

FIXED ASSETS COMMITTEE, REPORT TO THE BOARD

SEPTEMBER 13, 2021

Outer limits Equipment

The Fixed Assets is recommending the following motion be approved at the September 13, 2021 board meeting.

Move to approve the recommendation of the Fixed Assets Committee (FAC), that OCF will not operate a winery on the Outer Limits property at this time, and to delegate to the FAC and the Site and Facilities Manager (SFM) to collaborate in selling winery production equipment as soon as possible, at market rates.

Alternate uses for Outer Limits Property Subcommittee

1. **Parking:** Parking currently uses approximately 80% of the cleared fields. This will probably be 100% in a couple years. It currently brings in between \$30,000 to \$40,000 each year.
2. **Other permitted events:** The Agricultural land use designation allows for 1 event per quarter of 3000 people or less. The OCF could potentially and legally do 4 events per year.
3. **Compost facility location:** Outer Limits has been deemed the best location for a compost facility should we solve the legal issues governing a small compost facility on Agricultural land. See picture in this report which identifies the best solar locations. SFM is in the process of submitting a building permit for the compost/storage building. More on that in our next report.
4. **House rental:** While the current Outer Limits house is probably a tear down, we should preserve the building site for later development. FAC will work with SFM to provide cost estimates of improvements needed for Doug's Green and costs for possible teardown of Outer Limits residence. See residences report below.
5. **Meeting space:** There may be limitations on commercial meeting space on Agricultural Land. More information needed
6. **Solar Energy cells:** There are designs of solar cells that are elevated off the ground so Traffic could park cars under them. There is a lot of solar opportunity on the property. More information needed.
7. **Agriculture:** Agricultural use of the property is not appropriate because of the Fair's use of most of the cleared property for Fair staff parking during July. This is an important part of the growing season.
8. **Storage:** More information needed. We will survey current storage. The winery building could accommodate storage as well as being a flex space for other uses. The Compost Facility design includes 40 x 40 for storage and 40 x 40 for compost. The building permit application has not been submitted as yet for the compost building.
9. **Temporary campground:** See report below. A temporary campground would require a startup investment but would provide additional income. More research is needed.

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Residence Subcommittee

Outer Limits Residence:

This is an **executive summary** of the repairs found on the properties from the recent inspections. There is a link to the full inspection report at the end of this section. The inspector will always recommend that a certified contractor evaluate the repairs. This would mean getting a closer look and quotes from qualified professionals in the necessary area of expertise, roofers, electricians, plumbers etc.

You will see a summary of the findings referenced here with the respective report item numbers.

1. **Roof Coverings-** Per item 1.0 there are cracked shingles and very low granular count. This prevents protection from water intrusion and the sun's rays from wearing out the material. This typically means the roof needs to be replaced. There are also signs of W.D.O. (Wood Destroying Organisms).
2. **Roof Drainage Systems-** Item 1.1 refers to the home not having barely any gutters or ways to mitigate water from getting inside the walls or away from the foundation leading to further decay of the structure.
3. **Decks, Balconies, porches-** Item 1.5 shows that the decks and balconies have severe water damage and rot. Also, you will see that they are out of level and falling down. These are a safety hazard; staff should be very careful traversing these decks. I would recommend perhaps removing it or reinforcing the decks for entry into the home to prevent injury to staff and maintenance crews.
4. **Foundations, Basement and Crawlspace-**Item 1.6 shows that there is a small perimeter footing for the foundation. Cement blocks were then placed on this footing and the house built on top of them. There is no concrete mortar to hold these in place and the home is basically "sitting on blocks". A closer look from a foundation specialist could help, but the repairs will most likely be incredibly substantial and a brand-new foundation may be needed.
5. **Columns or Piers** Per item 1.7 The wood supporting beams are rotted to the point of being able to "push a finger right through them" as described by the inspector. Water damage and wood destroying organisms were prevalent and would most likely require replacing the entire system.
6. **Roof Structure and Attic-** Per item 1.8- You will see that the system holding up the roof are what seem to be literal fence boards. This means that the roof is barely being held up. This along with W.D.O. damage makes the structure very dangerous and should perhaps be better reinforced for contractors, staff etc.

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7. **Ceilings and Floors-** Per item 1.10 sections 1,5,9- This reveals that the floors are very uneven along with water damage around the toilet and ceilings. The inspector noted that there is most likely water damage behind the walls and throughout the structure that are not visible.
8. **Countertops, Cabinets and Backsplash-** Per item 1.11- This reveals extreme rodent infestation and rat/mouse feces throughout the home. Living rodents moving about were observed by the inspector throughout the inspection.
9. **Location of Main and Distribution Panels-** The electrical panel for the home is a Zinsko panel. These panels were discontinued years ago because they are known to arc and start fires from a faulty wiring design. Sometimes these panels are functioning properly, but it is always recommended to be replaced.
10. **Insulation in Attic-** This reveals more rodent infestation in the attic area and should be noted as hazardous to staff and others.

In conclusion- This home seems to be unfortunately what could be considered "a tear down". My recommendation would be to have professional specialists in each area further review the structure and see if it can possibly be saved starting with the foundation. This is the summary for the manufactured home. While there are more items, they are not "as serious" as the winery property. A good initial and maybe a little substantial investment and a quarterly maintenance schedule could keep this home going for years to come.

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Dug's Green Mobile Home

I have here an **executive summary** of the repairs found on the properties from the recent inspections. The inspector will always recommend that a certified contractor evaluate the repairs. This would mean getting a closer look and quotes from qualified professionals in the necessary area of expertise, roofers, electricians, plumbers etc.

You will see a summary of the findings referenced here with the respective report item numbers.

