



Board Committee Report

MEETING DATE: OCTOBER 22, 2020 ITEM NUMER: 10A(viii)

SUBJECT: Facilities Committee

DATE: October 16, 2020

FROM: Directors Aitken and Pham

PRESENTATION BY: Directors Aitken and Pham

SUMMARY OF COMMITTEE MEETING

Oversite Projects:

Infrastructure Audit project

- The committee met on October 6, 2020
 - The team discussed the agenda/outline of the meeting in preparation of the public committee workshop meeting
- The committee held a public evening meeting on Wednesday, October 7, 2020 at 6pm

The Storm Water Management

- Facilities Director, Jerry Eldridge provided an update to the committee
 - Scheduled to start pouring concrete for the gutter on 10/7/2020
 - Gate 4 ½ the digging is to start
 - Team is working around old underground foundations and water line
- The east end desilting basin is awaiting the contractors schedule
 - Jerry will then coordinate communication meetings with the Equestrian Center stakeholders

Cap X Projects:

- Staff updated the Cap X project spreadsheet which was reviewed by the committee (see attached)

Additional Items:

- Staff provided an overview of a new sanitizing system in which maintenance staff will be able to produce Hypochlorous Acid in-house
 - This is both CDC and FDA approved
 - Staff will be able to utilize this product over a variety of applications
 - Operating budgets will accommodate cost of system
- Staff prepared the draft of the Sound Monitoring and Mitigation Consulting Services RFP
 - The RFP was provided to the committee for review and input
 - The RFP is ready and will be released on Friday October 9, 2020

- Staff updated the committee on the status of the CFSA annual inspection corrections
 - With the ongoing challenges, corrections/repairs have taken longer than anticipated, the teams are continuing to working through it
 - Once completed the report will be posted on the website

FOLLOW-UP:

