

**AGENDA
IRVINE RANCH WATER DISTRICT
BOARD OF DIRECTORS
REGULAR MEETING**

January 12, 2026

CALL TO ORDER 5:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL Directors Reinhart, Ferons, Swan, Withers, and President LaMar

PUBLIC COMMENT NOTICE

This meeting will be held in-person at the District's headquarters located at 15600 Sand Canyon Avenue, Irvine, California. The meeting will also be broadcasted via Webex for those wanting to observe the meeting virtually.

To observe this meeting virtually, please join online using the link and information below:

Via Web: <https://irwd.webex.com/irwd/j.php?MTID=mbe94be8bc37e280a1f3d6f6bbc12e7ce>

Meeting Number (Access Code): 2491 018 9667

Meeting Password: fxEtyWUw863

PLEASE NOTE: Webex observers of the meeting will be placed into the Webex lobby when the Board enters closed session. Participants who remain in the "lobby" will automatically be returned to the open session of the Board once the closed session has concluded. Observers joining the meeting while the Board is in closed session will receive a notice that the meeting has been locked. They will be able to observe the meeting once the closed session has concluded.

Public comments are limited to three minutes per speaker on each subject. If you wish to address the Board of Directors orally on any item, you may attend the meeting in person and submit a "speaker slip" to the Secretary. Forms are provided outside of IRWD's Board Room. If you wish to submit written comments to the Board, please submit your public comment in advance of the meeting by emailing comments@irwd.com before 12:00 p.m. the day of the meeting, and your remarks will be added to the record at the meeting.

COMMUNICATIONS TO THE BOARD

1. Written:
2. Oral:
3. ITEMS RECEIVED TOO LATE TO BE AGENDIZED

Recommendation: Determine the need to discuss and/or take immediate action on item(s).

CONSENT CALENDAR, Items 4 through 6

4. BOARD MEETING MINUTES

Recommendation: That the minutes of the December 8, 2025 Adjourned Regular Board meeting and December 15, 2025 Regular Board meeting be approved as presented.

5. MEMORANDUM ON OFFICERS OF THE BOARD, COMMITTEE APPOINTMENTS AND OTHER ASSIGNMENTS

Recommendation: That the Board receive and file the memorandum dated January 1, 2026, titled Officers of the Board, Committee Appointments and Other Assignments and approve attendance for meetings and events for the Board's representation for calendar year 2026 as delineated.

6. PLANNING AREA 51 HERITAGE FIELDS CAPITAL FACILITIES

Recommendation: That the Board authorize the General Manager to accept Heritage Fields' construction contract with Leatherwood Construction Inc. in the amount of \$809,690 for the Reach B East "P" Street Capital Sanitary Sewer Improvements, Project 10868; and authorize a budget increase for Project 10868 in the amount of \$700,000, from \$542,000 to \$1,242,000, for the Reach B East "P" Street Capital Sanitary Sewer Improvements.

ACTION CALENDAR

7. HOWILER WATER TREATMENT PLANT SUPPLY PIPELINE VAULT STRUCTURES REPLACEMENT CONSULTANT SELECTION

Recommendation: That the Board authorize the General Manager to execute a Professional Services Agreement with WSC in the amount of \$525,029 for engineering design services for the Howiler Water Treatment Plant Supply Pipeline Vault Structures Replacement, Project 13190.

8. RELOCATION OF 36-INCH RECYCLED WATER PIPELINE AT I-5 SEGMENT 2 AND CULVER DRIVE BUDGET INCREASE AND CONSTRUCTION AWARD

Recommendation: That the Board acknowledge the price clerical error made in the computation of T.E. Roberts, Inc.'s bid, accept T.E. Roberts, Inc.'s formal written request to withdraw its bid, and return the bid bond to T.E. Roberts, Inc.; authorize a budget increase in the amount of \$300,000, from \$1,483,835 to \$1,783,835, for Project 13204 and authorize the General Manager to execute a construction contract with L&S Construction, Inc. in the amount of \$1,336,400 for the relocation of 36-inch recycled water pipeline at I-5 Segment 2 and Culver Drive, Project 13204.

OTHER BUSINESS

Pursuant to Government Code Section 54954.2, members of the Board of Directors or staff may ask questions for clarification, make brief announcements, and make brief reports on his/her own activities. The Board or a Board member may provide a reference to staff or other resources for information, request staff to report back at a subsequent meeting concerning any matter, or direct staff to place a matter of business on a future agenda. Such matters may be brought up under the General Manager's Report or Directors' Comments. Pursuant to AB 1234 and Government Code Section 53232.3(d), a written draft report of the meetings that any Board member attended on behalf of IRWD since the last Board Meeting will be available at the table near the Board Room entrance, and will be amended verbally, if necessary, during Directors' Comments.

9. General Manager's Report
10. Receive oral update(s) from District liaison(s) regarding communities within IRWD's service area and interests.
11. Directors' Comments and Meeting Reports
12. Closed Session

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION Pursuant to Government Code Section 54956.9(d)(1): *BKK Working Group, et al. v. 1700 Santa Fe LTD, et al.*, Central District of California Case No. 2:18-cv-05810-MWF-PLA

13. Open Session
14. Adjournment


Availability of agenda materials: Agenda exhibits and other writings that are disclosable public records distributed to all or a majority of the members of the above-named Board in connection with a matter subject to discussion or consideration at an open meeting of the Board are available for public inspection in the District's office, 15600 Sand Canyon Avenue, Irvine, California ("District Office"). If such writings are distributed to members of the Board less than 72 hours prior to the meeting, they will be available from the District Secretary of the District Office at the same time as they are distributed to Board Members, except that if such writings are distributed one hour prior to, or during, the meeting, they will be available electronically via the Webex meeting noted. Upon request, the District will provide for written agenda materials in appropriate alternative formats, and reasonable disability-related modification or accommodation to enable individuals with disabilities to participate in and provide comments at public meetings. Please submit a request, including your name, phone number and/or email address, and a description of the modification, accommodation, or alternative format requested at least two days before the meeting. Requests should be emailed to comments@irwd.com. Requests made by mail must be received at least two days before the meeting. Requests will be granted whenever possible and resolved in favor of accessibility.

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January 12, 2026

Prepared and

submitted by: K. Swan

Approved by: Paul A. Cook 

CONSENT CALENDAR

BOARD MEETING MINUTES

SUMMARY:

Provided are the minutes of the December 8, 2025 Special Board of Directors meeting, and the December 15, 2025 Board of Directors meeting for approval.

FISCAL IMPACTS:

None.

ENVIRONMENTAL COMPLIANCE:

Not applicable.

COMMITTEE STATUS:

Not applicable.

RECOMMENDATION:

THAT THE MINUTES OF THE DECEMBER 8, 2025 SPECIAL BOARD OF DIRECTORS MEETING AND THE DECEMBER 15, 2025 BOARD OF DIRECTORS MEETING BE APPROVED AS PRESENTED.

LIST OF EXHIBITS:

Exhibit "A" – December 8, 2025 Minutes

Exhibit "B" – December 15, 2025 Minutes

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Exhibit “A”

MINUTES OF SPECIAL BOARD OF DIRECTORS MEETING – December 8, 2025

The special meeting of the Board of Directors of the Irvine Ranch Water District (IRWD) was called to order by President Reinhart at 9:04 a.m. on December 8, 2025 in the Board / Sand Canyon room at 15600 Sand Canyon Avenue, Irvine.

Directors Present: Withers, Swan, Ferons, LaMar, and Reinhart.

Directors Absent: None.

Also Present: General Manager Cook, Executive Director of Technical Services Burton, Executive Director of Water Policy Weghorst, Executive Director of Finance and Administration Adly, Director of Human Resources Mitcham, Director of Accounting & Treasury Lin, Director of Safety Choi, Director of Water Quality Colston, Executive Director of Operations Chambers, Director of Recycling Operations Zepeda, Director of Information Technology Kaneshiro, Director of Water Resources Nye, Director of Maintenance Manning, Director of Strategic Communications and Advocacy / Deputy General Counsel Compton, Secretary Swan, Consultant Newell, and General Counsel Collins.

WRITTEN AND ORAL COMMUNICATIONS: None.

ITEMS RECEIVED TOO LATE TO BE AGENDIZED: None.

DRAFT IRWD 2026 GOALS AND TARGET ACTIVITIES

General Manager Cook noted that the agenda package included: the strategic planning process; mission, vision, and guiding principles; the strategic objectives; and IRWD’s proposed target activities for 2026. These documents were all discussed throughout the meeting. “Changed conditions” discussed during the meeting included the implications of artificial intelligence (“AI”), customer sensitivity to affordability, future expectations regarding water quality, and changing demographics within IRWD. The proposed 2026 IRWD Goals and Target Activities list was reviewed in detail, and input from the Board was incorporated into the final list.

ADJOURNMENT

There being no further comments, President Reinhart adjourned the meeting.

APPROVED and SIGNED this 12th day of January 2026.

President, IRVINE RANCH WATER DISTRICT

Secretary IRVINE RANCH WATER DISTRICT

APPROVED AS TO FORM:

Claire Hervey Collins, General Counsel
Hanson Bridgett LLP

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Exhibit “B”

MINUTES OF REGULAR MEETING – DECEMBER 15, 2025

The regular meeting of the Board of Directors of the Irvine Ranch Water District (IRWD) was called to order by President Reinhart at 5:00 p.m. on December 15, 2025 at the District offices, 15600 Sand Canyon Avenue, Irvine.

Directors Present: Ferons, Withers, Swan, LaMar, and President Reinhart.

Directors Absent: None.

Also Present: General Manager Cook, Executive Director of Water Policy Weghorst, Executive Director of Operations Chambers, Executive Director of Technical Services Burton, Director of Water Quality & Regulatory Compliance Colston, Director of Financial Planning and Data Analytics Smithson, Director of Human Resources Mitcham, Director of Information Technology Kaneshiro, Director of Safety and Security Choi, Director of Water and Recycling Operations Zepeda, Director of Maintenance Operations Manning, Director of Water Resources Nye, Director of Accounting & Treasury Lin, General Counsel Collins, Secretary Swan, members of the staff, and public.

Oral and Written Communications: None.

Items too late to be agendaized: None.

CONSENT CALENDAR

Director Swan requested that Item Number 6 be moved to the Action Calendar.

On MOTION by Withers, seconded by LaMar, and carried unanimously by a vote of 5 – 0, CONSENT CALENDAR ITEMS FOUR, FIVE, AND SEVEN THROUGH ELEVEN WERE APPROVED AS FOLLOWS:

4. BOARD MEETING MINUTES

Recommendation: That the minutes of the November 24, 2025 Regular Board meeting be approved as presented.

5. NOVEMBER 2025 TREASURY REPORT

Recommendation: That the Board receive and file the Treasurer’s Investment Summary Report, the Summary of Fixed and Variable Rate Debt, and the Disclosure Report of Reimbursements to Board members and staff, approve the November 2025 Summary of Payroll ACH payments in the total amount of \$2,971,286 and approve the November 2025 accounts payable disbursement summary of warrants 452169 through 452626, Workers’ Compensation distributions, ACH payments, wire transfers, payroll withholding distributions, and voided checks in the net total amount of \$17,640,908.

7. LAND MANAGEMENT AND PERMITTING SYSTEM PROJECT

Recommendation: That the Board authorize the General Manager to execute a five-year software subscription and implementation services agreement with OpenGov, Inc. in the amount of \$956,000.

CONSENT CALENDAR (CONTINUED)

8. SHAW TANK REPLACEMENT CONSULTANT SELECTION AND BUDGET INCREASE

Recommendation That the Board authorize a budget increase in the amount of \$1,400,000, from \$500,000 to \$1,900,000, and authorize the General Manager to execute a Professional Services Agreement with Tetra Tech in the amount of \$680,000 for engineering design services for the Shaw Tank Replacement, Project 12570.

9. PARK PLAZA RECYCLED WATER PIPELINE REPLACEMENT FINAL ACCEPTANCE

Recommendation: That the Board accept construction of Park Plaza Recycled Water Pipeline Replacement, authorize the General Manager to file a Notice of Completion, and authorize the payment of the retention 35 days after the date of recording the Notice of Completion for Project 13106.

10. REHABILITATION OF WELL NOS. 76, 110R, 115R, AND DESTRUCTION OF WELL NOS. 72 AND 106 FINAL ACCEPTANCE

Recommendation: That the Board accept construction of the rehabilitation of Wells Nos. 76, 110R, 115R, and destruction of Well Nos. 72 and 106; authorize the General Manager to file a Notice of Completion; and authorize the payment of the retention 35 days after the date of recording the Notice of Completion for Projects 11137, 11846, 11847, and 12264.

11. SUPERVISORY CONTROL AND DATA ACQUISITION SOFTWARE SUBSCRIPTION AND SUPPORT RENEWAL AGREEMENT

Recommendation: That the Board authorize the General Manager to Execute a three-year software subscription and support renewal agreement with AVEVA in the amount of \$689,120.

ACTION CALENDAR

6. 2026 INVESTMENT POLICY AND 2026 DEBT MANAGEMENT POLICY

Director Swan read a statement requesting that the 2026 Investment Policy and 2026 Debt Management Policy be rejected by the Board which is attached to these minutes as "Attachment 1". Vice President LaMar provided a Committee report and supported the staff recommendation.

On MOTION by LaMar, seconded by Withers, and carried by a vote of 4-1 (with Ferons, LaMar, Reinhart, Withers voting aye, and Swan nay), THE BOARD APPROVED THE 2026 INVESTMENT POLICY AND THE 2026 DEBT MANAGEMENT POLICY AS PROPOSED, AND ADOPTED THE FOLLOWING RESOLUTIONS BY TITLE:

ACTION CALENDAR (CONTINUED)

RESOLUTION NO. 2025 – 24

RESOLUTION OF THE BOARD OF DIRECTORS OF THE
IRVINE RANCH WATER DISTRICT APPROVING AN INVESTMENT
POLICY AND AUTHORIZING THE TREASURER AND ASSISTANT TREASURERS
TO INVEST AND REINVEST FUNDS OF THE DISTRICT AND OF EACH OF ITS
IMPROVEMENT DISTRICTS AND TO SELL AND EXCHANGE SECURITIES
SUPERSEDING RESOLUTION NO. 2025 – 3

RESOLUTION NO. 2025 – 25

RESOLUTION OF THE BOARD OF DIRECTORS OF THE
IRVINE RANCH WATER DISTRICT APPROVING
THE DEBT MANAGEMENT POLICY
AND SUPERSEDING RESOLUTION 2017-13

12. LAKE FOREST ZONE 4 EL TORO TANKS 1 AND 2 REHABILITATION BUDGET
INCREASE AND CONSTRUCTION AWARD

Executive Director of Technical Services Burton presented an overview of the rehabilitation needed for the Lake Forest Zone 4 El Toro Tanks 1 and 2. Following discussion from the Board, on MOTION by Ferons, seconded by LaMar, THE BOARD AUTHORIZED A BUDGET INCREASE IN THE AMOUNT OF \$3,169,000, FROM \$4,291,000 TO \$7,460,000; AND AUTHORIZED THE GENERAL MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH ORION CONSTRUCTION CORPORATION IN THE AMOUNT OF \$5,627,000 FOR THE LAKE FOREST ZONE 4 EL TORO TANK 1 AND 2 REHABILITATION, PROJECT 112568.

13. HOWILER WATER TREATMENT PLANT TO ZONE 5 PUMP STATION
CONSULTANT SELECTION

Executive Director of Technical Services Burton presented to the Board plans to connect IRWD's Zone 5 system to the Howiler Water Treatment Plant. Director Ferons reported that this item was reviewed in detail by the Engineering and Operations Committee and supports the staff recommendation. Following discussion from the Board, on MOTION by Ferons, seconded by Withers, THE BOARD AUTHORIZED THE GENERAL MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH MKN IN THE AMOUNT OF \$788,681 FOR ENGINEERING DESIGN SERVICES FOR THE HOWILER WATER TREATMENT PLANT TO ZONE 5 PUMP STATION, PROJECT 13174.

14. ELECTION OF OFFICERS FOR 2026

General Manager Cook reported that the Bylaws of the District provide that the President and Vice President shall be elected by the Board from among its members with the term of office for one year, or until the election and qualification of their successors. Mr. Cook acting as temporary Chairman, conducted the election for President. Director Swan nominated Director LaMar as President with a second from Director Withers, and Director Withers nominated Director Ferons as Vice President with a second by Director Swan. As no other nominations were made, Director Swan motioned that the election be made by acclamation and DIRECTOR

ACTION CALENDAR (CONTINUED)

LAMAR WAS UNANIMOUSLY ELECTED PRESIDENT AND DIRECTOR FERONS WAS UNANIMOUSLY ELECTED VICE PRESIDENT.

OTHER BUSINESS

15. General Manager's Report

General Manager Cook stated that he did not have a report for the evening.

16. Receive oral update(s) from District liaison(s) regarding communities within IRWD's service area and interests.

Mr. Newell was absent from this evening's meeting.

17. Directors' Comments and Meeting Reports

Vice President Ferons reported on his ad hoc meetings with the General Manager; the ACWA Conference in San Diego; the shared services meeting; and the monthly WACO meeting.

Director Withers reported on his attendance at the ACWA Conference in San Diego; the ISDOC Executive Committee meeting; the Santiago Aqueduct Commission meeting; and the monthly WACO meeting.

Director Swan reported on his participation in the MWDOC Planning and Operations Committee meeting; his attendance at the ACWA Conference in San Diego; the MWDOC Administration and Finance Committee meeting; the Southern California Water Dialogue Steering Committee meeting; the MWDOC Special Board of Directors' meeting; and the monthly WACO meeting.

President LaMar reported on his attendance at the ACWA Conference in San Diego; the Water Advisory Group Fall Roundtable meeting at Scripps Institute, La Jolla; the CFEE Annual Board of Directors meeting via teleconference; the Natural Communities Coalition Board meeting; and the monthly WACO meeting.

Director Reinhart reported on his attendance at the South Orange County Agencies' Group meeting; an ad hoc discussion with the General Manager; the MWDOC Planning and Operations Committee meeting; the ACWA Conference in San Diego; the shared services ad hoc meeting; the IRWD / Zone 7 Coordination meeting; the MWDOC Administration and Finance Committee meeting; the OCWD Water Issues Committee meeting; the MWDOC Special Board of Directors' meeting; the OCWD Administration & Finance Issues Committee meeting; and the monthly WACO meeting.

