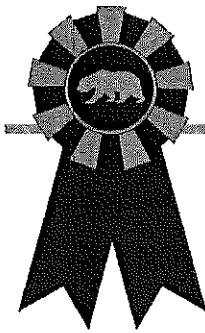


**OC FAIR & EVENT CENTER**  
**ACTIVE JOINT POWERS AUTHORITY AGREEMENTS**  
**AS OF NOVEMBER 30, 2022**

JOINT POWERS AUTHORITY	PROJECT #	PROJECT DATE	PROJECT DESCRIPTION	PRIMARY CONTRACTOR	APPROVED PROJECT TOTAL
<b>Continuing</b>					
California Fair Financing Authority	03213031/B	8/15/2013	Pac Amp Berm Renovation - Phase II	CFFA	\$12,806,857.70
California Construction Authority	03222005	2/25/2022	Serenity Walk (30% Landscape Design)	CCA	\$30,920.00
California Construction Authority	03222005	7/29/2022	Serenity Walk (Construction Docs, Bidding & Construction)	CCA	\$500,000.00
California Construction Authority	03222089	8/2/2022	Master Site Plan - Cost Estimating	CCA	\$9,981.75
California Construction Authority	03222090	8/30/2022	OCFEC PSPS Project	CCA	\$351,661.16
California Construction Authority	03222085	10/21/2022	Lot G Utilities Upgrade	CCA	\$950,907.32
California Construction Authority	03222113	10/22/2022	Building 15 Demolition	CCA	\$13,894.00
California Construction Authority	03222114	10/23/2022	Market Place & Banana Bildings Demolition	CCA	\$27,819.60
California Construction Authority	03222115	10/24/2022	Beef Barn Buildings (3) Demolition	CCA	\$19,673.80
<b>New</b>					
None					

# **Joint Powers Authority**

**Invoices Paid  
November 2022**



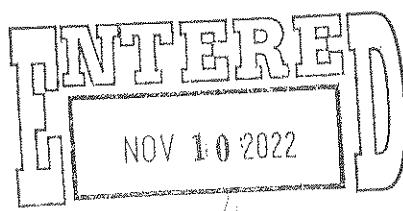
# CALIFORNIA CONSTRUCTION AUTHORITY

1776 Tribute Rd. Suite 220  
SACRAMENTO, CA 95815

RECEPTION: (916) 263-6100  
FAX: (916) 263-6116

OC Fair & Event Center  
88 Fair Drv  
Costa Mesa, CA 92626

## Invoice



By: \_\_\_\_\_  
-Please make checks payable to California Construction Authority

Invoice Number: 3423  
Invoice Date: 11/10/2022  
Customer Code: 32nd  
Project: 03222113  
Building 15 Demolition

Description	Amount
Demolition Design Services	6,500.00
Design Contingency 10%	650.00
Travel	1,500.00
Bid Advertisement	1,000.00
Misc.	250.00
Design Phase Management Fee (T&M)	1,900.00
Bidding Phase Management Fee (T&M)	1,500.00
Other Direct Costs Handling Fee (6%)	594.00
	\$13,894.00

Thank you for your business!

Terms: **Due Upon Receipt**

Questions: [ap@ccauthority.org](mailto:ap@ccauthority.org)

Net Invoice: \$13,894.00

Sales Tax: 0.00

Invoice Total: \$13,894.00

## Linda Dorado

---

**From:** Ken Karns  
**Sent:** Thursday, November 10, 2022 1:19 PM  
**To:** Max Tang; Linda Dorado  
**Cc:** Michele Richards; Jerry Eldridge; Summer Angus  
**Subject:** CCA Lou's and Invoices  
**Attachments:** 032-22-114 Market Place and Banana Buildings - EXECUTED LOU.pdf; CCA AR Invoice 032-22-114 Market Place and Banana Buildings Demolition 11-10-2022.pdf; 032-22-113 Building 15 Demolition-EXECUTED LOU.pdf; 11-10-2022 CCA AR Invoice 032-22-113 Building 15 Demolition.pdf; 032-22-115 Beef Barn Bldgs 3 Demo - EXECUTED LOU.pdf; CCA AR Invoice 03222115 Beef Barn Buildings (3) Demolition 11-10-2022.pdf

Hi Max and Linda,

Please see attached, fully executed LOU's and applicable Invoices. Will need your assistance with checks. Jerry can provide the account code as this will be charged to his departments professional services.

Thank you.

