

---

**From:** carolynbeaver [REDACTED]  
**Sent:** Thursday, October 24, 2024 9:10 PM  
**To:** 'Nick Kovacevich'; bbagneris@ocfairboard.com; npham@ocfairboard.com; dlabelle@ocfairboard.com; nrubalcava-garcia@ocfairboard.com; djackson@ocfairboard.com; tbilezikjian@ocfairboard.com; rruiz@ocfairboard.com  
**Cc:** Michele Richards; OCF Executive  
**Subject:** My full comments related to the RFP for this morning's meeting  
**Attachments:** Fair BoardLetter October 24 2024 C Beaver.odt

For your convenience, the attached letter follows in email format.

October 24, 2024

Board of Directors  
32<sup>nd</sup> District Agricultural Association Board  
88 Fair Drive  
Costa Mesa, CA 92626

Dear Director:

I appreciate the opportunity to speak with you via Zoom in this morning's Board meeting. Unfortunately there was a lot of feedback (echo on my end), and I wasn't able to get through my planned comments. So here are the comments which I intended to make this morning, for your consideration:

Good morning. I am Carolyn Beaver, and among other roles, I am an equestrian who rides at the Equestrian Center at the Fairgrounds.

Management recently issued an RFP for stall cleaning, feeding and arena maintenance for the horses stabled at the Equestrian Center. The timeline for this RFP is quite short, only two weeks from the date of issuance to the mandatory walk-through next week, and then less than 3 weeks until the proposal is due. We hope that the short time frame does not dissuade potential bidders.

I would like to remind you that in 2022, we stated that the Lopez Works bid would result in losses of \$100K per month, that you should not enter into that contract, and that the fact there was only one bid showed that there was a problem with the bid process. Please ensure that the bid process is appropriate and able to attract multiple competitive bids. Furthermore, the RFP requires that all equipment used be less than 5 years old? Why is that a requirement? That is an onerous requirement which will reduce the number of potential bidders. Is such a requirement even allowed under the State Contracting Manual? Furthermore, is it necessary to include AQMD requirements in the RFP considering the type of equipment required? You need to ask those questions.

Other thoughts about the RFP –

How are the proposed firms incentivized to maintain clean stalls without using too many shavings? In other words, clean the stalls and leave adequate bedding, but not throw away clean shavings which results in higher disposal costs and higher shavings costs?

The RFP requires twice daily maintenance of arenas, with no mention of reductions in dragging on days when the arenas are sealed due to rain, although there is mention of the necessary storm drain maintenance required in rainy periods.

I would like to point out that the scope of work is much smaller than the previous Lopez Works contract. The RFP states that there are:

- ? 137 single stalls, 77 of which are for TRCC community programming; 60 for private boarding
- ? 13 double stalls, 9 for TRCC community programming and 4 for private boarding
- ? Current occupancy of private boarders are 47 in single stalls and 4 in doubles – 51 horses in total.

?

At about this point, I ran out of time due to the feedback issues on Zoom. Here are my additional comments I planned to make.

There is a lot of capacity for equine programs which you previously discussed. You, as board members, stated that you wanted to provide free riding programs for Orange County residents. When will those programs be provided, with what horses and by whom? Why aren't additional horses included in the RFP?

As directors, many of you stated last December that you want the public to have access to ride horses. Where are the plans for riding programs for children and adults? I would like to note that the programs you have heard so much about are STILL offered by the trainers as part of the boarding program, but have been negatively impacted by the increase in rates.

On a personal note, my granddaughter has started to learn to ride here, and I have been thrilled to see the joy on her face as she rides and interacts with horses, learning new skills and developing confidence. I would love to see more children experience this opportunity to ride and interact with horses, in addition to the educational programs which have been announced as part of the Ranch.

It is critical that we keep stalls available for future generations, supporting equine activities.