OTHER BUSINESS (CONTINUED)

18. CLOSED SESSION

President LaMar convened the meeting into Closed Session at 5:24 p.m. with General Counsel Collins announcing the following item will be held:

A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS – *Pursuant to Government Code Section: 54956.8*

Property: *32003 Dove Canyon Dr., Trabuco Canyon, CA 92679, APN: 804-542-27*

Agency Negotiator: *Paul Cook – IRWD General Manager*

Negotiating Parties: *Trabuco Canyon Water District*

Under Negotiation: *Price and Terms of Payment*

19. OPEN SESSION

Following the Closed Session, the meeting was reconvened in Open Session with Directors Ferons, Withers, Swan, Reinhart, and LaMar present. General Counsel Collins announced that there was no action to report.

20. ADJOURNMENT

At 6:37 p.m., President LaMar adjourned the Board meeting.

APPROVED and SIGNED this 12th day of January 2026.

President, IRVINE RANCH WATER DISTRICT

District Secretary,
IRVINE RANCH WATER DISTRICT

APPROVED AS TO FORM:

Claire H. Collins, General Counsel
Hanson Bridgett LLP

statement by Peer Swan
in opposition to: Attachment "1"

Agenda Item No.6 of the Board meeting of December 15, 2025

Historically the IRWD staff and the Finance Committee have had a productive and great working relationship. Together, often at the behest of the Committee and certainly with the active support of same, the District established a Replacement Fund and as that fund grew over time a forward looking model to project its need; secured the Legislative approval to issue consolidated long-term variable rate debt; secured the ability to invest in Orange County real estate; adopted a budget-based rate structure; established and funded a 115 Trust to fund our employee retirements and post-retirement benefits; and investing in water banking operations. There have been long periods of time when substantive discussions were held in the committee about expectations of the changing financial future and for years there were regular meetings between the CFO and the Finance Committee Chair (much like that between the Board Chair and the General Manager) specifically to further review the financial landscape and to develop a unified strategy as to actions needed to address it. The then believe was that two pairs of eyes looking from different perspectives were better than one set. There was an understanding that no deviation from established agreements would be undertaken unless both agreed to that change. This was deemed especially important during times of change and turmoil similar to that of today.

An important part of the partnership discussions was the investment policy for the districts cash assets. As the District assets grew this policy evolved over a number of trying times to one that limited investments to Federal debt and federal agencies. At times this was further limited to direct Federal debt and direct debt backed by the full faith and credit of the Federal government. At times when there was a perceived risk of having our variable debt put back to us or when the interest rates justified it; we authorized investments in California enterprise districts that had similar credit ratings and maturities to that of our own debt. Prior to the mid 2000's we invested in repurchase agreements but when we failed to understand what the underlying security was, they were dropped from the approved list saving us much heartburn during 2008.

Bank CD's covered by FDIC, commercial paper rated A1P1 and other such investment were generally dropped from the policy. This change saved up from credit losses and liquidity problems when nearly overnight these investments went from AAA to sub-investment grade or losses.

There is no doubt that we could earn a slightly higher rate of return by investing in some of the alternatives not currently allowed by our policy and the process to do this is to discuss these

changes with the Finance Committee and agree on the type, amount and duration of any new type of investment, the added risk and the reason why it is in the interest to change.

The proposed changes cuts out discussions with the Finance Committee except after the investments are made. It uses an outside firm to recommend investments with an eye to increase yield at an annual six figure cost to the District. The first recommendation is to include investment in paper issued by the State of California which is in serious deficit during the peak of the market and has large unfunded debt to mention a few of the problems.

Over the last 46 years that I have served on the Finance Committee, the Committee has seldom interfered with the orderly investment operation. The Committee is a sub majority of the Board and as such can quickly turn around and item that is time critical.

This item was placed on the Consent Calendar which is usually reserved for items where little dissent is expected but while knowing that this was not the case!

I request the Board to reject the proposed changes and instead reaffirm the existing policy.

I further recommend that we reestablish a monthly process of evaluating the financial situation, goals and objectives between the financial staff and the Finance Committee. The principal committees of the board should have this regular communication with staff in the area of the committees purview.

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January 12, 2026
Prepared and
submitted by: C. Compton
Approved by: Paul A. Cook *PAK*

CONSENT CALENDAR

MEMORANDUM ON OFFICERS OF THE BOARD, COMMITTEE APPOINTMENTS AND OTHER ASSIGNMENTS

SUMMARY:

Each year, the President of the Board of Directors provides the Board with a memorandum on the upcoming year's officers of the Board, Committee appointments and other assignments. As a result of changes implemented by President LaMar, the following actions are necessary:

- Receive and file the January 1, 2026, Memorandum on Officers of the Board, Committee Appointments and Other Assignments (Memorandum), and
- Approve attendance at meetings and events by Directors for the 2026 calendar year.

BACKGROUND:

IRWD Board members serve on various standing committees and ad hoc committees (when such a committee is created by the Board President); they also serve the District in other assignments. President LaMar has reviewed and updated the Committee appointments and other District assignments for 2026; the updated Memorandum is provided as Exhibit "A".

Approval of Attendance at Meetings and Events:

Pursuant to Resolution 2014-38, adopted on August 25, 2014, approval / ratification of attendance at events and meetings for non-IRWD Board or Committee meetings is required by the Board of Directors for certain meetings and events. For those meetings and events falling under Section 2(b) of Article II of Exhibit "A" to the Resolution, approval is requested to authorize attendance of the Board Members assigned as the District's representative / lead, and their alternates, as listed in the Memorandum, at meetings and events of governmental agencies and external organizations during the 2026 calendar year. Also provided in Exhibit "A" is a list of the approved organizations.

FISCAL IMPACTS:

None.

ENVIRONMENTAL COMPLIANCE:

Not applicable.

COMMITTEE STATUS:

This item was not reviewed by a Committee.

RECOMMENDATION:

THAT THE BOARD RECEIVE AND FILE THE MEMORANDUM DATED JANUARY 1, 2026, TITLED OFFICERS OF THE BOARD, COMMITTEE APPOINTMENTS AND OTHER ASSIGNMENTS AND APPROVE ATTENDANCE FOR MEETINGS AND EVENTS FOR THE BOARD'S REPRESENTATION FOR CALENDAR YEAR 2026 AS DELINEATED.

LIST OF EXHIBITS:

Exhibit "A" – Memorandum from President LaMar dated January 1, 2026, titled Officers of the Board, Committee Appointments and Other Assignments

MEMORANDUM

DATE: January 1, 2026

TO: IRWD Board of Directors

FROM: Steven LaMar, President *S. LaMar*

SUBJECT: MEMORANDUM RELATIVE TO OFFICERS OF THE BOARD, COMMITTEE APPOINTMENTS, AND OTHER ASSIGNMENTS

District Board of Directors:

- | | |
|------------------|--|
| • President | Steve LaMar |
| • Vice President | Dan Ferons |
| • Directors | Doug Reinhart, Peer Swan, John Withers |

Officers of the District, Staff:

- | | |
|---------------------------------|----------------------------|
| • District Treasurer | Neveen Adly |
| • Assistant District Treasurers | Eileen Lin, Jennifer Davis |
| • District Secretary | Kristine Swan |
| • Assistant District Secretary | Christine Compton |

Standing Committees Appointments:

Committee chair name shown first:

- | | |
|---|---------------------------------|
| • Engineering and Operations | Reinhart, Withers (Alt. Ferons) |
| • Finance and Personnel | Ferons, Reinhart (Alt. LaMar) |
| • Supply Reliability Programs | Ferons, Swan (Alt. Reinhart) |
| • Water Resources Policy & Communications | LaMar, Withers (Alt. Ferons) |

Governmental Agencies Representation and Assignments:

- | | |
|--|---|
| • Canyons Communities | Withers (Representative), LaMar (Alternate) |
| • City of Costa Mesa | Swan (District Lead), Ferons (Alternate) |
| • City of Irvine | Ferons (District Lead), LaMar (Alternate) |
| • City of Lake Forest | Withers (District Lead), Reinhart (Alternate) |
| • Municipal Water District of Orange County | Swan (District Lead), Reinhart (Alternate) |
| • Natural Communities Coalition** | LaMar (Director), Ferons (Alternate) |
| • City of Newport Beach | Swan (District Lead), Reinhart (Alternate) |
| • Newport Bay Watershed Executive Cte.** | Swan (Rep), Ferons and Swift (Alternates) |
| • City of Orange / OPA | Withers (District Lead), LaMar (Alternate) |
| • Orange County Sanitation District (OCSD)** | Withers (Director), Ferons (Alternate) |
| • Orange County Water District (OCWD) | Reinhart (District Lead), Ferons (Alternate) |
| • Santiago Aqueduct Commission (SAC)** | Withers (Director), Ferons (Alternate) |
| • City of Tustin | LaMar (District Lead), Ferons (Alternate) |

** Need to notify these agencies of any changes

IRWD-Associated Organizations Officers:

- Bardeen Partners, Inc. Withers, President; LaMar, Vice President;
Feron, Reinhart and Swan as Members
Cook, General Manager
Adly, Treasurer
K. Swan, Secretary
- IRWD Water Service Corporation Reinhart, President; Withers, Vice President;
LaMar, Feron, and Swan as Members
Adly, Treasurer
K. Swan, Secretary
- Pension 115 Trust and Other Post Retirement Benefits (OPEB) 115 Trust Same as members of IRWD F&P Committee
and the IRWD GM, Member
Adly, Treasurer
K. Swan, Secretary
- San Joaquin Wildlife Sanctuary, Inc. Feron, President
LaMar, Treasurer

External Organizations Assignments:

- Association of CA Water Agencies (ACWA) All Board Members
- CA Association of San. Agencies (CASA) All Board Members
- CA Council for Environmental and Economic Balance (CCEEB) LaMar (District Lead);
Feron and Compton (Alternates)
- CA Foundation on the Environment and the Economy (CFEE) LaMar (District Lead); Compton (Alternate)
- Ctr. for Western Weather & Water Extremes (CW3E) Water Affiliates Group LaMar (District Lead), Bronstein (Alternate)
- County of Orange Area Safety Task Force LaMar (District Lead); Bronstein (Alternate)
- El Toro Restoration Advisory Board Feron (District Lead), Colston (Alt.)
- Independent Special Districts of OC (ISDOC) All Board Members
- ISDOC Executive Committee Withers (District Lead), Reinhart (Alt.)
- IRWD-Supported Chambers All Board Members
- Groundwater Banking Authority JPA Same as members of IRWD SRP Committee
- National Water Resources Assoc. (NWRA) LaMar (District Lead)
- National Water Research Institute (NWRI) Withers (District Lead), Reinhart (Alternate)
- Orange County Business Council (OCBC) LaMar (District Lead),
Withers (Infrastructure Committee)
Compton (Govt. Affairs & Advocacy)
- Orange County Forum All Board Members
- Orange County Water Association All Board Members
- Public Policy Institute of California Swan (District Lead), LaMar (Alternate)
- South Orange County Economic Coalition Feron (District Lead), Compton (Alt.)
- South Orange County Agencies Group Reinhart (District Lead)
LaMar or Feron (Alternate)
- SCE Public Safety Power Shutoffs LaMar
- Southern California Water Dialogue Group Swan (District Lead), LaMar (Alternate)

- Southern California Water Coalition Board LaMar (District Lead), Ferons (Alternate)
- Southern California Water Coalition Meetings All Board Members
- Urban Water Institute All Board Members
- Water Advisory Committee of OC (WACO) All Board Members
- Water Education Foundation All Board Members
- WaterReuse All Board Members

Organization / Committee Staff Representation and Support:


- Association of CA Water Agencies (ACWA) Compton, Collins
- Bioenergy Association of CA Compton (District Lead)
- California Assoc. of Sanitation Agencies Chambers, Zepeda, Colston, Compton
- California Municipal Utilities Assoc. (CMUA) Cook (Board Member), Compton
- California Special Districts Assoc. (CSDA) Compton
- California Water Environmental Assoc. Chambers, Zepeda
- National Water Research Institute (NWRI) Colston
- Newport Bay Watershed Mgmt. Comm. Swift (Representative), Chambers (Alternate)
- Santiago Aqueduct Commission (SAC) Cook (General Manager), Burton (Engineer)
Adly (Treasurer)
- South Orange County Watershed Mgmt. Area Executive Committee Palacio (Representative), Weghorst (Alt.)
- WaterReuse California Cook (Board member), Compton

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January 12, 2026

Prepared by: A. Kuan / B. Rios

Submitted by: K. Burton

Approved by: Paul A. Cook 

CONSENT CALENDAR

PLANNING AREA 51 HERITAGE FIELDS CAPITAL FACILITIES

SUMMARY:

Heritage Fields, LLC (Heritage Fields) is proceeding with development of Planning Area 51 (Great Park), which includes the construction of streets, storm drains, domestic water, sanitary sewer, and recycled water improvements. As part of the development, Heritage Fields will construct IRWD capital facilities under an existing Supplemental Reimbursement Agreement (SRA). Staff recommends that the Board:

- Authorize the General Manager to accept Heritage Fields' construction contract with Leatherwood Construction Inc. in the amount of \$809,690 for the Reach B East "P" Street Capital Sanitary Sewer Improvements, Project 10868; and
- Authorize a budget increase for Project 10868 in the amount of \$700,000, from \$542,000 to \$1,242,000, for the Reach B East "P" Street Capital Sanitary Sewer Improvements.

BACKGROUND:

Heritage Fields is moving forward with the residential development of Districts 5 and 6. The project location map is shown as Exhibit "A". As part of this development, Heritage Fields will design and construct IRWD's capital sanitary sewer improvements. The required IRWD capital sanitary sewer facilities are documented in the September 2016 PA 51 Sub-Area Master Plan Update and all subsequent addendums and updates prepared by Stantec.

The design and construction of the IRWD facilities will be performed by Heritage Fields, LLC under the terms of the Master Reimbursement Agreement approved by the Board in August 2012 and as further refined in the SRA dated November 25, 2019.

Reach B East "P" Street Capital Sanitary Sewer Improvements:

In November of 2019, the Board authorized the General Manager to accept construction costs for an initial portion of Treble (formerly P Street) in the amount of \$225,835.00 with related soft costs for a total of \$277,543.35. The remaining portion of Reach B East "P" Street Capital Sanitary Sewer Improvements consists of installing approximately 1,082 feet of 18-inch sewer main in Treble (formerly P Street) between Harrier and Marine Way. Heritage Fields retained Hunsaker and Associates to prepare the plans and received bids from four contractors. Heritage Fields recommends awarding the construction contract to the low bidder, Leatherwood Construction Inc., for a bid amount of \$809,690.00 as shown in Exhibit "B". In addition, Heritage Fields has received consultant proposals for geotechnical observation and testing, construction support services, surveying, and archeological and paleontological monitoring. Staff has reviewed the consultant proposals and the construction bids and found the amounts to be acceptable. A summary of the Reach B East "P" Street Capital Sanitary Sewer Improvements costs is shown as follows:

Construction (Leatherwood)	\$ 809,690.00
Design (Hunsaker and Associates)	\$ 48,400.00
Construction Engineering/Surveying (Hunsaker)	\$ 26,200.00
Geotechnical Services (Engeo)	\$ 14,040.00
Archeological/Paleontological Monitoring (LSA)	\$ 4,758.00
Heritage Fields Administration Fee (1%)	\$ 8,096.90
Previously approved construction costs	<u>\$ 277,543.35</u>
	\$1,137,019.90

FISCAL IMPACTS:

Project 10868 is included in the FY 2025-26 Capital Budget and requires a budget increase as follows. All projects will be funded 100% by ID 2212.

Project No.	Current Budget	Addition <Reduction>	Total Budget
10868	\$ 542,000	\$ 700,000	\$ 1,242,000

ENVIRONMENTAL COMPLIANCE:

Construction of capital domestic water, sewer, and recycled water facilities for the Great Park Development is subject to CEQA. In conformance with the California Code of Regulations Title 14, Chapter 3, Article 7 an Environmental Impact Report was certified by the City of Irvine, the lead agency on April 4, 2012 (SCH# 2002101020).

COMMITTEE STATUS:

This item was not reviewed by a Committee.