**Ken Karns - CFE**  
Chief Operating Officer  
[kkarns@ocfair.com](mailto:kkarns@ocfair.com)  
(714) 708-1522 Office  
(714) 380-1218 Mobile



32nd District Agricultural Association, State of California  
88 Fair Drive, Costa Mesa, Calif. 92626  
<http://www.ocfair.com>

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**Subject:** RE: CCA Lou's and Invoices

5100-20

Jerry Eldridge  
Facility Director  
(714-474-5983)



Our facility is proud to be recognized  
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Max Tang, CPA  
Finance Director  
[mtang@ocfair.com](mailto:mtang@ocfair.com)  
(714)708-1522 Office  
(714)222-0816 Mobile



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# CALIFORNIA CONSTRUCTION AUTHORITY

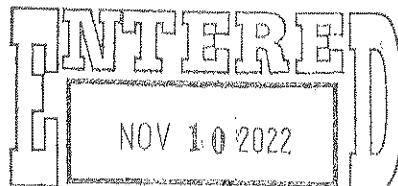
CCFA

1776 TRIBUTE RD. SUITE 220  
SACRAMENTO, CA 95815

RECEPTION: (916) 263-6100  
FAX: (916) 263-6116

OC Fair & Event Center  
88 Fair Drive  
Costa Mesa, CA 92626

## Invoice



By: BB

Invoice Number: 3424

Invoice Date: 11/10/2022

Customer Code: 32nd

Project: 03222114

Market Place and Banana Buildings Demo

-Please make checks payable to California Construction Authority

Description	Amount
Demolition Design Services	18,100.00
Design Contingency 10%	1,810.00
Travel	1,500.00
Bid Advertisement	1,000.00
Misc.	250.00
Design Phase Management Fee (T&M)	2,300.00
Bidding Phase Management Fee (T&M)	1,500.00
Other Direct Costs Handling Fee (6%)	1,359.60
	\$27,819.60

Thank you for your business!

Terms: Due Upon Receipt

Questions: [ap@ccauthority.org](mailto:ap@ccauthority.org)

Net Invoice: \$27,819.60

Sales Tax: 0.00

Invoice Total: \$27,819.60

## Linda Dorado

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5100-20

Jerry Eldridge  
Facility Director  
(714-474-5983)



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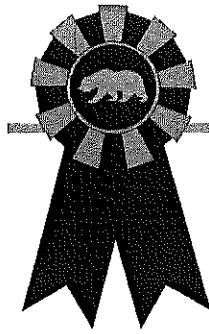
(714) 380-1218 Mobile



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88 Fair Drive, Costa Mesa, Calif. 92626

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# CALIFORNIA CONSTRUCTION AUTHORITY

1776 TRIBUTE RD. SUITE 220  
SACRAMENTO, CA 95815

RECEPTION: (916) 263-6100  
FAX: (916) 263-6116

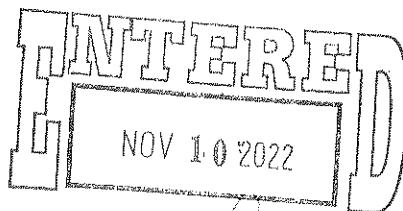
OC Fair & Event Center  
88 Fair Drive  
Costa Mesa, CA 92626

## Invoice

Invoice Number: 3425  
Invoice Date: 11/10/2022  
Customer Code: 32nd  
Project: 03222115  
Beef Barn Buildings (3) Demolition

-Please make checks payable to California Construction Authority

Description	Amount
Demolition Design Services	11,800.00
Design Contingency 10%	1,180.00
Travel	1,500.00
Bid Advertisement	1,000.00
Misc.	250.00
Design Phase Management Fee (T&M)	1,500.00
Bidding Phase Management Fee (T&M)	1,500.00
Other Direct Costs Handling Fee (6%)	943.80
	\$19,673.80



By: *BD*

Thank you for your business!

Terms: Due Upon Receipt

Questions: [ap@ccauthority.org](mailto:ap@ccauthority.org)

Net Invoice: \$19,673.80

Sales Tax: 0.00

Invoice Total: \$19,673.80

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5100-20

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Chief Operating Officer

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(714) 708-1522 Office

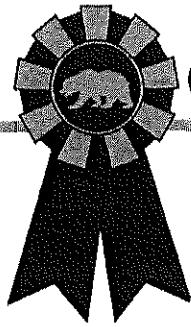
(714) 380-1218 Mobile



32nd District Agricultural Association, State of California

88 Fair Drive, Costa Mesa, Calif. 92626

<http://www.ocfair.com>



# California Construction Authority

## LETTER OF UNDERSTANDING Market Place and Banana Buildings Demolition

To: 32<sup>nd</sup> DAA/OC Fair & Event Center

Date: October 21, 2022

From: Randy Crabtree, Jr. Executive Office  
California Construction Authority

Subject: Letter of Understanding No. 22-114 (CCA Project No. **032-22-114**)

This Letter of Understanding ("LOU") is entered into between California Construction Authority ("Authority") and the **32nd DAA/OC Fair & Event Center** ("Fair") pursuant to the Memorandum of Understanding between Authority and Fair dated January 1, 1997 to complete the scope of services set forth in Exhibit A, attached hereto ("Project").

**PROJECT:** See Exhibit A, 32<sup>nd</sup> District Agricultural Association **Market Place and Banana Buildings Demolition**

**SCHEDULE:** Work to be completed by **January 1, 2023**

**FUNDING:** Fair Funded

1. The Fair shall pay Authority for Authority's actual costs and expenses in connection with the Project, including staff time, overhead, project administration, project inspection fees and third party charges ("Project Cost"), per Authority's fee schedule, where applicable. These costs shall be paid in advance as directed by Authority.