1. **Roof Coverings**- Per item 1.0 you will see there is lots of leaves and debris on the roof, which can be easily removed. One side of the roof covered by trees is in a little rougher shape and we should have it assessed by a roofing specialist. We can expect one side to wear more than the other, but there are no visible leaks at this time.
2. **Roof Drainage Systems**- Item 1.1 Reveals that the gutters need cleaned out and some need replacing or repairing. The system needs maintenance all around and to ensure that water is moving away from the walls and foundation.
3. **Vegetation, Grading, Drainage** Item 1.3- This reveals that there should be some trees trimmed back from the roof structure as well as debris from the surrounding perimeter. Some grading could help keep water away, a closer evaluation by a landscape professional could help.
4. **Walls and Covering (Exterior)** Item 1.4(12,20,23,24,25)- This reveals that there is some extensive dry rot around the perimeter of the property edges as well as the siding. Dry rot on the eaves and near windows should be addressed. As well there is some siding that would need replacing. A contractor can further evaluate this as it's a somewhat easy solution to extend the life of the structure.
5. **Countertops, Cabinets**-Item 1.1- This reveals some evidence of rodents, the inspector did not say the word "infestation", but this should be addressed immediately to prevent further intrusion by rodents and pests.
6. **Windows**- Item 1.13- This reveals that many of the windows have broken internal seals and will need to be replaced. This will increase the energy savings and efficiency of the structure and is highly recommended.
7. **Location of Main and Distribution Panels**-Item 2.2- The panel was in good shape at the time of inspection, only a few small maintenance items are needed here.
8. **Connected Devices and Fixtures**- Item 2.3- This item reveals that there were many lights and plugs that were not powering up for the structure. There are also many plugs that are wired incorrectly with no ground throughout the home. An electrician is highly recommended to evaluate what's happening here.

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9. **Plumbing Drain, Waste and Vent Systems** Item 4.0- This reveals that there were many leaks within the plumbing system. Under almost every sink were leaks and under the tub. Having a plumber evaluate the entire system is recommended to make sure that all systems are leak-free and function properly.
10. **Plumbing Water systems-** Item 4.1- This further reveals plumbing issues with slow draining sinks and improper water flow in areas. Again, a closer look and even full system inspection by a licensed plumber is highly recommended.
11. **Hot Water Systems-** Item 4.2 This refers to the hot water heaters in the home. They were observed to be leaking at the time of inspection and at or near the end of their life. A full maintenance on these or replacement could be a solution.
12. **Insulation-** Item 6.1 Some insulation in the crawlspace was noted as falling down and could create an environment for pests. This is common but repairing this will further extend the life of the structure and allow for easier maintenance in the future.
13. **Vapor Retarders-** Item- 6.2- In continuation with the crawlspace falling insulation, there were some rodent feces observed. A full pest control inspection could give us better ideas and a closer look at the current situation.
14. **Ventilation of Attic and Foundation Areas-** Item 6.3 This reveals some of the entry points for pest and rodents that can be sealed. This will help keep the home safe and sanitary.
15. **Appliances-** While not noted on the PDF, all the appliances will need evaluation and most likely replaced.

In Conclusion- This home is very big and a wonderful structure. The initial investment may be substantial, but the home can last for many long years if maintained correctly. A quarterly maintenance schedule will go a very long way, especially if the home remains unoccupied in the future.

The potential is endless with this home and property and worth every penny that we put into bringing it back, whether for offices, storage, or rental. It will be a good investment. :)

For the full Inspection Reports:

Home Inspection Report
88324 Vineyard Ln (outer limits)
<http://www.homegauge.com/report/14603393/>
Password: carpet4239

Home Inspection Report -
24394 Suttle Rd (dug's green)
<http://www.homegauge.com/report/14601737/>
Password: cellar9835

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Temporary Campground:

The Subcommittee is researching the financial and logistical aspects of running a temporary campground at Outer Limits for Fair Family-related campers.

The target population for the campground would be Fair Family or others related to Fair Family who can't camp inside the Fair due to no wristband, no physical room in crew camps, etc. We also see that this campground would be appropriate for Fair Elders who can't or don't want to camp inside the Fair. This would not be open to the public for camping. We will seek legal review of this option.

The campground would require frequent shuttles to the Fair site and back to Outer Limits.

We toured the Outer Limits property and examined maps to determine the best areas for camping which appear to be in the wooded areas near the Vineyard Lane entrance and behind the winery building. This part of the property is not conducive to parking, solar and other uses. We see the winery building as the central location for camp showers, registration, water, first aid, etc.

We are developing a spreadsheet, but it is too early for us to estimate break-even and possible profit. We are running numbers for 4 possible campground populations, from 200 to 1000. Over 1000 requires a more robust permit. The lower numbers are for trial years, while we would work out details and systems with less than a full house.

Our analysis includes:

1. Income: from fees for campers, parking, showers, and possible RV camping
2. Start-up costs: such as grooming campsites, drafting of the site plan and other camp set-up details that will be submitted each year for obtaining a County temporary campground permit, shower construction, and other infrastructure investments.
3. Variable expenses: related to the number of campers, such as sanitation and supplies
4. Staffing: primarily provided by OCF Volunteers with Fair wristbands and t-shirts

We included estimates for potential expenses related to Covid-19 risk mitigations, such as facemasks, hand sanitizer, and quick-result Covid tests.

Our next steps are to review the spreadsheet and its assumptions with the full Fixed Assets Committee and other stakeholders and crews such as recycling, water, entertainment, shuttles, and others TBD.

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Winery parking with Dead lot in the upper right.



Proposed compost facility sites: Sites 2 and 3 have best solar exposure but would interfere with the residence building site. All these sites would interfere with a temporary campground which would be located in the treed area. There are potentially other sites on the property that would work.