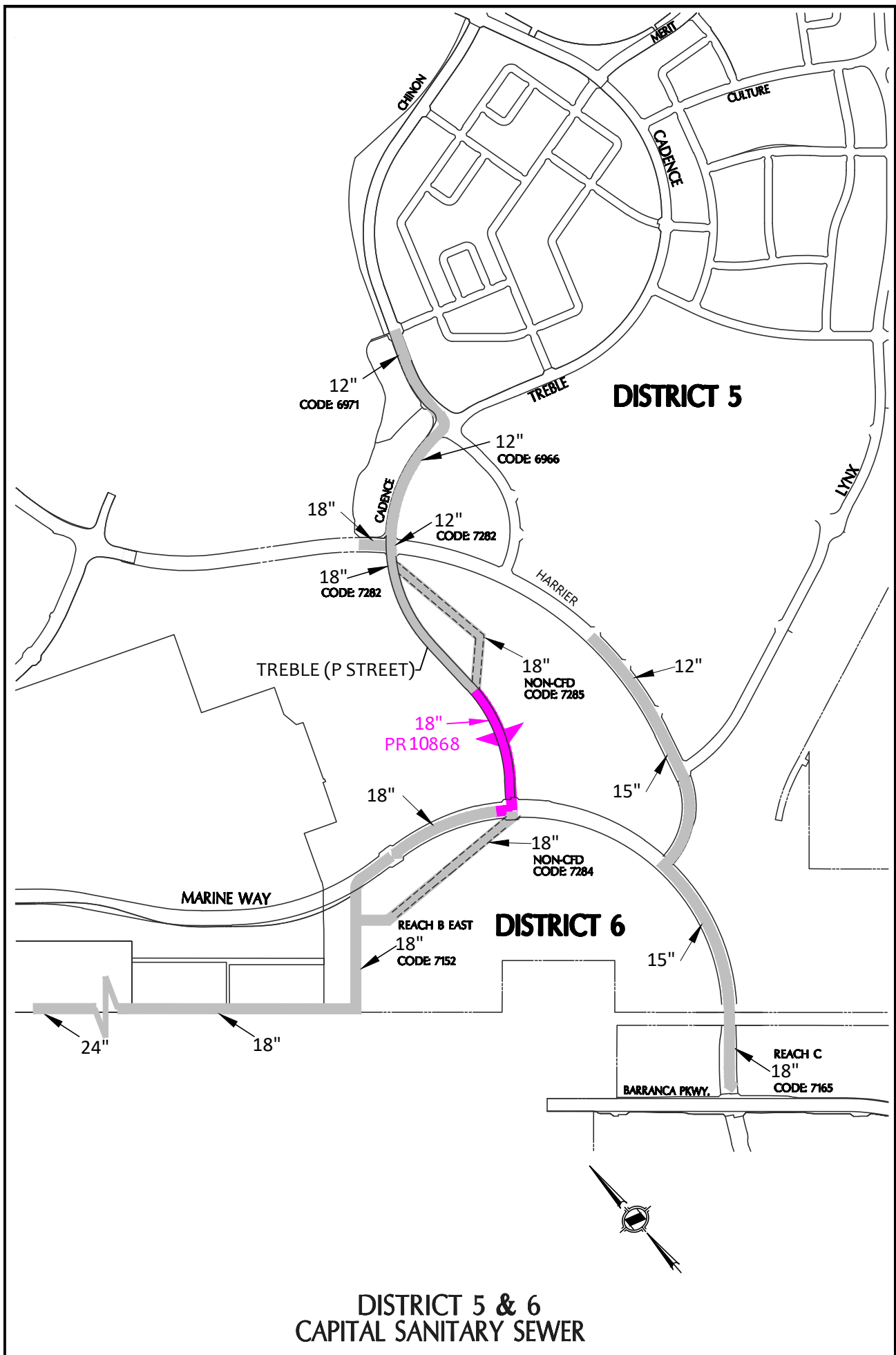
RECOMMENDATION:

THAT THE BOARD AUTHORIZE THE GENERAL MANAGER TO ACCEPT HERITAGE FIELDS' CONSTRUCTION CONTRACT WITH LEATHERWOOD CONSTRUCTION INC. IN THE AMOUNT OF \$809,690 FOR THE REACH B EAST "P" STREET CAPITAL SANITARY SEWER IMPROVEMENTS, PROJECT 10868; AND AUTHORIZE A BUDGET INCREASE FOR PROJECT 10868 IN THE AMOUNT OF \$700,000, FROM \$542,000 TO \$1,242,000, FOR THE REACH B EAST "P" STREET CAPITAL SANITARY SEWER IMPROVEMENTS.

LIST OF EXHIBITS:

Exhibit "A" – Location Map

Exhibit "B" – Bid Summary, Reach B East "P" Street Capital Sanitary Sewer Improvements,
Project 10868



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Exhibit "B"

PROJECT:	D5 REACH B EAST 1 & 2 AND P STREET- SD, SW, DW & RW IMPROVEMENTS	FILE NO.:	8/23/2018	FILE NO.:	8/23/2018	FILE NO.:	8/23/2018	FILE NO.:	8/23/2018
OWNER:	Heritage Fields El Toro, LLC	DATE:	8/23/2018	DATE:	8/23/2018	DATE:	8/23/2018	DATE:	8/23/2018
CODE 7280 BID SPREAD		CONTRACT PRICE SCHEDULE Project Total - Wet UG - IRWD Capital & Non-Capital (SW & DM) - Prevailing Wage		CONTRACT PRICE SCHEDULE Project Total - Wet UG - IRWD Capital & Non-Capital (SW & DM) - Prevailing Wage		CONTRACT PRICE SCHEDULE Project Total - Wet UG - IRWD Capital & Non-Capital (SW & DM) - Prevailing Wage		CONTRACT PRICE SCHEDULE Project Total - Wet UG - IRWD Capital & Non-Capital (SW & DM) - Prevailing Wage	
		LEATHERWOOD		FYDAQ		L & S		KEC	

IRWD CAPITAL - SANITARY SEWER										
B	131-00 SW - IRWD CAPITAL									
B1.1	SUB-TOTAL, SUBSECTION B1.1 - 130-01:	\$	47,290.00		\$	55,078.90	\$	49,529.00	\$	36,560.00
B1.2	SUB-TOTAL, SUBSECTION B1.2 - 130-02:	\$	19,500.00		\$	15,600.00	\$	7,800.00	\$	3,120.00
B1.3	SUB-TOTAL, SUBSECTION B1.3 - 130-05:	\$	664,200.00		\$	647,790.00	\$	789,450.00	\$	915,970.00
B1.4	SUB-TOTAL, SUBSECTION B1.4 - 130-05:	\$	63,000.00		\$	98,400.00	\$	70,500.00	\$	111,000.00
B1.5	SUB-TOTAL, SUBSECTION B1.5 - 130-20:	\$	13,200.00		\$	10,500.00	\$	8,000.00	\$	27,000.00
B1.6	SUB-TOTAL, SUBSECTION B1.6 - 130-25:	\$	2,500.00		\$	2,000.00	\$	2,600.00	\$	8,000.00
	131-00 SW - IRWD CAPITAL - TOTAL.....	\$	809,690.00		\$	829,368.90	\$	927,879.00	\$	1,101,650.00

TOTAL - CAPITAL CONTRACT PRICE SCHEDULE		\$	809,690.00	\$	829,368.90	\$	927,879.00	\$	1,101,650.00
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IRWD CAPITAL - SANITARY SEWER							Project Total - IRWD Capital				Project Total - IRWD Capital				Project Total - IRWD Capital							
ITEM	CODE	DESCRIPTION	TOT QTY	UNIT	UNIT PRICE	AMOUNT	TOT QTY	UNIT	UNIT PRICE	AMOUNT	TOT QTY	UNIT	UNIT PRICE	AMOUNT	TOT QTY	UNIT	UNIT PRICE	AMOUNT				
130-01 SW SEWER-GENERAL																						
001	130-01	Mobilization (Maximum of 2% of Section B1 Amount)	1	LS	\$ 14,040.00	\$ 14,040.00	1	LS	\$ 4,137.90	\$ 4,137.90	1	LS	\$ 17,940.00	\$ 17,940.00	1	LS	\$ 1,560.00	\$ 1,560.00				
002	130-01	Performance, Labor & Payment Bond	1	LS	\$ 10,000.00	\$ 10,000.00	1	LS	\$ 11,991.00	\$ 11,991.00	1	LS	\$ 17,394.00	\$ 17,394.00	1	LS	\$ 10,140.00	\$ 10,140.00				
003	130-01	Erosion Control - SWPPP & BMP's	1	LS	\$ 5,070.00	\$ 5,070.00	1	LS	\$ 19,500.00	\$ 19,500.00	1	LS	\$ 5,070.00	\$ 5,070.00	1	LS	\$ 4,680.00	\$ 4,680.00				
004	130-01	Development and Application of Construction Water	1	LS	\$ 780.00	\$ 780.00	1	LS	\$ 2,340.00	\$ 2,340.00	1	LS	\$ 1,872.00	\$ 1,872.00	1	LS	\$ 4,680.00	\$ 4,680.00				
005	130-01	Traffic Control	1	LS	\$ 1,170.00	\$ 1,170.00	1	LS	\$ 11,700.00	\$ 11,700.00	1	LS	\$ 2,925.00	\$ 2,925.00	1	LS	\$ 4,680.00	\$ 4,680.00				
006	130-01	Air Test and Video Pipeline Per IRWD Standards & Specifications, Complete	1,082	LF	\$ 15.00	\$ 16,230.00	1,082	LF	\$ 5.00	\$ 5,410.00	1,082	LF	\$ 4.00	\$ 4,328.00	1,082	LF	\$ 10.00	\$ 10,820.00				
B1.1 SUB-TOTAL, SUBSECTION B1.1 - 130-01:			\$ 47,290.00				\$ 55,078.90				\$ 49,529.00				\$ 36,560.00							
130-02 SW SITE PREPARATION																						
007	130-02	Clearing and Grubbing (All Vegetation Within the Project Site)	1	LS	\$ 19,500.00	\$ 19,500.00	1	LS	\$ 15,600.00	\$ 15,600.00	1	LS	\$ 7,800.00	\$ 7,800.00	1	LS	\$ 3,120.00	\$ 3,120.00				
B1.2 SUB-TOTAL, SUBSECTION B1.2 - 130-02:			\$ 19,500.00				\$ 15,600.00				\$ 7,800.00				\$ 3,120.00							
130-05 SW MAINLINE																						
008	130-05	Furnish and Install 18" PVC (Green), C900, DR 18 Sewer, including Trenching, Bedding, Backfill & Compaction, Fittings, sewer indicator tape, and any other appurtenant work per IRWD Std. DWG. S-6, Depth = 25'-33', Complete	1,082	LF	\$ 600.00	\$ 649,200.00	1,082	LF	\$ 595.00	\$ 643,790.00	1,082	LF	\$ 725.00	\$ 784,450.00	1,082	LF	\$ 835.00	\$ 903,470.00				
009	130-05	Furnish and Install 12" PVC (Green), C900, DR 18 Sewer, including Trenching, Bedding, Backfill & Compaction, Fittings, sewer indicator tape, and any other appurtenant work per IRWD Std. DWG. S-6, Depth = 23'-27', Complete	0	LF	\$ 215.00	\$ -	0	LF	\$ 485.00	\$ -	0	LF	\$ 480.00	\$ -	0	LF	\$ 565.00	\$ -				
010	130-05	Remove and Dispose of Temporary 6" or 8" Terminal Cleanout & Join Existing Sewer	1	EA	\$ 15,000.00	\$ 15,000.00	1	EA	\$ 4,000.00	\$ 4,000.00	1	EA	\$ 5,000.00	\$ 5,000.00	1	EA	\$ 12,500.00	\$ 12,500.00				
B1.3 SUB-TOTAL, SUBSECTION B1.3 - 130-05:			\$ 664,200.00				\$ 647,790.00				\$ 789,450.00				\$ 915,970.00							
130-10 SW MANHOLES																						
011	130-10	Construct 72" DIA. Manhole w/ Modified Base per IRWD Std. DWG. S-1 and Detail on Plan, including excavation, backfill, concrete, reinforcement, finishing, manhole frame and cover, 1 Raise and any other appurtenant work, Depth = 26'-33', Complete	3	EA	\$ 21,000.00	\$ 63,000.00	3	EA	\$ 32,800.00	\$ 98,400.00	3	EA	\$ 23,500.00	\$ 70,500.00	3	EA	\$ 37,000.00	\$ 111,000.00				
B1.4 SUB-TOTAL, SUBSECTION B1.4 - 130-05:			\$ 63,000.00				\$ 98,400.00				\$ 70,500.00				\$ 111,000.00							
130-20 SW CLEANOUTS																						
012	130-20	Furnish & Install Temporary 6" or 8" Terminal Cleanout Per IRWD Std. S-5, Depth = 30'-33', Including excavation, backfill, extension above surrounding grade, fittings, 1 Raise to Grade and any other appurtenant work, Complete	2	EA	\$ 6,600.00	\$ 13,200.00	2	EA	\$ 5,250.00	\$ 10,500.00	2	EA	\$ 4,000.00	\$ 8,000.00	2	EA	\$ 13,500.00	\$ 27,000.00				
B1.5 SUB-TOTAL, SUBSECTION B1.5 - 130-20:			\$ 13,200.00				\$ 10,500.00				\$ 8,000.00				\$ 27,000.00							
130-25 SW MANHOLE RAISE - SIP																						
013	130-25	Raise Manhole to Final Grade After Improvements are Complete or Requested by Developer including Extra Move, Complete	4	EA	\$ 625.00	\$ 2,500.00	4	EA	\$ 500.00	\$ 2,000.00	4	EA	\$ 650.00	\$ 2,600.00	4	EA	\$ 2,000.00	\$ 8,000.00				
B1.6 SUB-TOTAL, SUBSECTION B1.6 - 130-25:			\$ 2,500.00				\$ 2,000.00				\$ 2,600.00				\$ 8,000.00							
TOTAL - SW - IRWD CAPITAL:			\$ 809,690.00				\$ 829,368.90				\$ 927,879.00				\$ 1,101,650.00							
GRAND TOTAL - CONTRACT PRICE SCHEDULE:							\$ 809,690.00				\$ 829,368.90				\$ 927,879.00				\$ 1,101,650.00			

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January 12, 2026

Prepared by: J. Burk / J. Moeder

Submitted by: K. Burton

Approved by: Paul A. Cook 

ACTION CALENDAR

HOWILER WATER TREATMENT PLANT SUPPLY PIPELINE VAULT STRUCTURES REPLACEMENT CONSULTANT SELECTION

SUMMARY:

In December 2024, IRWD and Serrano Water District (SWD) executed a Purchase and Sale Agreement that transferred ownership of several SWD facilities to IRWD including the Howiler Water Treatment Plant (WTP) and the associated supply pipeline. Staff solicited proposals from five consultants to design improvements to rehabilitate or replace the various vault structures along the supply pipeline to the Howiler WTP. Staff recommends that the Board authorize the General Manager to execute a Professional Services Agreement with WSC in the amount of \$525,029 for engineering design services for the Howiler WTP Supply Pipeline Vault Structures Replacement project.

BACKGROUND:

The Howiler WTP Supply Pipeline connects to the Irvine Lake Pipeline at an interconnection facility located within Irvine Regional Park. At the interconnection facility, raw water from Irvine Lake or untreated water from the adjoining Santiago Aqueduct Commission pipeline passes through a pressure reducing station and meter vault before flowing by gravity along a nearly five-mile pipeline to the Howiler WTP.

Approximately two miles downstream of the interconnection facility, the Howiler WTP Supply Pipeline runs beneath Villa Park Dam and then reaches an isolation valve vault near the toe of the dam. From the valve vault, the gravity pipeline continues through Santiago Oaks Regional Park, passing through two access manholes before entering a splitter box. Located adjacent to Santiago Creek and a public access trail, the splitter box historically divided flows between the Carpenter Irrigation District and SWD. Currently, it supplies water only to Howiler WTP, as the Carpenter Irrigation District service area is now served by the City of Orange. The vault structures along the supply pipeline are generally in poor condition and require replacement. In the case of the isolation valve vault at the toe of Villa Park Dam, the consultant will evaluate the condition of the vault and piping in the vault and recommend improvements to prolong the life of the asset.

Consultant Selection:

Staff issued a Request for Proposals for engineering design services to five design firms including Ardurra, Cannon, CDM Smith, Spec Services, and WSC. Staff received proposals from Cannon, Spec Services, and WSC. CDM Smith and Ardurra declined to submit citing heavy existing workloads and schedule conflicts with their design staff.

While Cannon's and Spec Services' proposals met the project objectives and presented qualified teams, WSC's proposal demonstrated the greatest understanding of the overall project scope and offered greater detail on how they will approach the project. WSC's proposal identified alternatives for design and construction sequencing which seek to minimize the project's environmental impact on the County regional parks and reduce the downtime of the Howiler Supply Pipeline. WSC also emphasized the importance of coordination with permitting agencies, especially with Orange County Parks, and provided a clear approach as to how they will organize, track, and follow through with receiving approval from each agency. WSC demonstrated extensive experience with both condition assessment and engineering design for water pipeline and vault replacement with multiple recent projects. Recently, WSC successfully completed the design for decommissioning an IRWD pressure reducing station and are currently providing construction support on the project. The consultant selection matrix is attached as Exhibit "A", and WSC's scope of work and fee proposal are attached as Exhibit "B".

Staff recommends that the Board authorize the General Manager to execute a Professional Services Agreement with WSC in the amount of \$525,029 for engineering design services for the Howiler WTP Supply Pipeline Vault Structure Replacement project.

FISCAL IMPACTS:

The Howiler WTP Supply Pipeline Vault Structures Replacement, Project 13190, is included in the FY 2025-26 Capital Budget. The existing budget is sufficient to fund the recommendation presented herein.

ENVIRONMENTAL COMPLIANCE:

This project is subject to the California Environmental Quality Act (CEQA). In conformance with the California Code of Regulations Title 14, Chapter 3, Section 15004, the appropriate environmental document will be prepared when "meaningful information" becomes available.

COMMITTEE STATUS:

This item was not reviewed by a Committee.

RECOMMENDATION:

THAT THE BOARD AUTHORIZE THE GENERAL MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH WSC IN THE AMOUNT OF \$525,029 FOR ENGINEERING DESIGN SERVICES FOR THE HOWILER WATER TREATMENT PLANT SUPPLY PIPELINE VAULT STRUCTURES REPLACEMENT, PROJECT 13190.