2. On or before **October 31, 2022** Fair shall remit funds to the Authority in the amount of **Twenty-Seven Thousand, Eight Hundred Nineteen And 60/100 Dollars (\$27,819.60)**, which is the current estimated Project Cost. Authority will notify Fair in writing in the event that the Authority determines that the estimated remaining Project Cost exceeds the funds in the Project Account. Upon receipt of such notice, Fair will immediately remit additional funds to the Authority.

**TERMINATION:** Either party may terminate this LOU without further penalty upon giving the other party twenty-four (24) hours written notice and completing any outstanding or non-revocable obligations. The Fair's obligation to pay the Project Cost shall survive termination of this LOU.

Randy Crabtree, Jr.  
Executive Officer  
California Construction Authority

Date

Michele Richards  
Chief Executive Officer  
OC Fair & Event Center

Date



# California Construction Authority

## Exhibit A

October 21, 2022

Project No. 032-22-114

Subject: 32<sup>nd</sup> District Agricultural Association, Orange County Fair & Event Center  
Market Place and Banana Buildings Demolition Project

This cost proposal is for the management and handling of the **Market Place and Banana Buildings Demolition Project** at the OC Fair & Event Center (Fair), and is based upon the following Scope of Work:

- A. The site of the proposed project is at the 32<sup>nd</sup> District Agricultural Association (DAA)/OC Fair & Event Center (Fair).
- B. The project consists of three phases:
  - Phase 1: Design Development
  - Phase 2: Plan Review
  - Phase 3: Bidding Process
- C. CCA will retain a qualified design engineer to design the project, prepare engineering plans, drawing, and specifications for bidding and construction purposes to conduct the project. This may include material selection, code compliance review, design drawings, and associated details. (Phase 1 and Phase 2).
  - The plans are to be prepared and stamped by a qualified registered engineer and reviewed and approved by CCA.
  - CCA will perform a thorough plan review and code compliance check.
  - CCA will provide project management and administration services associated with the project design phases process.
- D. CCA will prepare and coordinate the bid documents, manage the bid solicitation, RFC process, job walk, Addendum process, and bid opening. The bid documents will include contracting information and technical specifications for bidding purposes. (Phase 3).
  - A single Bid Document will be prepared, with a single pre-bid meeting/job walk and bid opening event to address the project per directions prepared by the CCA. A single contractor will be engaged by CCA, to perform the construction work.
  - CCA will review bids, check references, check licenses and registrations, public records requests, public works compliance, and issues notices to award construction contract.
  - CCA will provide project management and administration services associated with the project design and bidding process.
- E. CCA will provide project administration services associated with the project.



OC Fair/32nd DAA  
Market Place and Banana Buildings  
Demolition - Project Cost Breakdown

	Original	Construction	Total
<b>**PROFESSIONAL SERVICES/CONSULTANTS</b>			
Demolition Design Services	18,100.00		18,100.00
Design Contingency 10%	1,810.00		1,810.00
Special Inspections - TBD			-
Professional Services Sub-Total	19,910.00	-	<b>19,910.00</b>
<b>CONSTRUCTION COSTS</b>			
Construction Cost - TBD			-
Contingency 10%			-
Construction Sub-Total	-	-	-
<b>**REIMBURSABLES (Estimate)</b>			
Travel	1,500.00		1,500.00
Bid Advertisement	1,000.00		1,000.00
Misc.	250.00		250.00
Reimbursable Sub-Total	2,750.00	-	<b>2,750.00</b>
<b>MANAGEMENT/ADMINISTRATION FEES</b>			
Design Phase Management Fee (T&M)	2,300.00		2,300.00
Bidding Phase Management Fee (T&M)	1,500.00		1,500.00
Enhanced Worker Safety Program Oversight (T&M)			-
Construction Project Adminim Fee (CCA Fee Schedule %)			-
Other Direct Costs Handling Fee (6%)	1,359.60		1,359.60
Manage/Admin Sub-Total	5,159.60	-	<b>5,159.60</b>
<b>Total by Phase</b>	<b>\$ 27,819.60</b>	\$ -	
<b>Total Costs, with Fees and Estimated Costs</b>			<b>\$ 27,819.60</b>

\*\*Costs identified as estimates are just that, actual costs will be accounted and reconciled at close of project.

This cost proposal is for the Design Development, Construction Development, Bidding Process, Construction, and Administration process. The Fair understands that additional costs may be incurred if additional tasks are required. Included in this cost proposal are CCA's Project Administration fees.



CCA fees and estimated reimbursable costs to manage the **Market Place and Banana Buildings Demolition** at the **OC Fair & Event Center** are estimated to be **Twenty-Seven Thousand, Eight Hundred Nineteen And 60/100 Dollars (\$27,819.60),**, as detailed below. A breakdown of the estimated cost follows:

If any third-party professional services/consultant outside services, contracted by CCA on behalf of this project, are required, they will be paid directly by the Fair within seven (7) days upon receipt of an approved and signed payment authorization from CCA.

