for their -- for their riders. 18:36:35

12 And, you know, those were sort of seen as an 18:36:37
13 immediate need for repairs. That would actually, you 18:36:42
14 know, that's one of those things that I know the 18:36:43
15 equestrian center is different because there's a private 18:36:44
16 operator that belongs to the Fair and Event Center, but 18:36:47
17 also, like, things like those patios and such. Since 18:36:53
18 the trainers put those up, I would think that they would 18:36:54
19 also be responsible for maintaining those and -- and 18:36:57
20 repairing any necessary, you know, doing any necessary 18:37:00
21 repairs. 18:37:04

22 It's the same thing. Another thing that was 18:37:05
23 mentioned was painting of interior of tack rooms, for 18:37:07
24 instance, you know, those spaces are rented by trainers 18:37:09
25 and some private people to share. So again -- we 18:37:13

1 don't -- we look around. We're like "We don't need 18:37:16
2 paint. This is fabulous. This is our happy place." 18:37:19
3 And if there were anything to be painted we 18:37:21
4 would -- we would take that on and make those 18:37:25
5 improvements ourselves. So I think, you know, having 18:37:29
6 spoken with some of the equestrians we also are -- look 18:37:31
7 forward to working with the Board and working with the 18:37:31
8 committee on what we can do as equestrians to help you 18:37:33
9 guys out and to help you point out, you know, some of 18:37:37
10 the things that might look rusty on a wall -- the walls 18:37:40
11 are actually not walls. 18:37:42

12 They're partitions between stalls that can be 18:37:42
13 removed easily and taken down and have nothing really to 18:37:45
14 do with the structure -- those are easily patched and 18:37:47
15 replaced. So I think that there's, you know, maybe 18:37:52
16 looking at the list of these three equestrian centers 18:37:54
17 and seeing, you know, where do those responsibilities 18:37:57
18 lie? 18:37:59

19 The operator -- what as equestrians can do, you 18:37:59
20 know, in keeping our spaces, you know, in good working 18:37:59
21 order, looking well, and what might be capital expenses 18:38:04
22 down the road. So we look forward to working with you 18:38:08
23 guys and sort of helping put those in some of the 18:38:12
24 categories as the people that use those every day. 18:38:13
25 That's it. 18:38:18

1 CHAIR AITKEN: Thank you. No. I think that's 18:38:19
2 a good comment. Thank you, Leigh-Ann. Gibran, did you 18:38:20
3 have another comment or did you have anything? 18:38:25
4 (Multiple speakers at once.) 18:38:30
5 SECRETARY ANGUS: Director Aitken, I did get a 18:38:30
6 message from Gibran saying that she would like a hard 18:38:40
7 copy of the audit. 18:38:44
8 GIBRAN STOUT: That was all. Yes, that was it. 18:38:48
9 COO KARNS: And can I ask a question for 18:38:52
10 clarification on that? Would -- for any hard copies, do 18:38:55
11 you want the copy of the draft as it is now or would you 18:39:00
12 prefer to wait until after the board meeting? If 18:39:05
13 there's any further corrections and we do one more 18:39:08
14 revision of the draft before we make another hard copy 18:39:12
15 because that's a lot of pages. 18:39:15
16 GIBRAN STOUT: Great question. You're right. 18:39:18
17 Strike that request, Summer. 18:39:21
18 CEO RICHARD: Also -- 18:39:23
19 COO KARNS: Happy to do it. I just want to, 18:39:23
20 you know -- 18:39:24
21 GIBRAN STOUT: Oh, no, you're right. You're 18:39:25
22 totally right, so thank you. 18:39:27
23 CEO RICHARDS: And Gibran, you know that the 18:39:29
24 entire report is posted on the website. So if you 18:39:31
25 wanted to print out even portions of it now, you can do 18:39:34

1 that. 18:39:39

2 GIBRAN STOUT: Yes, yes, I know. I just don't 18:39:40

3 have a color printer, quite frankly, so -- 18:39:42

4 CEO RICHARDS: Oh, Leigh-Ann has a copy. 18:39:47

5 GIBRAN STOUT: Yes, she does, and I've been 18:39:49

6 coveting her copy, and I've completely gone through 18:39:52

7 every page -- and it is, I would like to -- I do have 18:39:53

8 one last thing I'd like to add is Director La Belle is 18:39:56

9 absolutely correct. This was an excellent report. It 18:39:58

10 was very well done. It was very detailed. 18:40:00

11 And it is, essentially, in the commercial real 18:40:04

12 estate appraisal in summary form and it's very detailed. 18:40:06

13 I think that a lot of people were thinking we were going 18:40:11

14 to be getting more of a home inspection report instead 18:40:14

15 of a real estate appraisal type report, but obviously 18:40:18

16 this type of report in -- with its detail and the amount 18:40:22

17 of information is critical in financial planning for the 18:40:25

18 property for the future. So it is an excellent report, 18:40:29

19 very detailed. Okay. That's it. 18:40:32

20 CHAIR AITKEN: Okay. Michele, do you have 18:40:40

21 anything in closing? If not, I don't have anything 18:40:42

22 else. 18:40:45

23 CEO RICHARDS: No. Just to echo the thank you 18:40:46

24 that Director La Belle said. Really great work on the 18:40:50

25 part of the committee and staff, you know, Jerry and 18:40:55

1 Ken, and certainly Sean from CCA, Mark in EMG, thank you 18:40:58
2 so much for your work on the project, but also for being 18:41:04
3 here tonight and available to answer questions. Much 18:41:09
4 appreciated. 18:41:12

5 CHAIR AITKEN: Okay. Thank you everybody for 18:41:15
6 being here, and again, if you think of something, wake 18:41:17
7 up in the middle of the night and think of a burning 18:41:22
8 question, please email us. We'll be -- we'll be happy 18:41:22
9 to get back to you with an answer. So thank you 18:41:25
10 everybody. 18:41:28

11 (Whereupon, the OCFEC Facilities Committee 18:41:30
12 Draft Infrastructure Audit Meeting was hereby adjourned 18:41:30
13 at 6:41 p.m.) 18:41:30

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1	CERTIFICATE	18:41:30
2	OF	18:41:30
3	CERTIFIED SHORTHAND REPORTER	18:41:30
4	* * * *	18:41:30
5		18:41:30
6		18:41:30
7	The undersigned Certified Shorthand Reporter of the	18:41:30
8	State of California does hereby certify:	18:41:30
9	That the foregoing Proceeding was taken before me	18:41:30
10	at the time and place therein set forth.	18:41:30
11	That the statements made at the time of the	18:41:30
12	Proceeding were recorded stenographically by me and were	18:41:30
13	thereafter transcribed, said transcript being a true and	18:41:30
14	correct copy of the proceedings thereof.	18:41:30
15	In witness whereof, I have subscribed my name, this	18:41:30
16	date: 10/18/2020	18:41:30
17		18:41:30
18	<u>Patricia Garrido</u>	18:41:30
19		18:41:30
20	Patricia Garrido, CSR No. 14364	18:41:30
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