LIST OF EXHIBITS:

Exhibit "A" – Consultant Selection Matrix
Exhibit "B" – Scope of Work and Fee Proposal

CONSULTANT SELECTION MATRIX

Howiler Supply Pipeline Vault Structures Rehabilitation								
Item	Description	Weights	Cannon		Spec Services		WSC	
A	TECHNICAL APPROACH							
1	Project Understanding	30%	2		3		1	
2	Project Approach	30%	2		3		1	
3	Project Team	40%	1		3		2	
	Weighted Score		1.60		3.00		1.40	
	Ranking of Consultants		2		3		1	
B	SCOPE OF WORK							
TASK	DESCRIPTION		Task Hours	Fee	Task Hours	Fee	Task Hours	Fee
1	Project Management		383	\$96,290	96	\$21,683	358	\$101,228
2	Basis of Design Report		566	\$246,034	592	\$121,146	581	\$148,109
3	Final Design		916	\$195,340	1500	\$279,172	1,022	\$229,785
4	Bid Period Assistance		104	\$23,356	82	\$15,121	84	\$19,624
	Other - Direct Expenses/Allowances		-	-	-	\$44,157	-	-
	TOTAL ENGINEERING SERVICES FEE WITHOUT OPTIONAL TASKS		1,969	\$545,620	2,270	\$481,279	2,045	\$498,746
5	Optional Tasks							
5.1	Geotechnical Investigations		-	\$15,400	-	-	56	\$26,283
	TOTAL ENGINEERING SERVICES FEE INCLUDING OPTIONAL TASKS		1,969	\$561,020	2,270	\$481,279	2,101	\$525,029
C	OTHER							
	Technical Drawings							
	Total Sheets		35 dwgs		59 dwgs		55 dwgs	
	Engineering Services Fee per Design Drawings		\$16,029		\$8,157		\$9,546	
	Personnel							
	Role		Years of Experience		Years of Experience		Years of Experience	
	Principal-In-Charge		George Jurica 45		Luis Soto * 17		Jon Ganz 29	
	Project Manager		Gary Roepke * 50		Justin Todd * 12		Chris Deiter 16	
	QA/QC		Mike Kielborn 26				Scott Duren 23	
	Lead Civil Engineer				Rob Randig * 34			
	Lead Civil Designer				Patrick Henshall * 22		Michael Goymerac * 13	
	Structural Engineer		Hooman Tavallali * 19					
	Instrumentation Engineer		Mehdi Ahmadi * 18					
	Electrical Engineer		Derek Romer * 29		Long Pham 35			
	Lead Electrical Designer				Rick Mitchell * 44			
	Lead Mechanical Designer				Tim Price 32		Phillip Medlock * 7	
	Lead Project Engineer		Tina Kuah * 21					
	Project Engineer		Jack Barfuss * 7					
	Sub Consultants							
	Survey		KDM Meridian		AirX Utility Surveyors, Inc.		WestLAND Group, Inc.	
	CCTV Assessments		Downstream Services, Inc.		-		National Plant Services	
	Permitting		Jon Robinson Consulting, Inc.		-		-	
	Electrical/I&C		-		-		Coffman Engineers *	
	Structural		-		-		Kleinfelder, Inc. *	
	Geotechnical (Optional)		LOR Geotechnical Group, Inc.		-		Kleinfelder, Inc.	
	Insurance							
	General Liability		Yes		Yes		Yes	
	Automobile		Yes		Yes		Yes	
	Umbrella Liability		Yes		No		Yes	
	Workers' Compensation		Yes		Yes		Yes	

Note: This page is intentionally left blank.

Scope

Expertise and Collaboration Deliver Exceptional Results

WSC's Design Team brings expertise in delivering complex projects using a collaborative approach that responds to your needs and guides confident decision-making.



Understanding

As part of a recent agreement with Serrano Water District (SWD), Irvine Ranch Water District (IRWD) acquired the Howiler Water Treatment Plant (WTP), a 4-MGD surface water treatment facility that accepts raw water from Irvine Lake, along with an associated supply pipeline and appurtenant structures. With the integration of these facilities, IRWD honors its commitment to its customers to increase its water resiliency and reliability by diversifying its water portfolio.

WSC understands the challenges of inheriting operating assets from another agency. We previously performed a condition-based assessment for Casitas Municipal Water District when it acquired the Ojai water system and developed a program of recommended projects to maintain a safe and reliable level of service consistent with the agency's mission and standards. With this experience and our understanding of IRWD's standards, we will perform a condition assessment and recommend upgrades for new IRWD assets at the following sites, which are depicted and described in the site map on the following page:

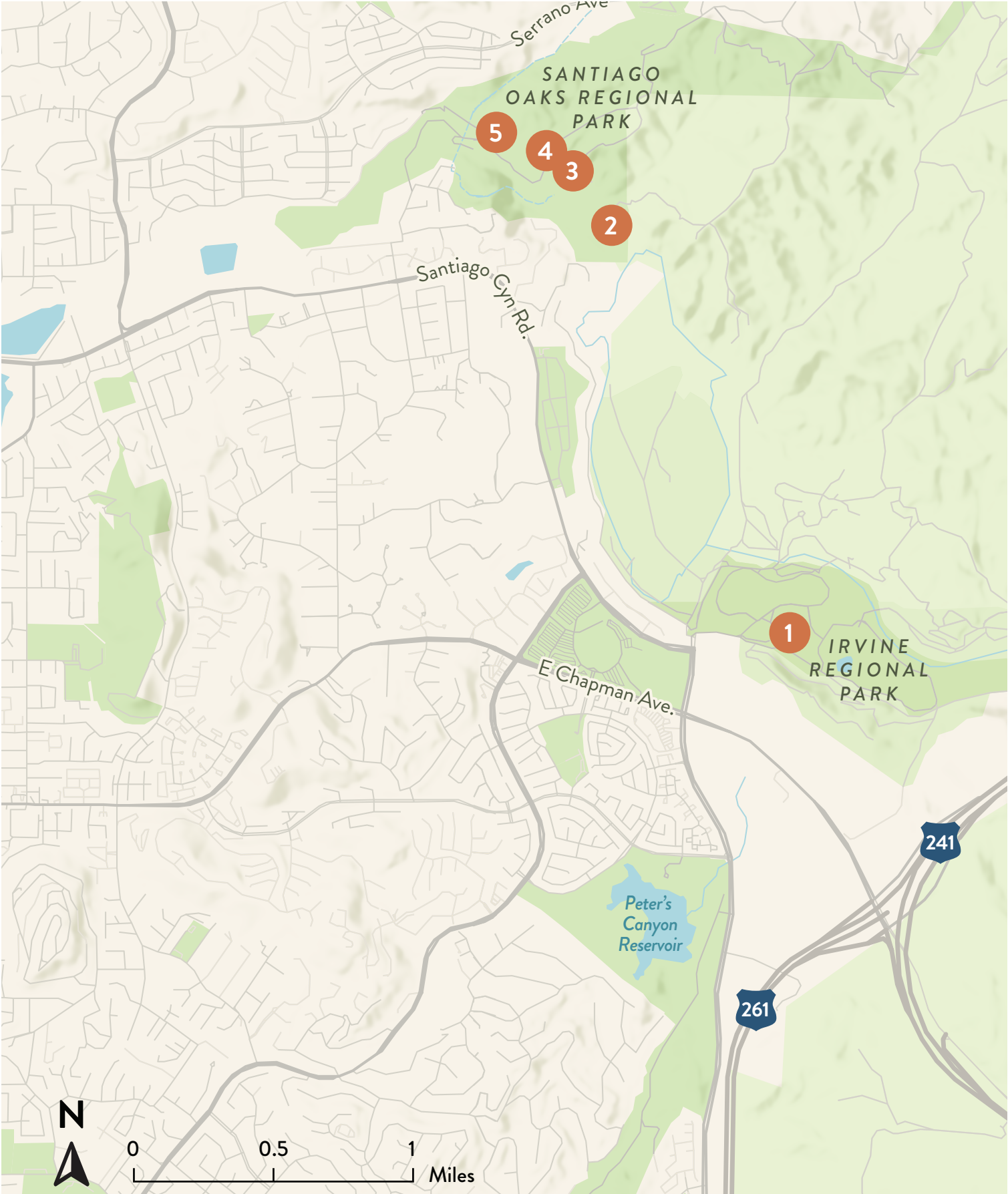
- Site 1: Howiler WTP Supply Pipeline Intertie Structures, Irvine Regional Park
- Site 2: Valve Vault at Villa Park Dam, Santiago Oaks Regional Park
- Site 3: Manhole 1, Santiago Oaks Regional Park
- Site 4: Manhole 2, Santiago Oaks Regional Park
- Site 5: Splitter Box, Santiago Oaks Regional Park

In addition to performing a condition-based assessment and recommending upgrades, the design consultant engaged by IRWD will need to develop construction documents and drive the permit process in accordance with IRWD's Project and Construction Manuals. With our recent experience delivering the Recycled Water PRV Decommissioning project for IRWD — which required permitting and coordination with City of Irvine, Orange County Parks Department, Orange County Public Works, and Southern California Edison — WSC is capable and ready to deliver this critical project for you.

Success starts with understanding asset function and site constraints.

Appurtenant structures on the Howiler WTP Supply Line are located in remote and difficult-to-reach locations within two different parks, the Santiago Oaks Regional Park and the Irvine Regional Park. Based on our understanding of the Project and a high-level review of readily available documents, WSC has identified the functions of each asset and the risks and challenges posed by each site. With a basic understanding of these two elements, innovative concepts, such as those provided in the Project Map can be developed. Note that the concepts presented would need to be evaluated during the preliminary design phase of the Project.

The Project Location Presents Unique Risks and Opportunities



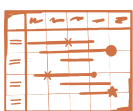
Site No.	Description and Purpose	Risks/Challenges	Innovative Alternatives
1	Howiler WTP Supply Line Intertie Structures Function: Reduces pressure from Irvine Lake static head condition (PRV Vault), monitors flow to Howiler WTP (Flow Meter Vault), and transitions to gravity flow condition (Vent Pipe Structure).	<ul style="list-style-type: none">Lack of information/records.Permitting coordination.	<ul style="list-style-type: none">Minimize shutdown duration by constructing new line from isolation valve at intertie to Vent Structure with new PRV Vault (per IRWD Standard Drawing W-15) and new Flow Meter Vault (per IRWD Standard Drawing W-5).If venting is required, refurbish Vent Vault with less conspicuous vent pipe or combination air relief-vacuum valve.
2	Valve Vault Function: Allows isolation of pipeline downstream of Villa Park Dam.	<ul style="list-style-type: none">Remote location limits vehicle access and construction methods.Deep structure.	<ul style="list-style-type: none">Abandon vault and install isolation valve at new manhole to be constructed in place of Splitter Box (Site 5).
3	Manholes 1 and 2 Function: Allows access to pipeline downstream of isolation valve (Site 2).	<ul style="list-style-type: none">Remote location limits vehicle access and construction methods.Potentially deep structures.Lack of information/records.	<ul style="list-style-type: none">Abandon one or both manholes, given new manhole to be constructed in place of Splitter Box (Site 5).
4			
5	Splitter Box Function: Allowed diversion of raw water to Carpenter Irrigation District. No longer active as diversion structure.	<ul style="list-style-type: none">Semi-remote location adjacent to park trail.Construction activities will impact use of park trail (hiking, horses) and will require permitting coordination.Shallow structure with an hydraulic grade line above adjacent park trail.Structure located at toe of slope – proposed replacement structure(s) may require retaining wall or other considerations.Lack of information/records.	<ul style="list-style-type: none">Replace Splitter Box with new Valve Vault and manhole access to allow abandonment of remote facilities at Sites 2, 3 and 4.Configure replacement structure(s) to allow removal of small retaining wall and return slope to match adjacent slope conditions.

Approach

WSC is committed to being a trusted partner with IRWD and will support this critical project through an approach guided by the following:



Engage to Understand. WSC will engage IRWD staff and stakeholders to understand the condition and purpose of newly acquired assets and guide you through replacement and rehabilitation options.



Proactive Risk Management. WSC's approach includes proactive steps to identify and mitigate risks, including community and environmental impacts, long-term system performance, and construction risks.



Design With the End in Mind. As WSC assesses and identifies alternatives, we will look for opportunities to streamline layouts, as well as bring facilities up to IRWD standards, while keeping the full lifecycle of these assets in mind.

The following sections describe our approach to project management and quality control, then conclude with a site by site overview of the facilities, risks and challenges, and creative opportunities that will be considered during project design.

Site-by-Site Solutions Meet Your Long-Term Needs

WSC's technical approach focuses a site-by-site assessment of the function and condition of each asset and the risks and opportunities presented at each location. With this understanding, WSC can then develop a design solution that best meets IRWD's long-term needs.

SITE 1:

Howiler WTP Supply Line Intertie Structures

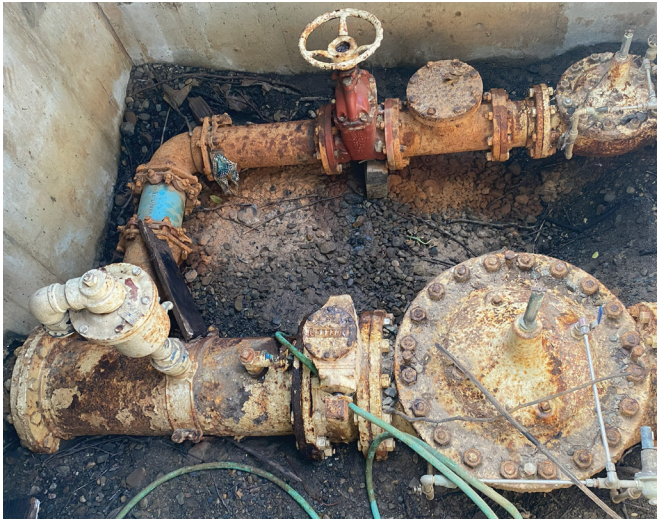
A series of structures comprising the Howiler WTP Supply Line Intertie are located within Irvine Regional Park. Structures with operational elements include the following:

- Pressure Reducing Valve (PRV) Vault that includes both a 12-inch diameter main line with PRV and a 6-inch diameter bypass line with PRV to reduce static head pressure attributed to the water surface elevation in Irvine Lake.

- Flow Meter Vault that includes a 12-inch diameter flow meter to monitor flow to the Howiler WTP.
- Vent Pipe Structure located at the transition from pressure to gravity flow, located downstream of the Flow Meter Vault.

Record drawings provided do not reflect these structures, but existing piping configurations were observed during the pre-proposal site visit and in photographs provided by IRWD. Both pressure and gravity flow conditions are anticipated at this location.

Scope



View of PRV Vault with 12-inch diameter mainline and 6-inch diameter bypass line.



View of Flow Meter Vault with 12-inch flow meter assembly.

Scope of Services

The scope of services identified in the RFP for the Valve Vault is as follows:

- Perform condition assessment of the PRV and Flow Meter Vaults and recommend improvements, including replacement or rehabilitation of the structures.
- At the PRV Vault, replace existing 6-inch and 12-inch diameter Cla-Val PRVs and associated piping, as needed.
- At the Flow Meter Vault, replace existing 12-inch diameter flow meter with preferred flow meter used by IRWD.
- Consolidate Southern California Edison and IRWD services.
- Replace existing Programmable Logic Controller (PLC) for Irvine Lake Pipeline (ILP) and consolidation with Howiler WTP Supply Pipeline controls.
- Assess impact and feasibility of removing 24-inch diameter vent standpipe.
- Existing piping to remain within each structure to be coated per IRWD standards.
- Abandon existing Flow Control Vault located adjacent to the Flow Meter Vault.
- Develop a Site Master Plan that includes three layout alternatives for the Howiler WTP Intertie Structures.

Approach to Assessment

WSC will assess field conditions using the following approach:

- **Survey.** Perform topographic survey to tie in location of the Intertie Structures, both horizontally and vertically, to the local coordinate system and map a 500-foot diameter area around the existing structures. Survey will include mapping of existing piping within the structures.
- **Site Assessment.** Conduct site visit to identify access and constructibility challenges.
- **Condition Assessment.** Perform condition assessment of PRV Vault and Flow Meter Vault.
- **Geotechnical.** A geotechnical investigation is not required in the RFP but may be warranted at this location depending on the design solution. As such, geotechnical investigation has been included as optional tasks.
- **Utility Investigation.** To support the development of a Site Master Plan, a subsurface field utility investigation using ground-penetrating radar technology has been included at this location.

Risks and Opportunities

A preliminary review of existing site conditions reveals the following anticipated risks and challenges that will need to be considered during design development:

- **Site Access.** The Intertie Structures are located in a grass area within Irvine Regional Park. Typically, IRWD staff have been traversing by foot to access this location. Access during construction will need to be coordinated with Orange County Parks during design and clearly communicated to contractors through the construction documents to prevent change order claims.
- **Lack of Information/Records.** Field investigations will require additional attention to existing conditions and construction methods for each structure.

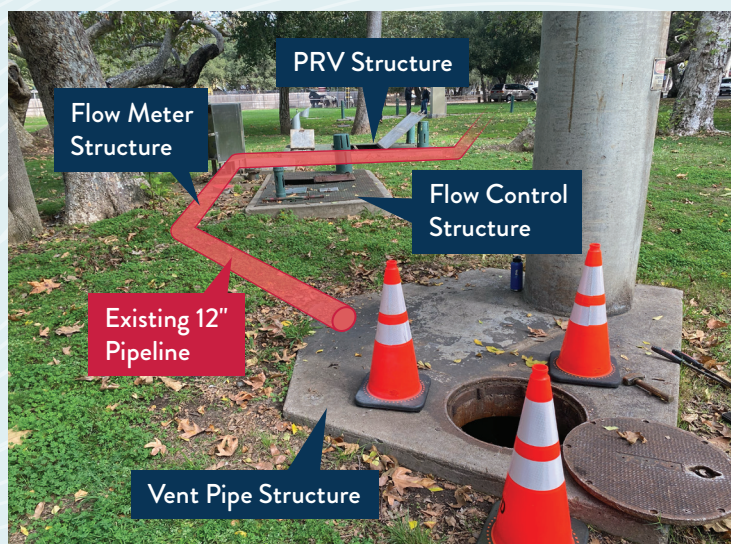
Innovative Alternatives and Benefits

Based on our understanding of the structure and surrounding site conditions, WSC plans to assess the following alternative concept during preliminary design. These concepts are not mutually dependent.

Concept 1

To minimize the duration of shutdown required to replace facilities, WSC will assess the feasibility of constructing a new line from the isolation valve just downstream of the cross-connection between the ILP and Howler systems, with new PRV Vault (per IRWD Standard Drawing W-15) and Flow Meter Vault (per IRWD Standard Drawing W-5). WSC will collaborate with Parks to develop a concept that preserves existing trees.

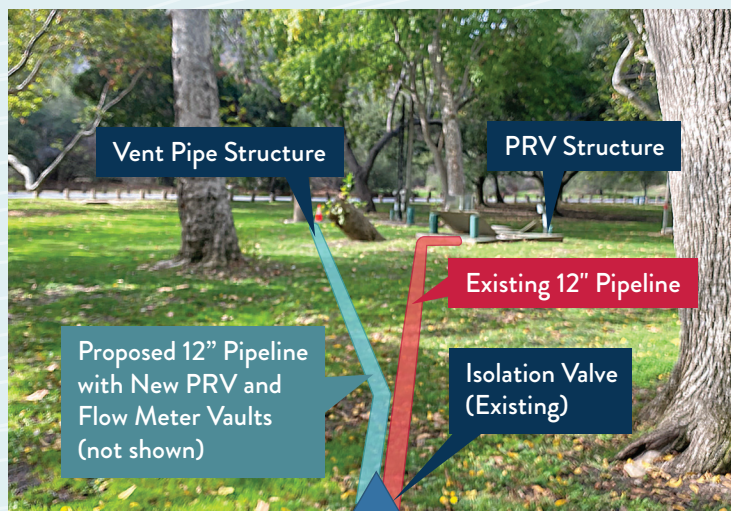
View of Vent Pipe Structure toward the ILP cross-connection.