The performance of CCA's scope of services inures to the benefit of the Fair. To accomplish these services, CCA may engage third parties. Additionally, known and unknown third parties may be affected by the performance of this LOU. Therefore, the Fair agrees to reimburse CCA for all costs and expenses incurred in connection with the Project or arising out of the performance of this LOU, including, but not limited to, all costs and expenses arising out of claims asserted by third parties against CCA. The Fair shall not reimburse CCA for costs and expenses incurred as a result of CCA's sole, active negligence or willful misconduct.

Should a dispute arise and either party is required to institute any action or proceeding to enforce any provision of this LOU or for damages by reason of an alleged breach of any provision hereof, the prevailing party shall be entitled to receive all costs and expenses (including reasonable attorneys' fees and disbursements) incurred by such prevailing party in connection with such action or proceeding. CCA will take no further action until the Fair accepts the terms and conditions of this proposal. Upon your acceptance of this proposal, this proposal shall be incorporated into a LOU and shall become a part thereof. CCA represents and warrants that it has the statutory and/or legal authority to enter into contracts with general contractors for the express and specific purpose of performing the work identified in the LOU. CCA further represents and warrants that it has the statutory and/or legal authority to enter into **LOU 22-114**, through the undersigned party.

The Fair represents and warrants that it has the statutory and/or legal authority to enter into this LOU 22-114, through the undersigned party, to obtain the benefits of the agreements referenced above, and that Michele Richards is the Fair's representative for purposes of authorizing CCA to make expenditures or enter into contracts. If you have any questions, please call **Project Coordinator Cristina Rodriguez at (916) 610-4427.**



# California Construction Authority

## LETTER OF UNDERSTANDING Building 15 Demolition

To: 32<sup>nd</sup> DAA/OC Fair & Event Center

Date: October 21, 2022

From: Randy Crabtree, Jr. Executive Office  
California Construction Authority

Subject: Letter of Understanding No. 22-113 (CCA Project No. **032-22-113**)

This Letter of Understanding ("LOU") is entered into between California Construction Authority ("Authority") and the **32nd DAA/OC Fair & Event Center** ("Fair") pursuant to the Memorandum of Understanding between Authority and Fair dated January 1, 1997 to complete the scope of services set forth in Exhibit A, attached hereto ("Project").

PROJECT: See Exhibit A, 32<sup>nd</sup> District Agricultural Association **Building 15 Demolition**

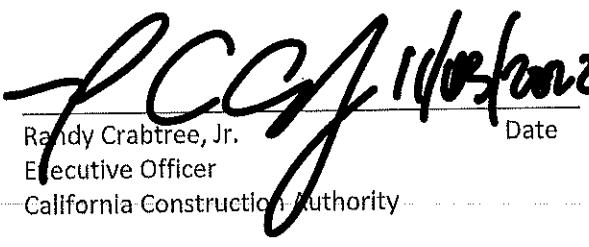
SCHEDULE: Work to be completed by **January 1, 2023**

FUNDING: Fair Funded

1. The Fair shall pay Authority for Authority's actual costs and expenses in connection with the Project, including staff time, overhead, project administration, project inspection fees and third party charges ("Project Cost"), per Authority's fee schedule, where applicable. These costs shall be paid in advance as directed by Authority.

2. On or before **October 31, 2022**, Fair shall remit funds to the Authority in the amount of **Thirteen Thousand, Eight Hundred Ninety-Four And 00/100 Dollars (\$13,894.00)**, which is the current estimated Project Cost. Authority will notify Fair in writing in the event that the Authority determines that the estimated remaining Project Cost exceeds the funds in the Project Account. Upon receipt of such notice, Fair will immediately remit additional funds to the Authority.

TERMINATION: Either party may terminate this LOU without further penalty upon giving the other party twenty-four (24) hours written notice and completing any outstanding or non-revocable obligations. The Fair's obligation to pay the Project Cost shall survive termination of this LOU.

  
Randy Crabtree, Jr.  
Executive Officer  
California Construction Authority

Date

  
Michele Richards  
Chief Executive Officer  
OC Fair & Event Center

Date



# California Construction Authority

## Exhibit A

October 21, 2022

Project No. 032-22-113  
Subject: 32<sup>nd</sup> District Agricultural Association, Orange County Fair & Event Center  
Building 15 Demo Project

This cost proposal is for the management and handling of the **Building 15 Demo Project** at the OC Fair & Event Center (Fair), and is based upon the following Scope of Work:

- A. The site of the proposed project is at the 32<sup>nd</sup> District Agricultural Association (DAA)/OC Fair & Event Center (Fair).
- B. The project consists of three phases:
  - Phase 1: Design Development
  - Phase 2: Plan Review
  - Phase 3: Bidding Process
- C. CCA will retain a qualified design engineer to design the project, prepare engineering plans, drawing, and specifications for bidding and construction purposes to conduct the project. This may include material selection, code compliance review, design drawings, and associated details. (Phase 1 and Phase 2).
  - The plans are to be prepared and stamped by a qualified registered engineer and reviewed and approved by CCA.
  - CCA will perform a thorough plan review and code compliance check.
  - CCA will provide project management and administration services associated with the project design phases process.
- D. CCA will prepare and coordinate the bid documents, manage the bid solicitation, RFC process, job walk, Addendum process, and bid opening. The bid documents will include contracting information and technical specifications for bidding purposes. (Phase 3).
  - A single Bid Document will be prepared, with a single pre-bid meeting/job walk and bid opening event to address the project per directions prepared by the CCA. A single contractor will be engaged by CCA, to perform the construction work.
  - CCA will review bids, check references, check licenses and registrations, public records requests, public works compliance, and issues notices to award construction contract.
  - CCA will provide project management and administration services associated with the project design and bidding process.
- E. CCA will provide project administration services associated with the project.
- F. CCA will provide project administration services associated with the project.