The next meeting of the Facilities Committee is scheduled for 11/03/2020

DRAFT ONLY

Facility Committee - 2020 Capital & Major Expenditure Summary

PROJECT	Completed	PROJECT NOTES
2019 Carry -forward		
Storm Water Infrastructure (camp ground)		10/1- Project started Monday Sept. 21st with exploration / discovery. We have a few conflicts with unknown underground utilities; we are working with Engineer to resolve, looking to pour gutter Monday.
Property Signage		10/1 - Currently working on project design.
Emergency back-up generator	6/10/2020	Complete.
Awning - Box Office		4/28 - Architect has come back with design proposal however this project will be cancelled do to revenue saving needs.
Capital Expenditure		
Office Improvements - Admin Building		4/28 - This project has been determined to not be essential and will be cancelled do to revenue saving needs.
Light Pole Replacement - Pac Amp	8/1/2020	Complete
Fire Sprinkler Repair - Costa Mesa Building	5/1/2020	Complete.
Fire Sprinkler Repair - Huntington Beach Building	5/1/2020	Complete.
Fire Sprinkler Repair - OC Promenade	5/1/2020	Complete.
Fire Sprinkler Repair - Santa Ana Pavilion	5/1/2020	Complete.
Fire Alarm Panel - Costa Mesa Building	9/21/2020	Complete
Roof Replacement - Box Office		7/27 - We are planning to work on this project once we have labor available.
Roof Replacement - Education & Exhibits	6/1/2020	Compete.
HVAC (2) - Huntington Beach Building	6/12/2020	Complete.
HVAC (1) - Costa Mesa Building	6/12/2020	Complete.
Utilities - Lot G		10/1- Have engineering drawings. Working on getting budget numbers for 2021 cap X.
Electrical Upgrade - Administration Building	7/27	Once everyone comes back to work we can shut the power off to Admin to make the conversion final. If we turn power off now we will knock all users off "Anydesk" which would require IT to come back in and set all users up again.
Electrical Upgrade - Judging Area	6/1/2020	Complete.
Electrical Upgrade - ASA		4/28 - This project has been determined to not be essential and will be cancelled do to revenue saving needs.
Transformer Replacement - Gate 1	9/21/2020	Complete.
Storm Water Pumps - Pac Amp		4/28 - This project has been determined to not be essential and will be cancelled do to revenue saving needs.
Landscape - Business Development Area	6/11/2020	Complete
Seal & Stripe - Parking Lot Maintenance		10/1-Created work space and developing scope for bidding.
Parking Lot Repairs - Exterior		10/1-Created work space and developing scope for bidding.
Parking Lot Repairs - Interior		10/1- Developing work scope.
Back Flow Valve Replacement - All Grounds	7/1/2020	Complete
Resurface Exterior Walls - Administration		4/28 - This project has been determined to not be essential and will be cancelled do to revenue saving needs.
Strom Water Mgmt. - Desilting Basin		8/17 - Waiting for JRH to provide confirmation of basin delivery. Once he gets that info he will provide a working schedule at which time the OCF will conduct a project review meeting with the Equestrians.
Equipment		
Portable Rolling Bleachers (4)		4/28 - This project has been determined to not be essential and will be cancelled do to revenue saving needs.
Utility Cart - Heroes Hall		4/28 - This project has been determined to not be essential and will be cancelled do to revenue saving needs.
Wi Fi - All Grounds		7/27 - Working on project
40-Yard Storage containers (3)		8/17 - The cost of the AC units are quite expensive. I am investigating the right unit for the application we are asking it to perform.
Handwashing Station - Centennial Farms	8/1/2020	Complete
Large Format Printer	3/17/2020	Complete.
Generator - Costa Mesa Building	6/15/2020	Complete.
CAD Plotter	3/17/2020	Complete.
Surveillance System	7/27/2020	Complete
PA Sound System - All Grounds	9/21/2020	Complete
Utility Cart - Maintenance	6/2/2020	Complete
Exhibit Equipment		4/28 - This project has been determined to not be essential and will be cancelled do to revenue saving needs.
Temporary Gallery Walls - Heroes Hall		10/1- Heroes Hall has started a installing the new exhibit.
Major Expenditures		
Curb Painting - Fire Lanes		4/28 - This project has been determined to not be essential and will be cancelled do to revenue saving needs.
Fumigation - Millennium Barn		10/1- Approved by Board, Orkin would not sign contract-rebid and created contract for Terminex - need Board approval in Oct. Work to be complete by 12/31
Landscape Exterior Parking Perimeter		4/28 - This project has been determined to not be essential and will be cancelled do to revenue saving needs.
Retrofit Tower Lights - Main Mall		4/28 - This project has been determined to not be essential and will be cancelled do to revenue saving needs.
Resurface Floor - Heroes Hall	6/1/2020	Complete.
Berm Renovation (Landscape) Pac Amp		4/28 - This project has been determined to not be essential and will be cancelled do to revenue saving needs.
Replace In-ground Electrical Boxes		7/27- Purchased some product - will use these to perform the Pre Fair CFSA report repairs needed.
Replace AC Units - Ticket Booths	4/28/2020	Complete
IT Upgrades - Ticket Booths		7/27 - Work has been started.
Portable Handwashing Station	3/1/2020	Complete
Umbrellas		4/28 - This project has been determined to not be essential and will be cancelled do to revenue saving needs.
Cable Ramps	4/17/2020	Complete
Picnic Tables		4/28 - This project has been determined to not be essential and will be cancelled do to revenue saving needs.
Aluminum Barricades		4/28 - This project has been determined to not be essential and will be cancelled do to revenue saving needs.
Storage Containers - Electrical	4/7/2020	Complete
2-Yard Dumpsters	5/1/2020	Complete
Stanchions		4/28 - This project has been determined to not be essential and will be cancelled do to revenue saving needs.
Portable Electric Panels	7/1/2020	Complete
Fair Materials		4/28 - This project has been determined to not be essential and will be cancelled do to revenue saving needs.
Exhibit Equipment		4/28 - This project has been determined to not be essential and will be cancelled do to revenue saving needs.
Infrastructure Audit - All Grounds		10/1-Working with Facility Committee for public meeting, scheduled for October 7th.







09/22/2020

RE: Hypochlorous Acid (HOCl) manufacturing unit request

At the beginning of the Covid-19 virus outbreak, February 2020, I began meeting with janitorial representatives, demoing disinfectant application and applicators. While searching through the internet to find the safest, most productive and fastest killing disinfectant available I came across a product called Hypochlorous acid.

Hypochlorous acid looks to be the right application for the OCFEC. Hypochlorous Acid (HOCl) is chlorine based product which has been approved by the Center for Disease and Control (CDC) and the Food and Drug Association (FDA). The CDC has been using HOCl for decades.

Chlorine's long history

Chlorine first began to be used as a disinfectant in the late 1800s to early 1900s. Liquid bleach – sodium hypochlorite – came into widespread use in the 1930s and today it is the most widely used of all the chlorinated bleaches. Hypochlorite solutions were used for the treatment of open wounds during World War I and led to the use of on-site generation of hypochlorite in hospitals. These went out of favor until the 1990s, which saw a great surge in the interest of on-site generation of chlorine converting to Hypochlorous Acid (HOCl).