Concept 2

If the results of our analysis show that venting is required, WSC will evaluate alternatives to either replace or refurbish the existing vent standpipe with a less obtrusive standpipe or a combination air relief vacuum valve.

View from the ILP cross-connection toward the Vent Pipe Structure.



Scope

SITE 1:

Valve Vault

A Valve Vault is located downstream of the Villa Park Dam within Santiago Oaks Regional Park and allows isolation of the pipeline downstream of the dam. Record drawings provided appear to reflect the existing physical dimensions of the structure, but do not reflect the current valve configuration. Photos showing the Valve Vault are included to the right.

Scope of Services

The scope of services identified in the RFP for the Valve Vault is as follows:

- Perform condition assessment of the Valve Vault and recommend improvements, including replacement or rehabilitation of the structure.
- Existing piping within the structure to be coated per IRWD standards.

Approach to Assessment

WSC will assess field conditions using the following approach:

- **Survey.** Perform topographic survey to tie in location of Valve Vault structure, both horizontally and vertically, to the local coordinate system and map a 100-foot diameter area around the existing structure. Survey will include mapping of existing piping within the structure.
- **Site Assessment.** Conduct site visit to identify access and constructibility challenges.
- **Condition Assessment.** Perform condition assessment of structure using portable inspection camera technology.
- **Geotechnical.** A geotechnical investigation is not warranted at this location.
- **Utility Investigation.** A subsurface field utility investigation is not warranted at this location.

Risks and Opportunities

A preliminary review of existing site conditions reveals the following anticipated risks and challenges that will need to be considered during design development:



View of Valve Vault structure located just downstream of Villa Park Dam.



View of piping and valve configuration within the Valve Vault.

- **Site Access.** The remote location of the Valve Vault limits vehicle access and construction methods. Typically, IRWD staff have been traversing by foot to access this location. Access during construction will need to be coordinated with Orange County Parks and Orange County Public Works during design and clearly communicated to contractors through the construction documents to prevent change order claims.
- **Structure Depth.** Based on record drawings and photographs provided by IRWD, the depth of the Valve Vault appears to be 12-15 feet deep. This will need to be confirmed during field survey.

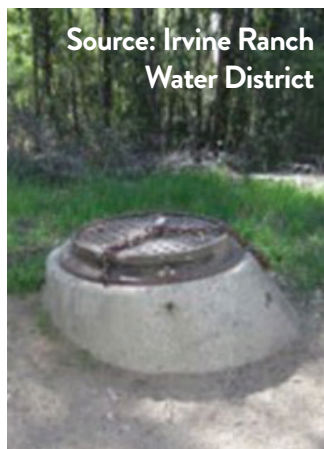
Innovative Alternatives and Benefits

Based on our understanding of the structure and surrounding site conditions, WSC plans to assess an alternative concept during preliminary design. In lieu of maintaining the Valve Vault in its current location, WSC will assess the feasibility of abandoning the vault and installing a new isolation valve in a Valve Box, per IRWD Standard Drawings W-22, at the Splitter Box (Site 5) location. Site 5 is more easily accessed by vehicle, which would facilitate future maintenance activities.

SITES 3 & 4:

Manholes 1 and 2

Manholes 1 and 2 are located downstream of the Villa Park Dam within Santiago Oaks Regional Park and serve to provide confined space access to the pipeline in this vicinity. Record drawings provided do not reflect these structures, so information regarding depth and configuration was not available at the time of this proposal. Gravity flow conditions are anticipated at this location. Photos showing the above-ground features at each manhole are included below.



Source: Irvine Ranch Water District

Views of Manhole 1 (left) and Manhole 2 (right) with cone extending above grade.

Scope of Services

The scope of services identified in the RFP for each manhole is as follows:

- Perform condition assessment of each manhole.
- Install new IRWD manhole cones, frames, and covers. The frame and cover shall be securely fastened per IRWD standards, to prevent access by the public.
- Recommend improvements to base and shaft of each manhole based on findings of condition assessment.

Approach to Assessment

WSC will assess field conditions using the following approach:

- **Survey.** Perform topographic survey to tie in location of each structure, both horizontally and vertically, to the local coordinate system and map a 50-foot diameter area around each manhole. Survey will include depth of invert measurements at each manhole.
- **Site Assessment.** Conduct site visit to identify access and constructibility challenges.
- **Condition Assessment.** Perform condition assessment of each manhole and 10 feet of pipe in both upstream and downstream directions using portable inspection camera technology.
- **Geotechnical.** A geotechnical investigation is not warranted at this location.
- **Utility Investigation.** A subsurface field utility investigation is not warranted at this location.

Risks and Opportunities

A preliminary review of existing site conditions reveals the following anticipated risks and challenges that will need to be considered during design development:

- **Site Access.** The remote location of each manhole limits vehicle access and construction methods. Typically, IRWD staff have been traversing by foot to access these locations. Access during construction will need to be coordinated with Orange County Parks during design and clearly communicated to contractors through the construction documents to prevent change order claims.

Scope

- **Structure Depth.** Based on the depth of the upstream Valve Vault, each manhole is anticipated to be relatively deep and could be up to 20 feet deep. This will need to be confirmed during field survey.
- **Lack of Information/Records.** Field investigations will require additional attention to existing conditions and construction methods for each structure.

Innovative Alternatives and Benefits

Based on our understanding of the manhole structures and surrounding site conditions, WSC plans to assess an alternative concept during preliminary design. In lieu of maintaining these manhole assets in their current locations, WSC will assess the feasibility of abandoning one or both manholes and replacing with a new manhole structure at the Splitter Box (Site 5) location. Site 5 is more easily accessed by vehicle, which would facilitate future maintenance activities.

SITE 5:

Splitter Box

A Splitter Box is located downstream of Manholes 1 and 2 within Santiago Oaks Regional Park and historically served to divert raw water supply to Carpenter Irrigation District. These diversions were discontinued and are no longer required. Record drawings provided do not reflect this structure, so information regarding depth and configuration was not available at the time of this proposal. Based on conditions observed during the pre-proposal site walk, the hydraulic grade line appears to be higher than the adjacent grade, so flow conditions are anticipated to be under slight pressure at this location. Photos showing the aboveground features of the Splitter Box are included below.

Scope of Services.

The scope of services identified in the RFP for the Splitter Box is as follows:

- Demolish existing Splitter Box and replace with pipeline and simplified access structure.
- Terminate electrical service and remove existing instrumentation cabinet.



View of Splitter Box located at toe of slope and adjacent to public access trail.



View of Splitter Box located at toe of slope and adjacent to public access trail.

Approach to Assessment

WSC will assess field conditions using the following approach:

- **Survey.** Perform topographic survey to tie in location of each structure, both horizontally and vertically, to the local coordinate system and map a 100-foot diameter area around the existing structure.
- **Site Assessment.** Conduct site visit to identify access and constructibility challenges.

- **Condition Assessment.** A condition assessment is not required at this location.
- **Geotechnical.** A geotechnical investigation is not warranted at this location.
- **Utility Investigation.** A subsurface field utility investigation is not warranted at this location.

Risks and Opportunities

A preliminary review of existing site conditions reveals the following anticipated risks and challenges that will need to be considered during design development:

- **Site Access.** The semi-remote location of this structure is more accessible to vehicles than Sites 2, 3, and 4. IRWD staff can drive a vehicle to this location, but there is not sufficient space to turn around, so they need to drive in reverse a short distance to exit. Access during construction will need to be coordinated with Orange County Parks during design and clearly communicated to contractors through the construction documents to prevent change order claims.
- **Public Impacts During Construction.** Construction activities will impact use of the adjacent public trail, which is used mainly for hiking but can accommodate horses. Diversion of the public will need to be coordinated with Orange County Parks during design.
- **Structure Depth.** The depth of the Splitter Box is unknown and will need to be confirmed during field survey.
- **Adjacent Slope.** The Splitter Box is located at the toe of an adjacent slope and is currently protected by a small retaining wall along its length. The retaining wall does not appear to be in good condition and will need to be replaced or another option considered.
- **Lack of Information/Records.** Field investigations will require additional attention to existing conditions and construction methods for each structure.

Innovative Alternatives and Benefits

Based on our understanding of the structure and surrounding site conditions, WSC plans to assess the following alternative concepts during preliminary design. These concepts are not mutually dependent.

- **Concept 1.** Replace Splitter Box with a Valve Box per IRWD Standard Drawing W-22 and an Access Manhole. This will allow the potential abandonment of the Valve Vault downstream of the Villa Park Dam (Site 2) and either or both Manholes 1 and 2 (Sites 3 and 4). Site 5 is more easily accessed by vehicle, which would facilitate future maintenance activities.
- **Concept 2.** Regardless of the structures constructed at Site 2, the replacement could be configured to allow removal of the retaining wall and return the adjacent slope to its natural angle of repose, to match the slope on either side of the existing retaining wall. Space to allow parking and turnaround for vehicle would also be considered.

Project Delivery

In addition to the above technical considerations, WSC has identified additional project elements – cost estimating and permitting support – that require careful attention during the design process to deliver a project that IRWD can be confident will meet their goals. WSC's approach to each of these elements is detailed below.

Cost Estimating

WSC understands the importance of developing defensible cost estimates throughout the design process. Not only are these estimates critical to defining the funding strategy for IRWD, but they also allow decisions to be made during the design process to keep project costs aligned with anticipated funding limits. WSC's design team will work closely with its sub-consultants and vendors to develop defensible estimates in accordance with practices developed by the Association for the Advancement of Cost Engineering (AACE) International. WSC cost estimates will combine material take-offs from design drawings with the latest cost information from manufacturers and suppliers to develop an organized and well-supported cost estimate for each design deliverable.

Permitting Support

Permitting represents a significant risk to a project as it involves outside agencies that operate under their own timeline. The good news is that these permitting processes are well understood by our team. To manage these permitting risks and avoid surprises that may lead to schedule and budget impacts, we take a proactive role by developing a detailed permit work plan with activities that are linked to the project schedule. The detailed work plan will include a Permit Tracking Matrix, a sample excerpt of which is presented below, to track and communicate progress for the various permits.

Agency	Permits/Approvals	Critical Path/ Key Predecessor(s)	Responsible Engineer	Status			
				Initial Agency Contact	Meetings & Coordination	Reports & Supplemental Info	Permit Application
Orange County Public Works	• Excavation • Encroachment	• Utility investigation • Geotechnical • Application with 90% Plans					
Orange County Flood Control District	• Encroachment	• Utility investigation • Application with 90% Plans					
Orange County Parks	• Construction and Encroachment	• Utility investigation • Geotechnical • Traffic control plan • Application with 90% Plans					

A Permit Tracking Matrix communicates progress for the Project's progress and allows the Design Team to identify and work towards solutions for issues that may negatively impact the City's objectives.

Our permitting lead, Chris Deiter, has experience navigating the permit process with the jurisdictions anticipated on this project, including Orange County Parks, Orange County Public Works, and Southern California Edison. He will track communications with each permitting agency and keep the team aligned with permit requirements and responsibilities. He will be responsible for managing the permit work plan and tracking permitting activities against the project schedule.

Our Project Management Approach Will Keep the Project on Track

This project requires a Project Manager that is well organized and committed to keeping the team and project on schedule and within budget.

Our Project Manager, Chris Deiter, will be your main point of contact and will be responsible for coordinating and communicating IRWD's requirements and preferences to WSC's Design Team. Chris recently completed IRWD's Decommissioning of Recycled Water PRVs and is familiar with your standards and requirements. WSC's project management tools and approaches will be used by Chris to align costs with your budget while driving the project to timely completion.



Responsiveness. One of WSC's guiding principles is "Listen to Understand." Listening is key to our responsiveness, and we are committed to being a partner who responds quickly to your requests for information, to acknowledge when information is received, and to deliver when we say we will deliver.



Work Plan. WSC's focused and collaborative approach to project management begins with the development of the project work plan. The work plan will be structured around critical decisions required from IRWD and the information — either through reports or workshops — needed from WSC to support IRWD's decision-making process.



Communication. Chris will maintain frequent and consistent communication with IRWD staff and the rest of the project team, including sub-consultants. He will proactively anticipate and communicate project challenges to prevent avoidable impacts to the schedule and budget.



Schedule. A detailed Microsoft Project schedule will be developed to plan project work and monitor progress towards each milestone. Chris will update and share this schedule regularly with IRWD.



Budget. The earned value method will be used to monitor and control project expenditures against the baseline budget. This tool will allow Chris to understand and communicate the financial health of the project. It enables course corrections to be made as-needed and helps make sure that resources are appropriate and are being used effectively and efficiently.



Project Logs. Chris will track action items and decisions through the use of project logs that will be shared with the District. These logs will be reviewed routinely with the Design Team and discussed during progress meetings with IRWD.

Quality Starts with a Proven Process

Our Quality Manager, Scott Duren, will implement a QA/QC program specific to the project and will be responsible for monitoring and documenting the team's adherence to the process. The three components of WSC's quality process are:

- **Plan Quality.** The first step to a successful QA/QC program is to align the WSC team with the Project scope of work and IRWD's requirements. An internal kick-off meeting unites our team and key sub-consultants around project goals, client requirements, preferred lines of communication, QA/QC roles and expectations, project schedule, and budget.
- **Assure Quality.** WSC's approach to quality assurance focuses on the prevention of errors and omissions through the use of best practices, conformance to standards, and an understanding of client expectations. One QA tool that we use to help guide QC reviews is a standardized QC checklist that can be configured for each project deliverable. These checklists allow our technical reviewers to confirm that calculations, drawings, specifications, and reports are thoroughly reviewed. Early engagement from the Quality Manager and quality reviewers will position the Project for success, identify opportunities to refine approaches, and increase overall quality and efficiency.
- **Control Quality.** WSC's approach to quality control includes quality checks and reviews throughout the project lifecycle. During the preliminary design phase, our quality reviewers will assess conceptual ideas, assumptions, and preliminary results and work products to make sure the Project is aligned with your needs and expectations.

After the preliminary design concepts have been reviewed and detailed design commences, WSC will conduct QC reviews at pre-established milestones. Proven tools and experienced staff drive QC processes, assuring review comments are discussed, tracked, and addressed before deliverables are submitted to you. We will also work with our sub-consultants to provide cross-company reviews of each other's deliverables to reduce the risk of conflicts between civil, mechanical, structural, and electrical and controls teams.

What is WSC's philosophy on quality?

WSC delivers high-quality work products and service to our clients because it is critical to our success, our clients' success, and our professional integrity. We understand that our work is often used to make key decisions, build critical infrastructure, and has a direct effect on public health, safety, and resource management. Our philosophy is to prioritize quality in everything we do with a focus on exceeding our clients' expectations and our own high standards.

What are the key elements of WSC's approach to quality?

At WSC, we put people first and provide the ability for our staff to focus on quality. Our approach to quality starts with teaming a QA/QC lead with the right expertise and availability. Our QA/QC lead will follow progress and regularly check in with the Project Manager and other team members. They will help anticipate, identify, and resolve issues as they arise and develop project-specific QA/QC plans that are grounded in the philosophies, policies, and best practices outlined in our corporate Quality Management System Manual (available upon request).



Scott Duren PE
QA/QC LEAD

Work Plan – Structured Around Critical Decisions

As indicated above, WSC’s focused and collaborative approach begins with the development of a project-specific work plan structured around decisions required from IRWD. And since most of the early decisions required from IRWD will be centered on whether structures need to be replaced or rehabilitated, performing and presenting findings from the condition assessment will need to be an early action item.

Due to the critical nature of the condition assessment, we have teamed with Kleinfelder to perform both condition assessment and structural design tasks. Kleinfelder recently performed similar work for us on the Pure Water Soquel project, so we understand the strength of having an integrated structural assessment and design team. Due to the difficult-to-access locations for some of the sites, we will leverage portable pole-mounted inspection camera technology, such as the CUES QZ3 model, shown at right, to allow topside inspection and recording without requiring confined space entry.

Once field assessments have been completed, we recommend scheduling a focus meeting to present findings and feasible alternatives. This will inform replacement and rehabilitation concepts that will be included in the Basis of Design Report (BODR). WSC feels that such a meeting is important to drive project progress efficiently and effectively and so are including this presentation as part of the base scope of work.



Portable inspection cameras can extend up to 34 feet for deeper manhole applications and have zoom functionality that allows inspection of more than 10 feet of adjacent pipe.

Detailed Scope of Work

WSC’s scope of work is organized to align with the tasks described in the RFP. A detailed scope of services, along with key deliverables and assumptions, is included below.

Task 1 | Project Management

WSC will conduct project management activities to manage scope, schedule, and budget; promote efficient communication between WSC, IRWD, and permitting agencies; and implement an effective QA/QC program.

1.1 Administrative: WSC will submit bi-weekly and monthly status reports. Each bi-weekly status report shall consist of a brief email summarizing the activities completed the previous week, the activities planned for the upcoming week, and critical decisions that need to be made. Each

monthly status report will be submitted along with the billing invoice for that month. Each status report will summarize the work completed and review work status relative to budget and schedule.

1.2 Meetings and Workshops: WSC will organize, attend, and conduct meetings as required; prepare and submit meeting agendas for IRWD review and concurrence five days prior to the meeting; and prepare minutes for meetings and submit them to IRWD within one week after the meeting.

The following meetings are included in WSC's scope of work:

Meeting/Workshop	Description	Location
Kickoff / Site Meeting	One (1) 2-hour meeting	In-Person
Site Visits	Three (3) 4-hour visits Two (2) 2-hour visits	In-Person
Coordination Activities with Jurisdictional Agencies and Project Stakeholders	Six (6) 1-hour meeting; in person	Virtual
Draft Basis of Design Report (BODR) Presentation	One (1) 2-hour meeting	In-Person
Final BODR Presentation	One (1) 2-hour meeting	In-Person
60% Design Presentation	One (1) 2-hour meeting	In-Person
90% Design Presentation	One (1) 2-hour meeting	In-Person
Final Submittal Meeting	One (1) 1-hour meeting	Virtual
100% Design Presentation	One (1) 1-hour meeting	Virtual

1.3 Agency Coordination: WSC will coordinate with Orange County Public Works (OCPW), Orange County Parks (OC Parks), Orange County Flood Control District (OCFDC), and Southern California Edison (SCE) to identify agency requirements for both design and construction. An estimated timeline for agencies to complete their plan review and work shall be reflected in the Project schedule.