**OC Fair/32nd DAA****Building 15 Demo****Project Cost Breakdown**

	Original	Construction	Total
<b>**PROFESSIONAL SERVICES/CONSULTANTS</b>			
Demolition Design Services	6,500.00		6,500.00
Design Contingency 10%	650.00		650.00
Special Inspections - TBD			
Professional Services Sub-Total	7,150.00		7,150.00
<b>CONSTRUCTION COSTS</b>			
Construction Cost - TBD			
Contingency 10%			
Construction Sub-Total	-	-	-
<b>**REIMBURSABLES (Estimate)</b>			
Travel	1,500.00		1,500.00
Bid Advertisement	1,000.00		1,000.00
Misc.	250.00		250.00
Reimbursable Sub-Total	2,750.00		2,750.00
<b>MANAGEMENT/ADMINISTRATION FEES</b>			
Design Phase Management Fee (T&M)	1,900.00		1,900.00
Bidding Phase Management Fee (T&M)	1,500.00		1,500.00
Enhanced Worker Safety Program Oversight (T&M)			
Construction Project Admin Fee (CCA Fee Schedule %)			
Other Direct Costs Handling Fee (6%)	594.00		594.00
Manage/Admin Sub-Total	3,994.00		3,994.00
<b>Total by Phase</b>	<b>\$ 13,894.00</b>	<b>\$ -</b>	
<b>Total Costs, with Fees and Estimated Costs</b>			<b>\$ 13,894.00</b>

\*\*Costs identified as estimates are just that, actual costs will be accounted and reconciled at close of project.

This cost proposal is for the Design Development, Construction Development, Bidding Process, Construction, and Administration process. The Fair understands that additional costs may be incurred if additional tasks are required. Included in this cost proposal are CCA's Project Administration fees.



CCA fees and estimated reimbursable costs to manage the **Building 15 Demo Project** at the OC Fair & Event Center are estimated to be **Thirteen Thousand, Eight Hundred Ninety-Four And 00/100 Dollars (\$13,894.00)**, as detailed below. A breakdown of the estimated cost follows:

If any third-party professional services/consultant outside services, contracted by CCA on behalf of this project, are required, they will be paid directly by the Fair within seven (7) days upon receipt of an approved and signed payment authorization from CCA.

The performance of CCA's scope of services inures to the benefit of the Fair. To accomplish these services, CCA may engage third parties. Additionally, known and unknown third parties may be affected by the performance of this LOU. Therefore, the Fair agrees to reimburse CCA for all costs and expenses incurred in connection with the Project or arising out of the performance of this LOU, including, but not limited to, all costs and expenses arising out of claims asserted by third parties against CCA. The Fair shall not reimburse CCA for costs and expenses incurred as a result of CCA's sole, active negligence or willful misconduct.

Should a dispute arise and either party is required to institute any action or proceeding to enforce any provision of this LOU or for damages by reason of an alleged breach of any provision hereof, the prevailing party shall be entitled to receive all costs and expenses (including reasonable attorneys' fees and disbursements) incurred by such prevailing party in connection with such action or proceeding. CCA will take no further action until the Fair accepts the terms and conditions of this proposal. Upon your acceptance of this proposal, this proposal shall be incorporated into a LOU and shall become a part thereof. CCA represents and warrants that it has the statutory and/or legal authority to enter into contracts with general contractors for the express and specific purpose of performing the work identified in the LOU. CCA further represents and warrants that it has the statutory and/or legal authority to enter into LOU 22-113, through the undersigned party.

The Fair represents and warrants that it has the statutory and/or legal authority to enter into this LOU 22-113, through the undersigned party, to obtain the benefits of the agreements referenced above, and that Michele Richards is the Fair's representative for purposes of authorizing CCA to make expenditures or enter into contracts. If you have any questions, please call **Project Coordinator Cristina Rodriguez at (916) 610-4427.**



# California Construction Authority

## **LETTER OF UNDERSTANDING** **Beef Barn Buildings (3) Demolition**

To: 32<sup>nd</sup> DAA/OC Fair & Event Center Date: October 21, 2022

From: Randy Crabtree, Jr. Executive Office  
California Construction Authority

Subject: Letter of Understanding No. 22-115 (CCA Project No. **032-22-115**)

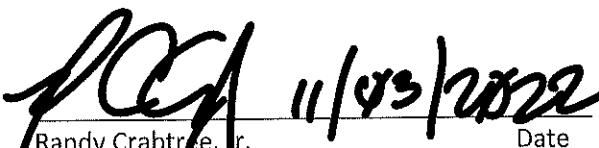
This Letter of Understanding ("LOU") is entered into between California Construction Authority ("Authority") and the **32nd DAA/OC Fair & Event Center** ("Fair") pursuant to the Memorandum of Understanding between Authority and Fair dated January 1, 1997 to complete the scope of services set forth in Exhibit A, attached hereto ("Project").