What is Hypochlorous Acid - HOCl?

Hypochlorous Acid can be manufactured when salt water is electrolyzed. It produces an anolyte solution that consists of >99.3% water, chloride salt and Hypochlorous Acid (HOCl). HOCl is a naturally occurring chemical that is produced by our neutrophils, or white blood cells, to fight bacteria and inflammation after an infection or trauma. Neutrophils are the first to arrive on site when an invading pathogen is detected. Neutrophils will chase down and engulf the pathogen through phagocytosis. Upon contact, neutrophils release a burst of bactericidal chemicals including its most powerful oxidizing agent, HOCl. This kills the pathogen by tearing down the cell membranes and proteins

General usage

Hypochlorous acid (HOCl) is the most effective disinfectant in the chlorine family available in dilute solution. It is suggested that HOCl is 80 to 120 times more efficacious than sodium hypochlorite. Because HOCl has no charge and has a relatively low molecular weight it is better able than the other chlorine based disinfectants to penetrate the cell walls. It also reacts more rapidly than other chlorine-based disinfectants to oxidation reactions with organic matter, i.e. the critical components of microbial cells. Dr. Margie Recalde, OD, FAAO says "Hypochlorous acid (HOCl) is the perfect weapon to fight germs. It hits hard against pathogens like Methicillin-Resistant Staphylococcus Aureus and Pseudomonas Aeruginosa. Yet this powerful weapon is 100 percent safe for humans, chemical free, non-toxic and all-natural. That's an impressive combination. It has been used in the medical field for over a century. Before antibiotics were available, HOCl was used to irrigate and disinfect wounds in World War I. It is now used in everyday settings including daycare centers, hospitals, and even produce sections in grocery stores".

We have other strong disinfectant on the market like Bleach; which is widely used in hospitals and medical practices and shares the same chlorine family as HOCl. Even though research shows that they both kill bacteria, fungus, spores, and viruses; bleach is highly irritating to the eyes, skin, and lungs—and inhalation over long periods could be carcinogenic. In contrast, HOCl has a temporary and mild chlorine smell that dissipates quickly, it is non-irritating, and it does not have poisonous side effects. Alcohol is a popular disinfectant to use in clinic for wiping down instruments, furniture, and is a key ingredient in hand sanitizers. Ethyl alcohol (70%) is considered more effective compared to isopropyl alcohol. Both are bactericidal, fungicidal, and virucidal disinfectants but are not effective against bacterial spores where HOCl is.

HOCL is used to disinfect:

Cleanrooms - Cleanrooms need to meet many criteria. The requirements for the ideal cleanroom disinfectant is very broad which includes but not limited to: a sterile option for grade A and B environments, non-inflammable so it can be used over large areas with no health and safety concerns, fast drying with short contact times to reduce the time taken for bio decontamination, leave minimal disinfectant residue, and is free rinsing residue. The requirements for the ideal cleanroom disinfectant are quite lengthy however Hypochlorous Acid (HOCl) does meet these requirements and is used in many cleanrooms.

Wound care agent – used to clean surgical wounds, oral surgery (tooth canal therapy), and it's over the counter use can be found in eye care products.

Hand Sanitizer - Hand sanitizers with alcohol are used daily in many medical offices, but over time repeated use may lead to hand dermatitis. The prevalence of contact dermatitis related to hand hygiene ranged from 25 to 55 percent. Fortunately, HOCl acid can also be used in place of hand sanitizer with no irritating side effects and even greater sanitizing / disinfecting efficiency.

FDA & EPA – cleared HOCl to be used on meat, poultry, fish and seafood, fruits and vegetables and shell eggs as a non-rinse sanitizer. Once these products are rinsed it's allowed to enter the water ways with no impact to fish and wild life.

Disinfecting spray booths – some companies have created walk through (see pictures attached)

Distribution / Cleaning applications:

The OC Fair & Event Center has purchased HOCl to evaluate; its effectiveness, how long is its shelf life, where and how we can apply the product and how we can possibly use HOCl to disinfect patrons as they enter the facility as such in the booth examples attached.

We have found the HOCl to be very effective when applied thru Thermo-foggers, Electrostatic sprayers, Hudson garden sprayers and self-dispensing hand sanitizing stations.

I am requesting the authorization to purchase a Hypochlorous Manufacturing System. With this system we will be able replace all our current chemicals and reduce our staff exposure year round. The system I have been quoted is \$22,500 and will produce over 180 gallons per hour.

Jerry Eldridge
Facility Director,
OC Fair & Event Center