Please remember the OCFEC mission: *Creating equitable community access to agriculture, entertainment, cultural and educational experiences.* This jewel is valued by the community and needs to remain to benefit our community.

Sincerely,



Carolyn Beaver  
Equestrian, CPA (inactive) and independent board director

cc: CEO Michele Richards  
The Equestrian Center Task Force

Carolyn Beaver  
3808 Key Bay, Corona del Mar, CA 92625

October 24, 2024

Board of Directors  
32<sup>nd</sup> District Agricultural Association Board  
88 Fair Drive  
Costa Mesa, CA 92626

Dear Director:

I appreciate the opportunity to speak with you via Zoom in this morning's Board meeting. Unfortunately there was a lot of feedback (echo on my end), and I wasn't able to get through my planned comments. So here are the comments which I intended to make this morning, for your consideration:

Good morning. I am Carolyn Beaver, and among other roles, I am an equestrian who rides at the Equestrian Center at the Fairgrounds.

Management recently issued an RFP for stall cleaning, feeding and arena maintenance for the horses stabled at the Equestrian Center. The timeline for this RFP is quite short, only two weeks from the date of issuance to the mandatory walk-through next week, and then less than 3 weeks until the proposal is due. We hope that the short time frame does not dissuade potential bidders.

I would like to remind you that in 2022, we stated that the Lopez Works bid would result in losses of \$100K per month, that you should not enter into that contract, and that the fact there was only one bid showed that there was a problem with the bid process. Please ensure that the bid process is appropriate and able to attract multiple competitive bids.

Furthermore, the RFP requires that all equipment used be less than 5 years old? Why is that a requirement? That is an onerous requirement which will reduce the number of potential bidders. Is such a requirement even allowed under the State Contracting Manual? Furthermore, is it necessary to include AQMD requirements in the RFP considering the type of equipment required? You need to ask those questions.

Other thoughts about the RFP –

How are the proposed firms incentivized to maintain clean stalls without using too many shavings? In other words, clean the stalls and leave adequate bedding, but not throw away clean shavings which results in higher disposal costs and higher shavings costs?

The RFP requires twice daily maintenance of arenas, with no mention of reductions in dragging on days when the arenas are sealed due to rain, although there is mention of the necessary storm drain maintenance required in rainy periods.

I would like to point out that the scope of work is much smaller than the previous Lopez Works contract. The RFP states that there are:

- 137 single stalls, 77 of which are for TRCC community programming; 60 for private boarding
- 13 double stalls, 9 for TRCC community programming and 4 for private boarding
- Current occupancy of private boarders are 47 in single stalls and 4 in doubles – 51 horses in total.

At about this point, I ran out of time due to the feedback issues on Zoom. Here are my additional comments I planned to make.

There is a lot of capacity for equine programs which you previously discussed. You, as board members, stated that you wanted to provide free riding programs for Orange County residents. When will those programs be provided, with what horses and by whom? Why aren't additional horses included in the RFP?

As directors, many of you stated last December that you want the public to have access to ride horses. Where are the plans for riding programs for children and adults? I would like to note that the programs you have heard so much about are STILL offered by the trainers as part of the boarding program, but have been negatively impacted by the increase in rates.

On a personal note, my granddaughter has started to learn to ride here, and I have been thrilled to see the joy on her face as she rides and interacts with horses, learning new skills and developing confidence. I would love to see more children experience this opportunity to ride and interact with horses, in addition to the educational programs which have been announced as part of the Ranch.

It is critical that we keep stalls available for future generations, supporting equine activities.

Please remember the OCFEC mission: *Creating equitable community access to agriculture, entertainment, cultural and educational experiences.* This jewel is valued by the community and needs to remain to benefit our community.

Sincerely,

A handwritten signature in blue ink that reads "Carolyn Beaver".

Carolyn Beaver  
Equestrian, CPA (inactive) and independent board director

cc: CEO Michele Richards  
The Equestrian Center Task Force