**PROJECT:** See Exhibit A, 32<sup>nd</sup> District Agricultural Association **Beef Barn Buildings (3) Demolition**  
**SCHEDULE:** Work to be completed by **January 1, 2023**  
**FUNDING:** Fair Funded

1. The Fair shall pay Authority for Authority's actual costs and expenses in connection with the Project, including staff time, overhead, project administration, project inspection fees and third party charges ("Project Cost"), per Authority's fee schedule, where applicable. These costs shall be paid in advance as directed by Authority.

2. On or before **October 31, 2022**, Fair shall remit funds to the Authority in the amount of **Nineteen Thousand, Six Hundred Seventy-Three And 80/100 Dollars (\$19,673.80)**, which is the current estimated Project Cost. Authority will notify Fair in writing in the event that the Authority determines that the estimated remaining Project Cost exceeds the funds in the Project Account. Upon receipt of such notice, Fair will immediately remit additional funds to the Authority.

**TERMINATION:** Either party may terminate this LOU without further penalty upon giving the other party twenty-four (24) hours written notice and completing any outstanding or non-revocable obligations. The Fair's obligation to pay the Project Cost shall survive termination of this LOU.

  
Randy Crabtree, Jr.  
Executive Officer  
California Construction Authority

Date

  
Michele Richards  
Chief Executive Officer  
OC Fair & Event Center

Date



# California Construction Authority

## Exhibit A

October 21, 2022

Project No. **032-22-115**  
Subject: **32<sup>nd</sup> District Agricultural Association, Orange County Fair & Event Center  
Beef Barn Demo Project**

This cost proposal is for the management and handling of the **Beef Barn Buildings (3) Demolition Project** at the OC Fair & Event Center (Fair), and is based upon the following Scope of Work:

- A. The site of the proposed project is at the 32<sup>nd</sup> District Agricultural Association (DAA)/OC Fair & Event Center (Fair).
- B. The project consists of three phases:
  - Phase 1: Design Development
  - Phase 2: Plan Review
  - Phase 3: Bidding Process
- C. CCA will retain a qualified design engineer to design the project, prepare engineering plans, drawing, and specifications for bidding and construction purposes to conduct the project. This may include material selection, code compliance review, design drawings, and associated details. (Phase 1 and Phase 2).
  - The plans are to be prepared and stamped by a qualified registered engineer and reviewed and approved by CCA.
  - CCA will perform a thorough plan review and code compliance check.
  - CCA will provide project management and administration services associated with the project design phases process.
- D. CCA will prepare and coordinate the bid documents, manage the bid solicitation, RFC process, job walk, Addendum process, and bid opening. The bid documents will include contracting information and technical specifications for bidding purposes. (Phase 3).
  - A single Bid Document will be prepared, with a single pre-bid meeting/job walk and bid opening event to address the project per directions prepared by the CCA. A single contractor will be engaged by CCA, to perform the construction work.
  - CCA will review bids, check references, check licenses and registrations, public records requests, public works compliance, and issues notices to award construction contract.
  - CCA will provide project management and administration services associated with the project design and bidding process.
- E. CCA will provide project administration services associated with the project.



OC Fair/32nd DAA  
Beef Barn Demo  
Project Cost Breakdown

	Original	Construction	Total
<b>**PROFESSIONAL SERVICES/CONSULTANTS</b>			
Demolition Design Services	11,800.00		11,800.00
Design Contingency 10%	1,180.00		1,180.00
Special Inspections - TBD			-
Professional Services Sub-Total	12,980.00	-	<b>12,980.00</b>
<b>CONSTRUCTION COSTS</b>			
Construction Cost - TBD			-
Contingency 10%			-
Construction Sub-Total	-	-	-
<b>**REIMBURSABLES (Estimate)</b>			
Travel	1,500.00		1,500.00
Bid Advertisement	1,000.00		1,000.00
Misc.	250.00		250.00
Reimbursable Sub-Total	2,750.00	-	<b>2,750.00</b>
<b>MANAGEMENT/ADMINISTRATION FEES</b>			
Design Phase Management Fee (T&M)	1,500.00		1,500.00
Bidding Phase Management Fee (T&M)	1,500.00		1,500.00
Enhanced Worker Safety Program Oversight (T&M)			-
Construction Project Admin Fee (CCA Fee Schedule %)			-
Other Direct Costs Handling Fee (6%)	943.80		943.80
Manage/Admin Sub-Total	3,943.80	-	<b>3,943.80</b>
<b>Total by Phase</b>	<b>\$ 19,673.80</b>	\$ -	
<b>Total Costs, with Fees and Estimated Costs</b>			<b>\$ 19,673.80</b>

\*\*Costs identified as estimates are just that, actual costs will be accounted and reconciled at close of project.

