

AGENDA
IRVINE RANCH WATER DISTRICT
FINANCE AND PERSONNEL COMMITTEE MEETING
TUESDAY, SEPTEMBER 7, 2021

This meeting will be held in person, but due to COVID-19, this meeting will also be conducted as a teleconference pursuant to the provisions of the Governor's Executive Orders N-25-20 and N-29-20, which suspend certain requirements of the Ralph M. Brown Act.

This meeting will be held in person at the District's headquarters located at 15600 Sand Canyon Avenue, Irvine, California, but participation by members of the Committee may be from remote locations. Members of the public may attend in person or remotely.

Virtual attendees can attend the meeting via Webex and may submit comments via the "Chat" function. To virtually attend the meeting, please join online via Webex using the link and information below:

Via Web: <https://irwd.webex.com/irwd/j.php?MTID=mfa418d632604a2f3917a6539e30f7e56>

Meeting Number: 146 268 6150

Password: mkXdmJFZ333

PLEASE NOTE: Webex observers of the meeting will be placed into the Webex lobby when the Committee enters closed session. Participants who remain in the "lobby" will automatically be returned to the open session of the Committee once the closed session has concluded. Observers joining the meeting while the Committee 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.

CALL TO ORDER 12:30 p.m., District Office
15600 Sand Canyon Avenue, Irvine, California

ATTENDANCE Chair: Peer Swan _____ Member: Steve LaMar _____

<u>ALSO PRESENT</u>	Paul Cook	_____	Cheryl Clary	_____
	Wendy Chambers	_____	Kevin Burton	_____
	Paul Weghorst	_____	Rob Jacobson	_____
	Tom Malone	_____	Tiffany Mitcham	_____
	Eileen Lin	_____	Christopher Smithson	_____
	Jennifer Davis	_____	_____	_____
	_____	_____	_____	_____

PUBLIC COMMENT NOTICE

If you wish to address the Committee on any item, please submit a request to speak via the "chat" feature available when joining the meeting virtually. Remarks are limited to three minutes per speaker on each subject. You may also submit a public comment in advance of the meeting by emailing comments@irwd.com before 9:00 a.m. on Tuesday, September 7, 2021.

All votes shall be taken by a roll call vote if one or more Committee members participates remotely.

COMMUNICATIONS

1. Notes: Clary
2. Public Comments
3. Determine the need to discuss and/or take action on item(s) introduced, which came to the attention of the District subsequent to the agenda being posted.
4. Determine which items may be approved without discussion.

INFORMATION

5. EMPLOYEE POPULATION AND TURNOVER STATUS REPORT – SRADER / MITCHAM

Recommendation: Receive and file.
6. MONTHLY INVESTMENT AND DEBT REVIEW – MENDOZA / DAVIS / JACOBSON / CLARY

Recommendation: Receive and file.
7. REAL ESTATE QUARTERLY PERFORMANCE FOR JUNE 2021 – DAVIS / JACOBSON / CLARY

Recommendation: Receive and file.
8. RISK MANAGEMENT FISCAL YEAR-END REPORT – KANOFF / JACOBSON / CLARY

Recommendation: Receive and file.
9. PENSION PLAN AND OPEB PLAN FUNDING UPDATE – LIN / CLARY

Recommendation: Receive and file.
10. FISCAL YEAR 2021-22 OPERATING AND NON-OPERATING FINANCIAL HIGHLIGHTS QUARTERLY UPDATE – PARDEE / SMITHSON / CLARY

Recommendation: Receive and file.
11. INFORMATION SERVICES PROJECT STATUS REPORT – MALONE / CLARY

Recommendation: Receive and file.

ACTION

12. RENEWAL OF GROUP MEDICAL, DENTAL, VISION AND ANCILLARY PLAN SERVICES FOR CALENDAR YEAR 2022 – MITCHAM

Recommendation: That the Board authorize the continuation of IRWD's health insurance coverage with CalPERS with changes in District and employee contribution rates as outlined in Exhibit "A", authorize the continuation of the District's dental insurance coverage with ACWA/JPIA with no change in premium rates, authorize the continuation of the District's vision insurance coverage with EyeMed with no change in premium rates, authorize the continuation of voluntary Delta Dental and EyeMed buy-up plans for employee purchase with no change in premium rates, authorize the renewal of the District's Term Life, Accidental Death and Dismemberment, Long Term Disability and Employee Assistance Program coverage with Reliance Standard, and authorize the continuation of the Flexible Spending Account, Health Reimbursement Arrangement, COBRA and Commuter Benefits administrator Chard Snyder.