1.4 Quality Assurance/Quality Control: WSC will develop and implement proven QA/QC measures throughout the project to provide ongoing and consistent quality control throughout project phases.

Deliverables

- Bi-weekly progress reports.
- Monthly progress reports and invoices.
- Meeting agendas and minutes.

Assumptions

- Project duration is 12 months.
- Hours for meetings in fee schedule include additional time for preparation of presentation materials, agendas, and minutes.
- Project Quality Management Plan and Health and Safety Plan are not required to be submitted to IRWD.

Task 2 | Basis of Design Report

WSC shall produce a BODR that summarizes key findings from the site visits, staff feedback, and documentation review; describes alternatives for improvements; provides selections of the recommended improvements; and presents the basis for final design.

WSC will prepare a draft BODR and, after incorporation of IRWD's review comments are addressed, will prepare a final BODR. The following items will be included in the BODR.

2.1 Background Information: Review existing reports, historical flow data, record drawings, system processes, and other information related to the Project. As part of this task, WSC will conduct a meeting with IRWD with a focus on hydraulic considerations, impacts to existing electrical infrastructure, potential structural issues, site constraints, and facility considerations.

2.2 Utility Research: WSC will research and identify the location of known existing underground utilities and/or other physical features in the immediate vicinity of proposed facilities and appurtenances. Research will rely on substructure information requested from and provided by IRWD and agencies or franchises with utilities identified in the vicinity (e.g., storm drain, electrical, gas, and telephone/communication duct banks). Field locating services, excluding potholing, are included as part of the scope of work for Site 1 only.

Scope

2.3 Geotechnical Investigation: IRWD does not anticipate the need for geotechnical investigations. WSC has reviewed the available geotechnical information and scope of the Project and has determined that geotechnical investigations would be recommended for Site 1 if existing structures are to be replaced. As such, WSC has included in this Proposal an optional task for geotechnical investigations.

2.4 Electrical and Controls: WSC shall develop electrical, instrumentation, and controls design requirements associated with the proposed improvements. As part of the Project, IRWD anticipates consolidating the SCE electrical service in Irvine Regional Park to a single service and consolidating all of the controls into a single Programmable Logic Controller (PLC). An existing PLC, which monitors and controls flow in the Irvine Lake Pipeline (ILP), is nearly 20 years old and reaching the end of its useful life. The PLC shall be replaced to meet IRWD standards and expanded to include controls for all proposed Howiler WTP Supply Pipeline equipment including the new flow meter and PRVs.

2.5 Condition Assessment: WSC will use a potable inspection camera system to conduct a CCTV video inspection of two manhole structures, including a minimum of 10 feet of pipeline upstream and downstream of the manhole, to assess the overall condition of the structure. At a minimum, the manhole frame, cover, and cone shall be replaced and made secure per IRWD standards. WSC will also evaluate the condition of the valve vault located near the toe of Villa Park Dam. WSC shall provide a recommendation for rehabilitation or replacement of the structures. Repairing or replacing the two manhole structures (shaft and base) and/or the valve vault structure is not included in the design but may be added pending the outcome of the condition assessment.

2.6 Site Master Plan: WSC shall describe the improvements at each of the five project sites, with the bulk of the site layout considerations focused on the interconnection in Irvine Regional Park (Site 1). A minimum of three layout alternatives for vault(s) that house the flow meter and PRV's, the piping improvements, and venting requirements. The Site Master Plan subtask shall include site constraints, access considerations, potential challenges, phasing opportunities and other relevant findings. This subtask shall also consider the property and easement rights and identify the need, if required, for additional permanent easements and temporary construction easements to successfully construct the improvements.

2.7 Basemap and Survey: Perform a topographic survey (one-foot contours) of the Irvine Regional Park and Santiago Oaks Regional Park improvement areas. The survey and resulting basemap shall include but shall not be limited to all existing structures in the vicinity (e.g., trees, shrubs, fencing, walls, vaults, posts, power poles, instrumentation cabinets, water meters, water sample stations, vents, and manholes). The basemap and survey files shall be provided in AutoCAD format.

2.8 Permits: WSC shall make applications and secure permits with appropriate agencies: SCE, OC Parks, and OCPW. The permit acquisition process shall be initiated as early as practical to avoid project delay. Copies of completed permits and approvals shall be inserted in the Appendix of the Project Manual. IRWD will reimburse WSCS for actual permit fees without surcharge. WSC shall include a \$10,000 allowance within its budget for the payment of permit fees in addition to the labor effort described herein. WSC shall review the Project and determine, and budget for as necessary, permits that will be required from other agencies not specifically identified herein. The anticipated permits and/or coordination with other agencies includes the following.

- **2.8.1 Encroachment Permit:** WSC shall coordinate with OCPW, OCFDC, and OC Parks to secure the required encroachment permits for the construction of the proposed improvements.

2.9 CEQA Documentation: IRWD will hire a CEQA consultant separate from this contract to prepare the CEQA documentation for this project. IRWD anticipates the preparation of a Mitigated Negative Declaration. WSC may need to review portions of the environmental document, prepare exhibits, attend meetings, and/or provide project specific information. WSC shall budget \$15,000 for supporting IRWD and the environmental consultant through the CEQA documentation process.

2.10 Project Schedule: WSC shall prepare a project schedule that includes design, bid, and construction phases, Contractor's Notice of Award and Notice to Proceed, review and acceptance of Contractor's Submittals, delivery of critical materials and equipment, IRWD's holidays, and construction close out.

2.11 Opinion of Probable Construction Cost: The Engineer shall prepare a detailed and itemized opinion of probable construction cost for the proposed facilities. The OPCC will be equivalent to an AACE International Class IV estimate.

2.12 Basis of Design Report: The work described above shall be summarized and compiled into a BODR. At a minimum, the BODR shall summarize the results of the subtasks identified above along with additional design criteria identified by WSC during the preliminary design phase.

One electronic copy of the draft BODR in PDF format shall be submitted for review. Upon resolution and incorporation of review comments, one electronic copy of the final BODR in PDF shall be submitted. The final BDR shall be submitted with or before the 60% design deliverable.

Deliverables

- Encroachment permit(s) for IRWD signature.
- Basemap and survey files, submitted in AutoCAD format.
- Draft and Final BODR.

Assumptions

- Field locating services, excluding potholing, are included as part of the scope of work for Site 1 only.
- The following field services are not anticipated to be required, and budget has not been included in the proposed scope of work:
 - Geotechnical investigation.
 - Corrosion protection.
- Pole-mounted, portable inspection cameras will be used to document and assess conditions in structures greater than four feet in depth.
- Project schedule assumes two-week review time by IRWD for BODR deliverables.
- Fee schedule includes time to compile, sign, and transfer deliverables, as well as QA/QC review time from senior staff.
- Public outreach will be provided by IRWD.

Task 3 | Final Design

The final design shall result in the preparation of one set of Contract Documents in accordance with the following IRWD design requirements.

3.1 Project Manual: WSC will update IRWD's Project Manual and incorporate into the Contract Documents. IRWD's front end documents shall be utilized, and WSC shall assess IRWD's documents to determine if supplemental provisions should be added to comply with IRWD's general provisions and front-end requirements. The Project Manual shall describe the work, allowable shutdown durations, and sequencing associated with connections and tie-ins to existing IRWD facilities. The Project Manual shall also include the IRWD General Technical Specifications (from latest version of IRWD's Construction Manual), modifications thereto, and project specific technical specifications. The Project Manual template shall be provided by IRWD in Microsoft Word format. WSC shall update the IRWD template to reflect project specific conditions and shall provide a PDF file of the bidding documents.

3.2 Construction Plans: WSC shall prepare detailed construction drawings in the latest version of AutoCAD and using NCS V4.0 layering standards, on 22-inch by 34-inch sheets utilizing IRWD's standard border template. Plans prepared in AutoCAD shall use the NAVD 88 and NAD 83 survey standards.

Construction notes shall be used (callouts on the plans are not allowed) on construction drawings. Existing IRWD utilities shall be identified on the plan view by as-built plan set number with the pipeline material and installation year, as available. Construction plans shall be submitted as an electronic PDF file. The Final Design deliverable shall also be submitted as AutoCAD files. The sheet list anticipated for the project is provided on the next page.

Scope

Anticipated Sheet List

Sheet Count	Sheet No.	Sheet Name
1	T-01	Title Sheet
2	G-01	Location Map, Vicinity Map, List of Drawings, and Construction Notes
3	G-02	General Notes, Symbols, Abbreviations, and Utility and Agency Index
4	G-03	Site 1 Access and Limits of Work
5	G-04	Site 2 Access and Limits of Work
6	G-05	Sites 3 & 4 Access and Limits of Work
7	G-06	Site 5 Access and Limits of Work
8	D-01	Site 1 Demolition Plan
9	D0-2	Sites 3 & 4 Demolition Plan
10	D-03	Site 5 Demolition Plan
11	D-04	Site 1 Demolition Details - 1
12	D0-5	Site 1 Demolition Details – 2
13	D-06	Sites 3 & 4 Demolition Details – 1
14	D-07	Site 5 Demolition Details - 1
15	D-08	Site 5 Demolition Details – 2
16	C-01	Site 1 Existing Site Plan and Survey Basis
17	C-02	Site 1 Site and Civil Plan
18	C-03	Site 5 Existing Site Plan and Survey Basis
19	C-04	Site 5 Site and Civil Plan
20	C-05	Civil Details – 1
21	C-06	Civil Details - 2
22	S-01	Structural General Notes – 1
23	S-02	Structural General Notes – 2
24	S-03	Structural Details – 1
26	S-04	Structural Details – 2
26	S-05	Structural Details - 3
27	M-01	Site 1 PRV Vault – Plan and Section
28	M-02	Site 1 PRV Vault – Details

Anticipated Sheet List Continued...

Sheet Count	Sheet No.	Sheet Name
29	M-03	Site 1 Flow Meter Vault – Plan and Section
30	M-04	Site 1 Flow Meter Vault – Details
31	M-05	Site 2 Valve Vault – Plan and Section
32	E-01	Electrical Legend - 1
33	E-02	Electrical Legend - 2
34	E-03	Electrical Site Demolition Plan
35	E-04	New Electrical Site Plan
36	E-05	Enlarged Electrical Site Plan
37	E-06	Grounding Site Plan
38	E-07	Enlarged Power Plan – PRV Vault and Flow Meter Vault
39	E-08	Electrical One-Line Diagram – Demolition
40	E-09	Electrical One-Line Diagram
41	E-10	Main Distribution Switchboard Elevation Plan
42	E-11	Panelboard Schedules
43	E-12	Electrical Details – 1
44	E-13	Electrical Details – 2
45	E-14	Electrical Details – 3
46	E-15	Electrical Details – 4
47	I-01	P&ID – PRVs
48	I-02	P&ID – Flow Meter
49	I-03	Control Diagrams – 1
50	I-04	Control Diagrams – 2
51	I-05	Control Network Diagram
52	I-06	I&C Legend – 1
53	I-07	I&C Legend – 2
54	I-08	I&C Details – 1
55	I-09	I&C Details – 2

Scope

3.3 Pipeline and Vault Structure Improvements: WSC shall complete the design for the pipeline, vault(s), and related facilities at the Howiler WTP Supply Pipeline Intertie with ILP location and the Splitter Box location. At a minimum, the design shall also include replacing the manhole covers with IRWD's standard cover that is securely fastened to the structure.

3.4 Instrumentation and Controls: WSC shall complete the design for any new control hardware that requires replacement as recommended in the BODR. In addition to providing process and instrumentation drawings, WSC shall also provide the necessary and relevant control narratives for the improvements that involve changes to the controls and instrumentation system.

3.5 SCE Final Service Plan: WSC shall coordinate with SCE early in the design process to obtain the Final Service Plan for the Howiler WTP Supply Pipeline Intertie with ILP location, which shall be inserted in the appendix of the Project Manual. This task shall include the coordination efforts necessary to communicate the project requirements, address any comments from SCE, and implement all requirements into the project design as needed.

3.6 Startup Plan: WSC shall prepare the startup plan in accordance with Section 01510, Testing, Training, and Facility Start-up, that will be included in the final Project Manual and be used by the Contractor. During construction, the Contractor will complete the missing information in the Startup Plan that is clearly identified by the engineer, such as but not limited to, the Certificate of Proper Installation (COPI), Certificate of Proper Operations (COPO), and the Startup Schedule. The engineer-prepared Startup Plan shall include all the inputs and outputs (I/O) that need to be tested, description of panels that require Factory Acceptance Testing, description of provisions that are necessary to test various functionality of the system, itemized list of equipment requiring a COPI and COPO, and all other startup related information that may reduce ambiguity. The engineer shall submit a draft Startup Plan for IRWD's review and comment. Upon addressing all comments, WSC shall submit a final draft Startup Plan, which will become part of the final Project Manual.

3.7 Project Schedule: WSC shall prepare and consistently update the project schedule, which will include detailed schedules for both design and construction activities. The schedule shall reflect IRWD's Notice of Award and Notice to Proceed and include critical factors impacting

the project schedule, including permitting, design, bid and construction phases, contractor shop drawing submittals and engineer review, manufacturing and delivery times for construction materials, construction activities, and construction close out. The schedule shall be prepared in Microsoft Project.

3.8 Opinion of Probable Construction Cost: WSC shall prepare a detailed and itemized Opinion of Probable Construction Cost (OPCC) for the proposed facilities, to be submitted with each of the design deliverables described below. The OPCC shall be in the form of the Schedule of Work as included in the Bid Documents section of the Project Manual. The OPCC for 60% Design will be equivalent to an AACE International Class III estimate, and the OPCCs for 90%, 100%, and Final Design will be equivalent to a Class II estimate with updates in quantities.

3.9 Design Deliverables: WSC shall schedule a meeting to preview or review each deliverable with IRWD staff as indicated in Task 1. Plans shall be submitted and transmitted via email (PDF file) to IRWD for review at the 60%, 90%, 100%, and Final Design completion levels according to the following guidelines:

- **60% Design:** Provide a 60% Drawing set further developing the plans, profiles, sections, and details. Drawings should include all sheets, plans, sections, details, schematics, and diagrams for each discipline of the Project. Provide a 60% Project Manual that includes all sections and, at a minimum, a table of contents for the technical specifications. PDF files of the Drawings and Project Manual shall be submitted.
- **90% Design:** Provide a 90% Drawing set and 90% Project Manual, including the technical specifications, that has been QA/QC'd by the engineer. The Drawing Set and Project Manual are expected to be substantially complete. PDF files of the Drawings and Project Manual shall be submitted.
- **100% Design:** Provide a 100% Drawing set and 100% Project Manual that has been QA/QC'd by the engineer. The AutoCAD files for the entire plan set and the MS Word version of Project Manual shall also be provided with this submittal.

- **Final Design:** Provide a Final Drawing and Project Manual draft set to be back-checked for inclusion of all previous comments, with the Project Engineer's electronic stamp and signature added. Once the submittal is reviewed and minor comments addressed by the engineer, the Final Design Submittal set shall be submitted to be signed by IRWD. The engineer shall provide AutoCAD files for the entire Drawing set. Provide Microsoft Word files used in the preparation of the Project Manual. PDF files of the Drawings and Project Manual shall be submitted. One full size final stamped and signed PDF file of the plan set and one signed Project Manual for District's signatures electronic signatures.

IRWD has standardized the use of Bluebeam Revu for reviewing and providing comments to PDF files. Prior to submitting electronic PDF files, WSC shall format them as indicated below.

Project Manual:

1. Flatten file.
2. Make PDF searchable.
3. Create bookmarks of major headings included in Project Manual table of contents.
4. Provide hyperlinks to referenced specification sections through the Project Manual.

Plan Sets:

1. Flatten file.
2. Make PDF searchable.
3. Create page labels that include the sheet number.
4. Create bookmarks that include the sheet number and title for each page.
5. Create hyperlinks for sheet numbers using Batch Link. This tool will be used to link sheet numbers listed multiple times on the plans to the corresponding sheet with the matching page label.

Example PDFs with the formatting requirements above can be provided upon request.

Deliverables

- Design submittals – 60%, 90%, 100%, Final.

Assumptions

- WSC will utilize IRWD Standard Specifications provided in the Construction Manual. Technical specifications prepared by WSC will be in CSI Master Format Division 50 format.
- Project schedule assumes two-week review time by IRWD for each design deliverable.
- Fee schedule includes time to compile, sign, and transfer deliverables, as well as QA/QC review time from senior staff.
- Public outreach will be provided by IRWD.

Task 4 | Bid Period Assistance

During the bidding period, WSC shall assist with providing information and clarification of bid documents to prospective bidders. This shall include the preparation of one addendum for bidding, including revisions to the design plans and specifications and assistance with addressing bidder questions. At a minimum, addenda preparation activities shall include:

- **Plan Revisions.** WSC shall budget a total of 32 hours of staff time for plan revisions to the construction drawings.
- **Specification Revisions.** WSC shall budget a total of 24 hours of staff time for revisions or additions to the project specifications.
- **Bidder Questions.** WSC shall budget a total of 24 hours of staff time to address and respond to bidder questions.
- **Pre-Bid Meeting.** WSC shall attend a pre-bid meeting, including a site visit with the potential bidding contractors.

Deliverables

- One (1) addendum, including revisions to contract documents.

Assumptions

- Hours for pre-bid meeting and site visit in fee schedule include additional time for preparation of presentation materials.