This cost proposal is for the Design Development, Plan Review, Bidding Process, and Administration process. The Fair understands that additional costs may be incurred if additional tasks are required. Included in this cost proposal are CCA's Project Administration fees.

CCA fees and estimated reimbursable costs to manage the Beef Barn Buildings (3) Demolition Project at the OC Fair & Event Center are estimated to be Nineteen Thousand, Six Hundred Seventy-Three And 80/100 Dollars (\$19,673.80), as detailed below. A breakdown of the estimated cost follows:



If any third-party professional services/consultant outside services, contracted by CCA on behalf of this project, are required, they will be paid directly by the Fair within seven (7) days upon receipt of an approved and signed payment authorization from CCA.

The performance of CCA's scope of services inures to the benefit of the Fair. To accomplish these services, CCA may engage third parties. Additionally, known and unknown third parties may be affected by the performance of this LOU. Therefore, the Fair agrees to reimburse CCA for all costs and expenses incurred in connection with the Project or arising out of the performance of this LOU, including, but not limited to, all costs and expenses arising out of claims asserted by third parties against CCA. The Fair shall not reimburse CCA for costs and expenses incurred as a result of CCA's sole, active negligence or willful misconduct.

Should a dispute arise and either party is required to institute any action or proceeding to enforce any provision of this LOU or for damages by reason of an alleged breach of any provision hereof, the prevailing party shall be entitled to receive all costs and expenses (including reasonable attorneys' fees and disbursements) incurred by such prevailing party in connection with such action or proceeding. CCA will take no further action until the Fair accepts the terms and conditions of this proposal. Upon your acceptance of this proposal, this proposal shall be incorporated into a LOU and shall become a part thereof. CCA represents and warrants that it has the statutory and/or legal authority to enter into contracts with general contractors for the express and specific purpose of performing the work identified in the LOU. CCA further represents and warrants that it has the statutory and/or legal authority to enter into **LOU 22-115**, through the undersigned party.

The Fair represents and warrants that it has the statutory and/or legal authority to enter into this LOU 22-115, through the undersigned party, to obtain the benefits of the agreements referenced above, and that Michele Richards is the Fair's representative for purposes of authorizing CCA to make expenditures or enter into contracts. If you have any questions, please call **Project Coordinator Cristina Rodriguez at (916) 610-4427.**

# O.C. Fair & Event Center

## CHECK REQUEST FORM

Date: 12/05/22

Date Needed: 12/5/2022 Vendor Code (For Acct Use): CFFA

Check Amount: \$803,739.34 GL Account/Dept # 1820-00-22B01-A  
*(Required by Requester)*

*Please attach all approved invoices, delivery receipts and Payee Data Record (if applicable)*

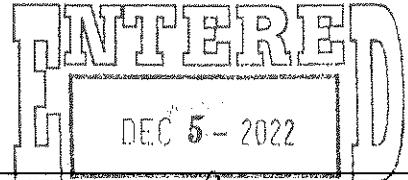
Vendor Name Payable To: CALIFORNIA CONSTRUCTION AUTHORITY

Vendor Address: 1776 TRIBUNE RD., SUITE# 220

SACRAMENTO, CA 95815

Reason for Request:

LOT G UTILITIES UPGRADE/CCA PROJECT NO# 032-20-085



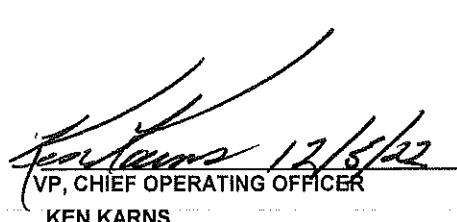
By: \_\_\_\_\_

Check Handling Instructions:  
(Circle One)

Mail

Hold for Pickup

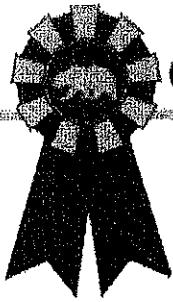
*I verify that all goods and services  
have been rendered and/or received.*



*Ken Karns 12/5/22*  
VP, CHIEF OPERATING OFFICER  
KEN KARNIS



*Joan Hamill 12.5.22*  
VP, CHIEF BUSINESS DEVELOPMENT OFFICER  
JOAN HAMILL



# CALIFORNIA CONSTRUCTION AUTHORITY

## LETTER OF UNDERSTANDING – Amendment 2 Lot G Utilities Upgrade

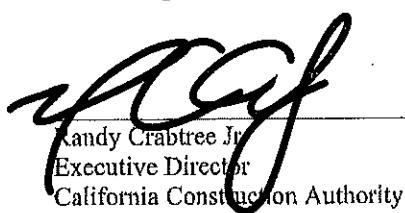
To: 32<sup>nd</sup> DAA, OC Fair and Event Center Date: November 14, 2022  
From: Randy Crabtree Jr., Executive Director  
California Construction Authority  
Subject: Letter of Understanding No. 20-0085 (CCA Project No. 032-20-085)

This Letter of Understanding ("LOU") is entered into between California Construction Authority ("Authority") and the 32nd DAA, OC Fair & Event Center ("Fair") pursuant to the Memorandum of Understanding between Authority and Fair dated January 1, 1997 to complete the scope of services set forth in Exhibit A, attached hereto ("Project").