OTHER BUSINESS

13. A. CLOSED SESSION CONFERENCE WITH LEGAL COUNSEL — EXISTING LITIGATION – Pursuant to Government Code Section 54956.9(d)(1):

- *Victoria Gleason v. County of Orange, et al.*, Case No. 30-2018-00977432
- *United States, et al., ex rel. John Hendrix, et al. v. J-M Manufacturing Company, Inc., et al.*, Case No. CV 06-0055-GW
- *State of Nevada, et al. v. J-M Manufacturing Company, Inc., et al.*, Los Angeles Case No. BC459943
- *Mary Beth Rash v. City of Irvine, et. seq.*, Case No. 30-2018-01010123
- *Michael Brown v. PEI Engineering & Construction, et. seq.*, Case No. 30-2020-01154719
- *Andrea Jane Sura, et al. v. IRWD, et al.*, Case No. 30-2020-01173344

B. CONFERENCE WITH LEGAL COUNSEL — ANTICIPATED LITIGATION – Pursuant to Government Code Section 54956.9(d)(2): significant exposure to litigation. (*One (1) potential case; Main Street Notice of Subrogation.*)

14. Open Session

OTHER BUSINESS - Continued

15. Directors' Comments
16. Adjourn

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 Committee in connection with a matter subject to discussion or consideration at an open meeting of the Committee 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 Committee 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 Committee 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.

September 7, 2021
Prepared by: L. Srader
Submitted by: T. Mitcham
Approved by: Paul A. Cook *P.A.C.*

FINANCE AND PERSONNEL COMMITTEE

EMPLOYEE POPULATION AND TURNOVER STATUS REPORT

SUMMARY:

Staff has prepared various population and turnover reports for Committee review.

FISCAL IMPACTS:

None.

ENVIRONMENTAL COMPLIANCE:

Not applicable.

RECOMMENDATION:

Receive and file.

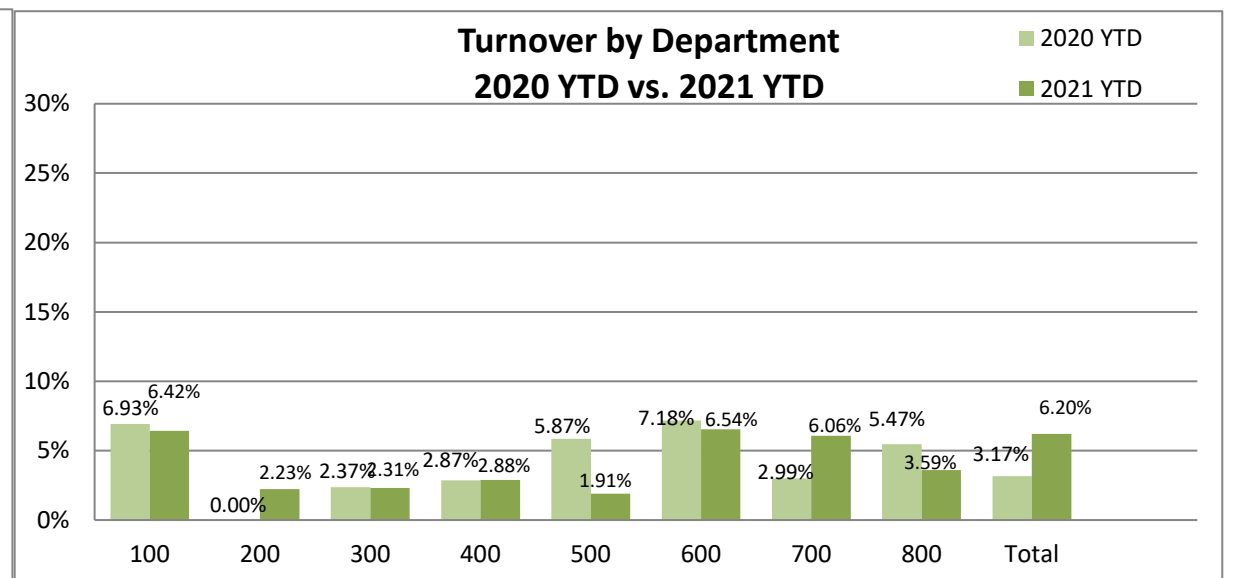
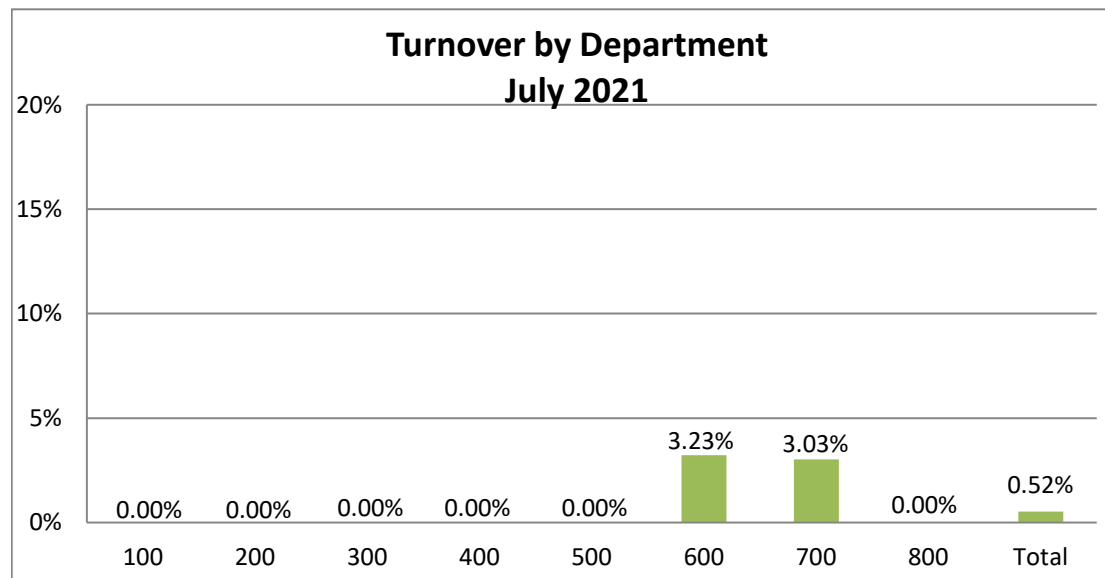
LIST OF EXHIBITS:

Exhibit "A" – Employee Population/Turnover Status Report

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EXHIBIT A
IRVINE RANCH WATER DISTRICT
EMPLOYEE POPULATION STATUS REPORT
July 2021

	@7/01/21	Current Month Activity							@7/31/21						Internal Turnover		External Turnover	
Dept	Positions Filled	New Hires	Terms		Promo Trnsfr		Lateral Trnsfr		Positions Filled	Positions Unfilled	FY 21/22 Budgeted Positions	Avg FYTD Filled Budget Positions	Avg FYTD Temp Emp FTE	Avg FYTD Total Filled Positions	Current Period	2021 YTD	Current Period	2021 YTD
			Vol	Invol	In	Out	In	Out										
100	15.0								15.0	1	16.0	15.0	0.0	15.0	0.00%	0.00%	0.00%	6.42%
200	90.0								90.0	2	92.0	90.0	0.0	90.0	0.00%	0.00%	0.00%	2.23%
300	43.0								43.0	1	44.0	43.0	0.0	43.0	0.00%	0.00%	0.00%	2.31%
400	67.0								67.0	6	73.0	67.0	2.1	69.1	0.00%	1.44%	0.00%	2.88%
500	53.0								53.0	9	62.0	53.0	1.9	54.9	0.00%	0.00%	0.00%	1.91%
600	31.0		1						30.0	3	33.0	31.0	3.7	34.7	0.00%	0.00%	3.23%	6.54%
700	33.0		1						32.0	2	35.0	33.0	0.0	33.0	0.00%	0.00%	3.03%	6.06%
800	54.0								54.0	7	61.0	54.0	0.0	54.0	0.00%	0.00%	0.00%	3.59%
Totals	386	0	2	0	0	0	0	0	384.0	31	416.0	386.0	7.7	393.7	0.00%	0.48%	0.52%	6.20%
7/20	383	2	2	0	0	0	0	0	383	29	412.0	0.0	15.1	15.1	0.00%	0.53%	0.52%	3.17%