Optional Task 1 | Geotechnical Investigations (Site 1)

The purpose of our geotechnical investigation will be to review, explore, and evaluate the general subsurface conditions beneath the proposed project, and provide geotechnical conclusions and recommendations regarding the proposed improvements. The proposed scope of work will be as follows:

Task 2.3.1 – Preliminary Site Visit and Utility Clearance

Prior to accessing the site, Kleinfelder will coordinate site access with OC Parks department. Kleinfelder will conduct a preliminary site visit to mark the location of the proposed exploratory borings, and subsequently contact Underground Service Alert (USA) of southern California regarding the presence of existing underground utilities relative to our proposed exploration location, as required by law. To avoid utility conflicts, we request that available information identifying the type and location of utility lines and other human-made objects beneath the proposed improvement areas be provided to Kleinfelder at least one week prior to marking field exploration locations. Further, it is requested that the park staff, or someone else familiar with the layout of the utilities at the site, meet with Kleinfelder's field personnel to review proposed field exploration locations.

To reduce the likelihood of encountering private buried utility lines at our investigation locations, Kleinfelder will also subcontract a geophysical services provider to assess for and mark buried utility lines and other detected possible subsurface obstructions. The geophysical survey will be completed prior to the proposed field exploration.

Task 2.3.2 – Field Exploration

Our proposed field investigation includes drilling two borings to 10-feet in depth near the locations of the proposed vault replacement. A track-mounted drill rig with 8-inch hollow stem augers will be used to drill the borings. Since our borings will not exceed 30 feet and we do not anticipate encountering groundwater, a boring permit from the County Department of Environmental Health will not be required.

A Kleinfelder engineer or geologist will coordinate exploration activities, utility location, boring location, and logging of test borings. The typical sampling interval for the borings will be approximately 2.5 feet below hand

auger depth. Soil samples will be field classified in general accordance with the Unified Soil Classification System (USCS). After completion of our borings, soil samples will be transported to our laboratory for further review and selection of samples for laboratory testing.

Soil cuttings from the borings will be used as backfill material. Any excess soil cuttings will be spread around the boring locations.

Task 2.3.3 – Geotechnical Laboratory Testing

Laboratory testing will be performed to assess pertinent physical characteristics of the soils encountered. We anticipate testing will include moisture content, dry density, gradation, Atterberg limits, expansion index, and direct shear. The program may be limited based on the soils encountered.

Task 2.3.4 – Geotechnical Analysis and Report

Geotechnical analysis of the field data and available information from nearby investigations will be used to develop our recommendations. Based on our experience in the site vicinity, the project site is not suspected to be in a zone where there are significant geologic hazards requiring mitigation beyond those normally dictated by standard California Building Code minimum designs for the region. Findings, conclusions, and recommendations will be presented in the report, with logs of borings and laboratory test results appended. The report will address the following:

- Discussion of the subsurface materials encountered and anticipated excavation characteristics of the materials.
- Discussion of regional geologic setting and geologic hazards presented on publicly available maps.
- Expansion potential of near surface soil.
- Lateral earth pressures and bearing capacity for valve vault structural design, if required.
- Guidelines for earthwork construction, including recommendations for site preparation, fill placement, and compaction.

This proposal includes addressing only one round of review comments from IRWD's reviewers and does not include response to additional review comments from other entities, or review of plans or signing grading plans. Costs for these services can be provided later, if needed.

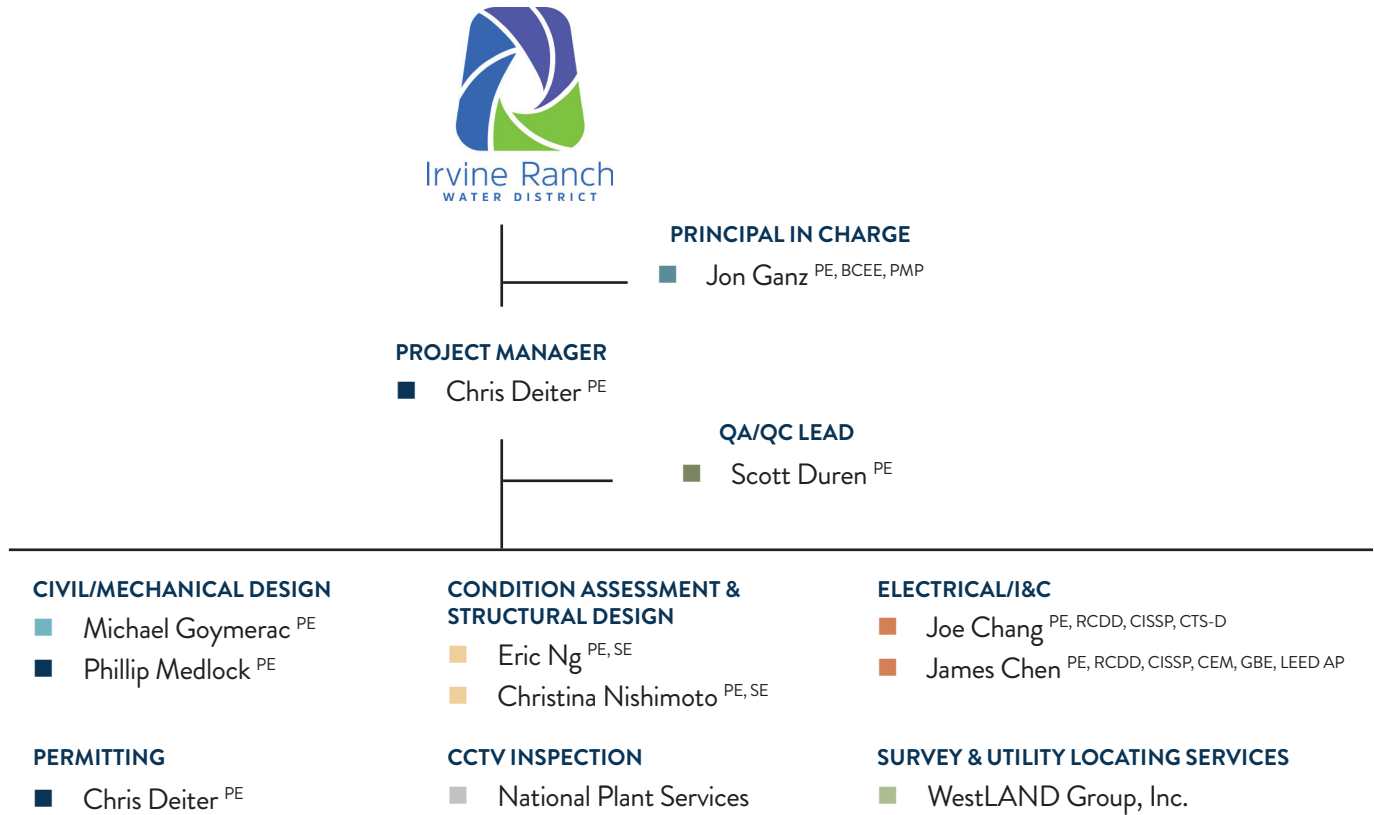
A team you can trust to deliver.

WSC's team is organized to take advantage of the strengths of our expert staff within a streamlined structure to provide the highest level of responsiveness and quality.

We Put Our Clients First

WSC is a water-focused civil and environmental engineering firm with more than 16 years of valuable experience in the planning, design, construction, and optimization of water and wastewater infrastructure and treatment facilities. Our team of over 75 professionals thrives on collaborating with our clients, solving unique challenges, bringing innovative approaches, and finding cost-effective and value-added solutions that are tailor-fit to your needs.

The organization chart shown on this page defines our proposed team for this project and includes team members' office locations. Qualifications for key staff are provided on the following pages, and resumes for all team members are include in the appendix.

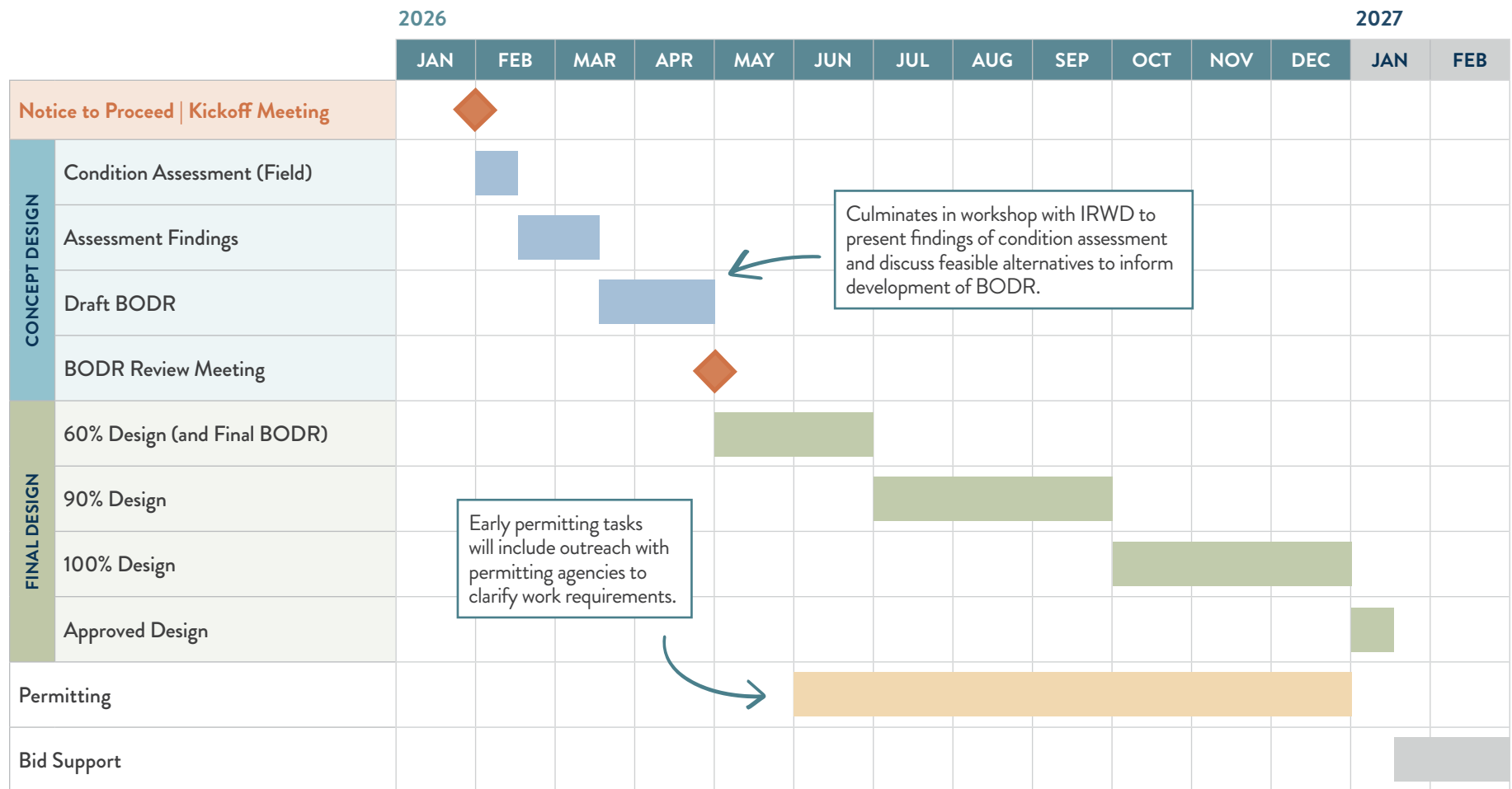


Office Locations

- WSC Inland Empire
- WSC Orange County
- WSC San Luis Obispo
- WSC Portland
- Kleinfelder, Inc
Laguna Hills, CA
- National Plant Services
Long Beach, CA
- Coffman Engineers
Newport Beach, CA
- WestLAND Group, Inc.
Rancho Cucamonga, CA

Schedule

WSC's proposed schedule is reflected below and aligns with the schedule provided in the RFP. WSC's team has the resources and expertise to meet the Project's schedule and needs. More importantly, we are immediately available to support this project upon issuance of a Notice to Proceed in February 2026.





December 2, 2025

James Burk

IRWD Project Manager

Irvine Ranch Water District
P.O. Box 57000
Irvine, CA 92619-7000

WSC Laguna Hills

25201 Paseo de Alicia,
Suite 290
Laguna Hills, CA 92653
P: 949.528.0960
F: 909.354.3482

Chris Deiter ^{PE}

Project Manager

3602 Inland Empire Blvd.
Suite C 230
Ontario, CA 91764
P: 951.768.7145
E: cdeiter@wsc-inc.com

Jon Ganz ^{PE, BCEE, PMP}

Principal in Charge

25201 Paseo de Alicia,
Suite 290
Laguna Hills, CA 92653
P: 310.699.3128
E: jganz@wsc-inc.com

Dear James,

The proposed fee to complete all items described in the Scope of Work are summarized in the table below.

ITEM	TOTAL
Total Fees, including labor, overhead, profit, subconsultants, and expenses	\$498,746

The above fee includes subconsultant fees and other direct costs (ODC), both of which include a 10% markup. Prices include all taxes and are presented as not-to-exceed amounts for each task and for the total amount. The above fee excludes optional tasks, which are described in the Scope of Work and are included as separate line items in the detailed cost breakdown.

This fee proposal complies with the requirements of the RFP and is organized as follows:

- Detailed cost breakdown that reflects labor hours, subconsultant fees, and ODCs for each task and subtask required to complete the Scope of Work.
- Scope of Work that includes assumptions and clarifications that serve as the basis for our fee proposal, including an anticipated list of drawings for the proposed Project.

We welcome the opportunity to discuss our proposed fee and look forward to the opportunity to work with you on this project. If you have any questions or require additional information, please feel free to contact either Chris Deiter or Jon Ganz.

Sincerely,

Water Systems Consulting

Chris Deiter ^{PE}
Project Manager

Jon Ganz ^{PE, BCEE, PMP}
Principal in Charge | WSC Vice President


Task No. Task Description	WSC									Kleinfelder		Coffman Engineers		WestLAND		ALL FIRMS				
	P/C	Project Manager	QC Manager	Project Engineer	Project Engineer	CAD Technician	Administrative	WSC Labor Hours	WSC Labor Fee	Labor Hours	Labor Fee	Labor Hours	Labor Fee	Labor Hours	Labor Fee	Total Labor Hours	Total Labor Fee	Expenses	Total Fee	
	Jon Ganz	Chris Deiter	Scott Duren	Michael Goymerec	Phillip Medlock	CAD Technician	Kay Merrill													
Billing rates, \$/hr	\$375	\$312	\$375	\$289	\$226	\$193	\$193													
1 Project Management																				
1.1 Administrative	4	24						16	44	\$ 12,076	0	\$ -	0	\$ -	0	\$ -	44	\$ 12,076	\$ -	\$ 12,076
1.2 Meetings and Workshops		48		68					116	\$ 34,628	76	\$ 16,658	64	\$ 13,750	0	\$ -	256	\$ 65,036	\$ 3,500	\$ 68,536
1.3 Agency Coordination		18							18	\$ 5,616	0	\$ -	0	\$ -	0	\$ -	18	\$ 5,616	\$ -	\$ 5,616
1.4 QA/QC			40						40	\$ 15,000	0	\$ -	0	\$ -	0	\$ -	40	\$ 15,000	\$ -	\$ 15,000
SUBTOTAL	4	90	40	68	0	0	16	218	\$ 67,320	76	\$ 16,658	64	\$ 13,750	0	\$ -	358	\$ 97,728	\$ 3,500	\$ 101,228	
2 Basis of Design Report																				
2.1 Background Information				4	8				12	\$ 2,964	0	\$ -	0	\$ -	0	\$ -	12	\$ 2,964	\$ -	\$ 2,964
2.2 Utility Research				4	8				12	\$ 2,964	0	\$ -	0	\$ -	36	\$ 6,050	48	\$ 9,014	\$ -	\$ 9,014
2.3 Geotechnical Investigation (NOT USED)									0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -	\$ -
2.4 Electrical and Controls		2		8	12				22	\$ 5,648	0	\$ -	90	\$ 19,250	0	\$ -	112	\$ 24,898	\$ -	\$ 24,898
2.5 Condition Assessment		2		4	12				18	\$ 4,492	40	\$ 8,250	0	\$ -	0	\$ -	58	\$ 12,742	\$ 10,000	\$ 22,742
2.6 Site Master Plan		2		8	20	12			42	\$ 9,772	0	\$ -	0	\$ -	0	\$ -	42	\$ 9,772	\$ -	\$ 9,772
2.7 Basemap and Survey				2	8				10	\$ 2,386	0	\$ -	0	\$ -	96	\$ 15,840	106	\$ 18,226	\$ -	\$ 18,226
2.8 Permits		8			24				32	\$ 7,920	0	\$ -	0	\$ -	0	\$ -	32	\$ 7,920	\$ 10,000	\$ 17,920
2.9 CEQA Documentation		4	2	16	37				59	\$ 14,984	0	\$ -	0	\$ -	0	\$ -	59	\$ 14,984	\$ -	\$ 14,984
2.10 Project Schedule (BODR)		2		6					8	\$ 2,358	0	\$ -	0	\$ -	0	\$ -	8	\$ 2,358	\$ -	\$ 2,358
2.11 OPCC (BODR)		2		4	12				18	\$ 4,492	0	\$ -	0	\$ -	0	\$ -	18	\$ 4,492	\$ -	\$ 4,492
2.12 Basis of Design Report		4		20	36				60	\$ 15,164	26	\$ 5,575	0	\$ -	0	\$ -	86	\$ 20,739	\$ -	\$ 20,739
SUBTOTAL	0	26	2	76	177	12	0	293	\$ 73,144	66	\$ 13,825	90	\$ 19,250	132	\$ 21,890	581	\$ 128,109	\$ 20,000	\$ 148,109	
3 Final Design																				
3.1 Project Manual		2		8	12				22	\$ 5,648	0	\$ -	0	\$ -	0	\$ -	22	\$ 5,648	\$ -	\$ 5,648
3.2 Construction Plans		16		32	72	240			360	\$ 76,832	0	\$ -	0	\$ -	0	\$ -	360	\$ 76,832	\$ -	\$ 76,832
3.3 Pipeline and Vault Structure Improvements		4		16	36				56	\$ 14,008	126	\$ 27,843	0	\$ -	0	\$ -	182	\$ 41,851	\$ -	\$ 41,851
3.4 Instrumentation and Controls				4	12				16	\$ 3,868	0	\$ -	168	\$ 37,125	0	\$ -	184	\$ 40,993	\$ -	\$ 40,993
3.5 SCE Final Service Plan				4					4	\$ 1,156	0	\$ -	168	\$ 37,125	0	\$ -	172	\$ 38,281	\$ -	\$ 38,281
3.6 Startup Plan				4	16				20	\$ 4,772	0	\$ -	0	\$ -	0	\$ -	20	\$ 4,772	\$ -	\$ 4,772
3.7 Project Schedule (Final Design)		2		16					18	\$ 5,248							18	\$ 5,248	\$ -	\$ 5,248
3.8 OPCC (Final Design)		4		8	24				36	\$ 8,984	0	\$ -	0	\$ -	0	\$ -	36	\$ 8,984	\$ -	\$ 8,984
3.9 Design Deliverables		4		8	16				28	\$ 7,176	0	\$ -	0	\$ -	0	\$ -	28	\$ 7,176	\$ -	\$ 7,176
SUBTOTAL	0	32	0	100	188	240	0	560	\$ 127,692	126	\$ 27,843	336	\$ 74,250	0	\$ -	1022	\$ 229,785	\$ -	\$ 229,785	
4 Bid Period Assistance																				
4.1 Plan Revisions		2		6		8			16	\$ 3,902	8	\$ 1,760	8	\$ 1,760	0	\$ -	32	\$ 7,422	\$ -	\$ 7,422
4.2 Specification Revisions		1		1	6				8	\$ 1,957	8	\$ 1,760	8	\$ 1,760	0	\$ -	24	\$ 5,477	\$ -	\$ 5,477
4.3 Bidder Questions		1		1	6				8	\$ 1,957	8	\$ 1,760	8	\$ 1,760	0	\$ -	24	\$ 5,477	\$ -	\$ 5,477
4.4 Pre-Bid Meeting		4							4	\$ 1,248	0	\$ -	0	\$ -	0	\$ -	4	\$ 1,248	\$ -	\$ 1,248
SUBTOTAL	0	8	0	8	12	8	0	36	\$ 9,064	24	\$ 5,280	24	\$ 5,280	0	\$ -	84	\$ 19,624	\$ -	\$ 19,624	
COLUMN TOTALS	4	156	42	252	377	260	16	1107	\$ 277,220	292	\$ 63,606	514	\$ 112,530	132	\$ 21,890	2045	\$ 475,246	\$ 23,500	\$ 498,746	
OT 1 Geotechnical Investigations																				
OT 1.1 Geotechnical Investigations		2	2	4	8			16	\$ 4,338	40	\$ 21,945						56	\$ 26,283	\$ -	\$ 26,283
Geotechnical Investigations TOTAL	0	2	2	4	8	0	0	16	\$ 4,338	40	\$ 21,945	0	\$ -	0	\$ -		56	\$ 26,283	\$ -	\$ 26,283
OPTIONAL TASKS TOTAL	0	2	2	4	8	0	0	16	\$ 4,338	40	\$ 21,945	0	\$ -	0	\$ -		56	\$ 26,283	\$ -	\$ 26,283