PROJECT: See Exhibit A, Lot G Utilities Upgrade  
SCHEDULE: To be completed by June 1, 2023  
FUNDING: Fair Funded

1. The Fair shall pay Authority for Authority's actual costs and expenses in connection with the Project, including staff time, overhead, project administration, project inspection fees and third-party charges ("Project Cost"), per Authority's fee schedule, where applicable. These costs shall be paid in advance as directed by Authority. Total estimated project costs are Nine Hundred Fifty Thousand, Nine Hundred-Seven and 32/100 Dollars (\$950,907.32).
2. On or before November 1, 2022, Fair shall remit funds to the Authority in the amount of Three Hundred One Thousand, Eighty-Eight and 38/100 Dollars (\$301,088.38), which is the difference from previously received payment and the current estimated Project Cost. Authority will notify Fair in writing in the event that the Authority determines that the estimated remaining Project Cost exceeds the funds in the Project Account. Upon receipt of such notice, Fair will immediately remit additional funds to the Authority.

TERMINATION: Either party may terminate this LOU without further penalty upon giving the other party twenty-four (24) hours written notice and completing any outstanding or non-revocable obligations. The Fair's obligation to pay the Project Cost shall survive termination of this LOU.



Randy Crabtree Jr.  
Executive Director  
California Construction Authority

Date



Michele Richards  
Chief Executive Officer  
OC Fair & Event Center

Date

**OC Fair/32nd DAA**  
**Lot G Utility Upgrades**  
**Project Cost Breakdown**

	Original	Amendment 1	Amendment 2	Total
<b>Engineering Services</b>				
Utility Design Services		39,000.00		39,000.00
Design Contingency 10%		3,900.00		3,900.00
Engineering Sub-Total	\$0.00	\$42,900.00	\$0.00	\$42,900.00
<b>BIDDING COSTS</b>				
Bid Solicitation Phase 1	1,500.00			1,500.00
Bid Solicitation Phase 2		1,500.00		1,500.00
Bid Solicitation Phase 3				
Bidding Sub-Total	1,500.00	1,500.00		3,000.00
<b>CONSTRUCTION COSTS - ESTIMATED</b>				
Construction Cost -Lot G Utilities	116,500.00	372,500.00	260,402.00	749,402.00
Contingency 10%	11,650.00	37,250.00	26,040.20	74,940.20
Construction Sub-Total	\$ 128,150.00	\$ 409,750.00	\$ 286,442.20	\$ 824,342.20
<b>**PROFESSIONAL SERVICES/CONSULTANTS</b>				
Special Inspections (12 inspections at \$500.00/ca)	2,000.00	4,000.00		6,000.00
Professional Services Sub-Total	\$ 2,000.00	\$ 4,000.00		\$ 6,000.00
<b>**REIMBURSABLES (Estimate)</b>				
Travel	1,500.00	1,500.00		3,000.00
Enhanced Worker Safety Program Oversight (24 hours @ \$102/hr)	816.00	1,632.00		2,448.00
Misc.	250.00			250.00
Reimbursable Sub-Total	\$ 2,566.00	\$ 3,132.00	\$ -	\$ 5,698.00
<b>MANAGEMENT/ADMINISTRATION FEES</b>				
Construction Project Admin Fee (9%) Original LOU billed at 11 & 10%	12,815.00	39,985.00	14,646.18	67,446.18
Other Direct Costs Handling Fee (3%)	136.98	1,383.96	-	1,520.94
Manage/Admin Sub-Total	\$ 12,951.98	\$ 41,368.96	\$ 14,646.18	\$ 68,967.12
<b>Total by Phase</b>	<b>\$ 147,167.98</b>	<b>\$ 502,650.96</b>	<b>\$ 301,088.38</b>	
<b>Total Costs, with Fees and Estimated Costs</b>				<b>\$ 950,907.32</b>

\*Costs identified as estimates are just that, actual costs will be accounted and reconciled at close of project.



Statement Date:  
Date Due:

11/23/2022  
12/28/2022

#### STATEMENT OF ACCOUNT

OC Fair and Event Center  
88 Fair Drive  
Costa Mesa, CA 92626

DATE	INVOICE#	DESCRIPTION	CHARGES	PAYMENTS	ACCOUNT BALANCE
		<i>Balance brought forward</i>	\$0.00		\$0.00
1/3/2022	3435	LOU-32-20085 Lot G Utilities Upgrade Amendment #1	\$502,650.96		\$502,650.96
11/16/2022	3427	LOU-32-20085 Lot G Utilities Upgrade Amendment #2	\$301,088.38	\$0.00	\$803,739.34
					Current Balance
					\$803,739.34

*[Handwritten signature]*  
12/5/2022

Account  
1820-00-  
22B01-A