10% mark-up on direct expenses; 10% mark-up for sub-contracted services
Standard mileage rate \$0.70 per mile (or current Federal Mileage Reimbursement Rate)
Rates are subject to revision as of January 1 each year.

January 12, 2026

Prepared by: B. Botello / B. Rios

Submitted by: K. Burton

Approved by: Paul A. Cook 

ACTION CALENDAR

RELOCATION OF 36-INCH RECYCLED WATER PIPELINE AT I-5 SEGMENT 2 AND CULVER DRIVE BUDGET INCREASE AND CONSTRUCTION AWARD

SUMMARY:

The Relocation of 36-inch Recycled Water Pipeline at I-5 Segment 2 and Culver Drive project will relocate a recycled water pipeline inside Caltrans right-of-way to accommodate the Interstate 5 freeway widening. Staff recommends that the Board:

- Acknowledge the price clerical error made in the computation of T.E. Roberts, Inc.'s bid, accept T.E. Roberts, Inc.'s formal written request to withdraw its bid, and return the bid bond to T.E. Roberts, Inc.;
- Authorize a budget increase in the amount of \$300,000, from \$1,483,835 to \$1,783,835, for Project 13204; and
- Authorize the General Manager to execute a construction contract with L&S Construction, Inc. in the amount of \$1,336,400 for the Relocation of 36-inch Recycled Water Pipeline at I-5 Segment 2 and Culver Drive project.

BACKGROUND:

Orange County Transportation Authority (OCTA) and the California Department of Transportation (Caltrans) are partnering to widen the Interstate 5 Freeway (I-5) between the 55 Freeway and the 405 Freeway in Irvine. As the lead agency for utility relocations, OCTA issued a Relocation Claim Letter to IRWD regarding a utility conflict associated with the upcoming I-5 Segment 2 Freeway Improvement Project late in 2023. OCTA plans to widen the I-5 Freeway bridge crossing Culver Drive by installing new cast-in-drilled-hole (CIDH) piles. One location of the proposed bridge piles is conflicting with an existing IRWD 36-inch recycled waterline. The project will relocate approximately 400 feet of concrete cylinder pipe (CCP) prior to construction of the new CIDH piles. The pipeline relocation limits will meet Caltrans's 15-foot minimum clearance requirement for existing and proposed piles. The project will also relocate two air valves currently within OCTA's construction limits. The project location is shown in Exhibit "A". JIG Consultants was retained to design the pipeline replacement, and the design was completed in November 2025.

Construction Bid Process:

The project was advertised to a select list of 19 contractors on November 19, 2025. The bid opening occurred on December 16, 2025, with five bids received. T.E. Roberts, Inc. was the apparent low bidder with a bid amount of \$505,683. A summary of the five bids received is provided below.

Bidder	Bid Amount
T.E. Roberts, Inc.	\$ 505,683
L&S Construction, Inc.	\$1,336,400
Vido Artukovich & Son, Inc./Vidmar Inc. A JV	\$1,625,000
CCL Contracting, Inc.	\$1,649,555
Ferreira Construction Co., Inc.	\$,1719,268
<i>Engineer's Estimate</i>	<i>\$1,472,500</i>

On December 17, 2025, T.E. Roberts submitted a formal written request to withdraw its bid, which is attached as Exhibit “B”, citing a price clerical error made in the computation of its bid. Staff conferred with legal counsel, and legal counsel confirmed that under Public Contract Code § 5100, et seq., if a bidder discovers a mistake in its bid submitted to a state or local public entity, it may obtain relief and withdraw the bid either with the consent of the awarding entity or by an action to recover the bid bond in court. The mistake must be material and resulting from typographical, arithmetical, or other clerical errors, as opposed to an error in judgment or carelessness in inspecting the site of the work or in reading the plans and specifications. Additionally, the bidder must provide written notice of the mistake within five working days after the opening of the bid, explaining the mistake in detail.

T.E. Roberts’ formal written request, which cites entering the wrong price for two bid items, complies with the Public Contract Code requirements for requesting withdrawal of its bid. Pursuant to the Public Contract Code, the District can either acknowledge the mistake, return the bid bond, and prepare a report documenting the bases for the that decision, or contest the bidder’s statement and call on the bid bond. By claiming the mistake, T.E. Roberts is prohibited from further participating in the bidding process for this project, and the District may award the contract to the next lowest responsible bidder.

Staff and legal counsel have reviewed T.E. Roberts’ written request to withdraw its bid and concur that a price clerical error was made in the preparation of its bid. As afforded by the Public Contract Code, staff recommends that the Board acknowledge the clerical error made in the computation of its bid, accept T.E. Roberts’ formal written request to withdraws its bid, and return the bid bond to T.E. Roberts. Staff will prepare a report documenting the basis for the withdrawal and the District’s acceptance, pursuant to the Public Contract Code.

The next lowest bidder is L&S Construction, Inc. (L&S), who submitted a bid in the amount of \$1,336,400. Staff reviewed L&S’s bid and has determined that it is responsive. Staff recommends that the Board authorize the General Manager to execute a construction contract with L&S in the amount of \$1,336,400. The bid summary is attached as Exhibit “C”.

FISCAL IMPACTS:

Relocation of 36-Inch Recycled Water Pipeline at I-5 Segment 2 & Culver Drive, Project 13204, is included in the Fiscal Year 2025-26 Capital Budget. A budget increase is required to fund the construction phase of the project as shown in the following table:

Project No.	Current Budget	Addition <Reduction>	Total Budget
13204	\$1,483,835	\$300,000	\$1,783,835

ENVIRONMENTAL COMPLIANCE:

The project is exempt from California Environmental Quality Act (CEQA) as authorized under the California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15301 (Class 1 “Existing Facilities”) and Section 15302 (Class 2 “Replacement or Reconstruction”). Class 1 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use, such as existing facilities of publicly owned utilities used to provide public utility services. Class 2 exempts the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, such as the replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.

COMMITTEE STATUS:

Construction Awards are not routinely taken to Committee prior to submittal to the Board.

RECOMMENDATION:

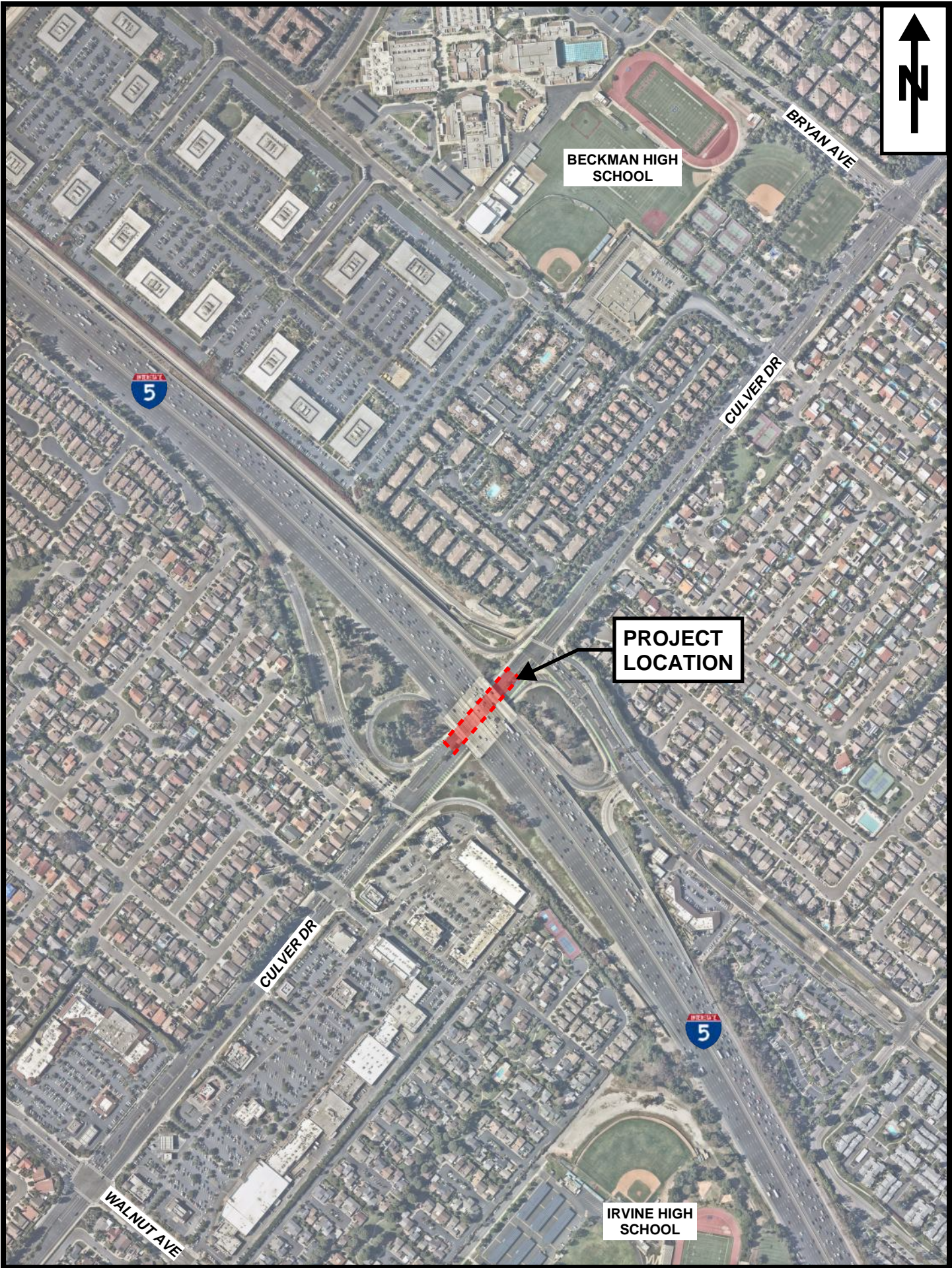
THAT THE BOARD ACKNOWLEDGE THE PRICE CLERICAL ERROR MADE IN THE COMPUTATION OF T.E. ROBERTS, INC.’S BID, ACCEPT T.E. ROBERTS, INC.’S FORMAL WRITTEN REQUEST TO WITHDRAW ITS BID, AND RETURN THE BID BOND TO T.E. ROBERTS, INC.; AUTHORIZE A BUDGET INCREASE IN THE AMOUNT OF \$300,000, FROM \$1,483,835 TO \$1,783,835, FOR PROJECT 13204 AND AUTHORIZE THE GENERAL MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH L&S CONSTRUCTION, INC. IN THE AMOUNT OF \$1,336,400 FOR THE RELOCATION OF 36-INCH RECYCLED WATER PIPELINE AT I-5 SEGMENT 2 AND CULVER DRIVE, PROJECT 13204.

LIST OF EXHIBITS:

Exhibit “A” – Project Location Map
Exhibit “B” – T.E. Roberts, Inc. Written Request to Withdraw Bid
Exhibit “C” – Bid Results

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Exhibit "A"



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December 17, 2025

Kevin Burton
Irvine Ranch Water District
15600 Sand Canyon Avenue
Irvine, CA 92618

Dear Mr. Burton:

Please accept this letter as notice that T.E. Roberts, Inc. hereby withdraws its bid for the Relocation of 36-inch Recycled Water Pipeline at I-5 Segment 2 and Culver Dr Project No. 13204 submitted on December 16, 2025, due to a clerical error under Public Contract Code Section 5103.

T.E. Roberts, Inc. inadvertently entered the wrong price for bid item 4-Cut and Remove Section of Existing Cylinder Pipe and Abandon in Place, as well as bid item 5-Construct 36-Inch CML&C Class 200 Steel Pipe. As a result, our bid does not include the correct unit price or extension. This error has resulted in an inaccurate bid and a bid in an amount substantially below the amount that we should have bid.

This is not an attempt on the part of T.E. Roberts, Inc. to avoid an error in reviewing the plans and specifications, it is a clerical error. We apologize for any inconvenience this may have caused and look forward to working with the District on future projects.

If you have any questions, please do not hesitate to contact me at (714) 353-2292.

Your courtesy is appreciated.

Sincerely,

Timothy Roberts
President

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Exhibit "C"

Bid Results

Bidder Details

Vendor Name L&S Construction, Inc.
Address 674 N Batavia St.
Orange, California 92868
United States
Respondee Mike Kinney III
Respondee Title Secretary
Phone 714-476-3326
Email mikek@lsconstruction.net
Vendor Type CADIR
License # 412580
CADIR 1000009625

Bid Detail

Bid Format Electronic
Submitted 12/16/2025 1:20 PM (PST)
Delivery Method
Bid Responsive
Bid Status Submitted
Confirmation # 461328

Respondee Comment

Buyer Comment

Attachments

File Title	File Name	File Type
LS - Relocation of 36 RW at Culver - Proposal 2025-12-09.pdf	LS - Relocation of 36 RW at Culver - Proposal 2025-12-09.pdf	Bid Form

Subcontractors

Showing 4 Subcontractors

Name & Address	Desc	License Num	CADIR	Amount	Type
Allstar Paving Company 602 S. Santa Fe Street Santa Ana, California 92705	Streetwork	523021	1000008780	\$39,123.00	
PCI Striping 975 W 1st St Azusa, California 91702	Striping	415490	1000813536	\$8,950.00	
Parco Structures 2588 Kendall Dr San Bernardino, California 92407	Structures	1069717	1000683636	\$7,250.00	
Superior Arc Welding 7923 Old Oak Ct Riverside, California 92506	Welding	735833	1000047484	\$30,720.00	

Line Items

Discount Terms No Discount

Item #	Item Code	Type	Item Description	UOM	QTY	Unit Price	Line Total	Response	Comment
BASE BID ITEMS							\$1,336,400.00		
1			Mobilization and Demobilization	LS	1	\$45,000.00	\$45,000.00	Yes	
2			Verification of Utility Locations and Field Dimensions	LS	1	\$45,000.00	\$45,000.00	Yes	
3			Traffic Control	LS	1	\$60,000.00	\$60,000.00	Yes	
4			Cut and Remove Section of Existing Concrete Cylinder Pipe and Abandon in Place	LS	1	\$87,000.00	\$87,000.00	Yes	
5			Construct 36-inch CML&C Class 200 Steel Pipe	LF	400	\$1,895.00	\$758,000.00	Yes	
6			Connect to Existing Waterlines	LS	1	\$55,000.00	\$55,000.00	Yes	
7			Relocate Existing Recycled Water Air Release Valve Assembly	EA	1	\$25,000.00	\$25,000.00	Yes	
8			Locate and Adjust Existing Valve Boxes to Grade	EA	2	\$2,300.00	\$4,600.00	Yes	
9			Pavement Replacement and Restoration	SF	2400	\$82.00	\$196,800.00	Yes	
10			Miscellaneous Site Work and Restoration	LS	1	\$35,000.00	\$35,000.00	Yes	
11			Relocate Existing Potable Water Air Release Valve Assembly, As Directed	EA	1	\$25,000.00	\$25,000.00	Yes	
ADDITIVE AND DEDUCTIVE BID ITEMS							\$0.00		
12			ADDITION (+) OR DEDUCTION (-)	LS	1	\$0.00	\$0.00	Yes	

Line Item Subtotals

Section Title	Line Total
BASE BID ITEMS	\$1,336,400.00
ADDITIVE AND DEDUCTIVE BID ITEMS	\$0.00
Grand Total	\$1,336,400.00