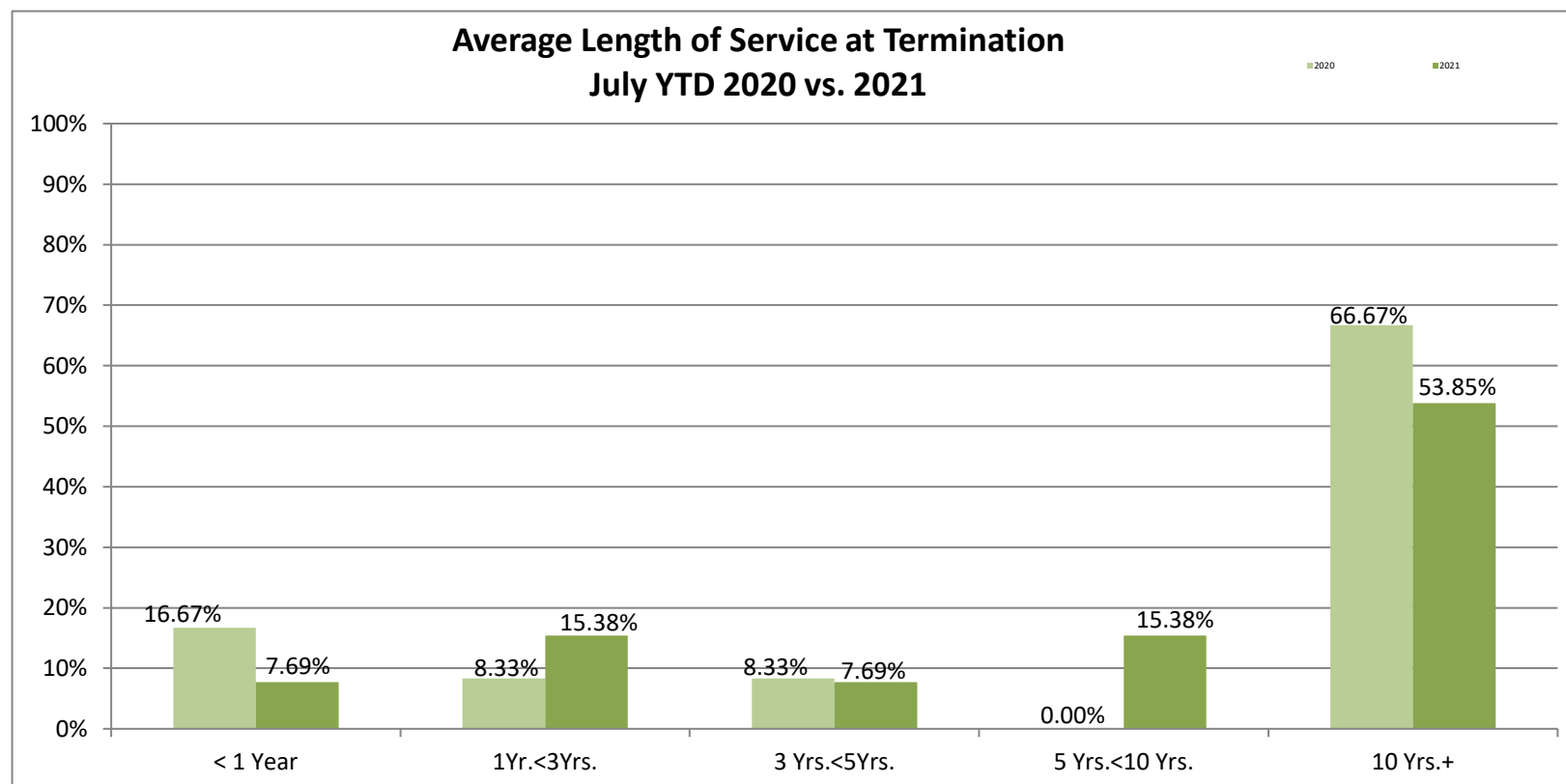


100-GM, HR, Safety; 200-Fin., Cust. Serv., IS, Purch.; 300-Eng.; 400-Water Ops; 500-Recycling; 600-WQ&RC; 700-Water Res., Recyc. Water and Public Affairs; 800-Adm. & Maintenance Ops

**IRVINE RANCH WATER DISTRICT
TURNOVER LONGEVITY RATIO
July 2021**

Dept.	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	YTD Turnover Longevity Ratio				
														< 1 Year	1Yr.<.3Yrs.	3 Yrs.<5Yrs.	5 Yrs.<10 Yrs.	10 Yrs.+
100						1							1				1	
200	1					1							2				1	1
300		1											1					1
400					1	1							2			1		1
500						1							1					1
600			1				1						2	1				1
700						1	1						2		1			1
800						2							2		1			1
2021 Total	1	1	1	0	1	7	2	0	0	0	0	0	13	1	2	1	2	7
2020 Data	2	0	2	2	3	1	2	0	1	1	0	4	18					
Percentage of Total Turnover														7.69%	15.38%	7.69%	15.38%	53.85%

2021 Average YTD Length of Service at Termination	11.57 Years
2020 Average YTD Length of Service at Termination	16.33 Years
2019 Average YTD Length of Service at Termination	9.21 Years
2018 Average YTD Length of Service at Termination	13.85 Years
2017 Average YTD Length of Service at Termination	14.35 Years



**IRVINE RANCH WATER DISTRICT
EMPLOYEE POPULATION STATUS REPORT
July 2021**

NEW HIRES				
Date	Dept	Employee Name	Position	Comments

TERMINATIONS					
Date	Dept	Employee Name	Position	Reason	Comments

RETIREMENTS					
Date	Dept	Employee Name	Position	Reason	Comments
07/30/21	600	John Hayes	Senior Scientist	RET	
07/30/21	700	Ray Bennett	Engineer	RET	

PROMOTIONS					
Date	Departing Dept	Employee Name	Departing Position	New Dept	New Position
07/01/21	200	Chau Nguyen	Purchasing Coordinator	100	Senior Purchasing Coordinator
07/01/21	300	Laura Gates	Development Services Specialist	100	Engineering Technician

TRANSFERS					
Effective Date	Departing Dept	Employee Name	Departing Position	New Dept	New Position

CROSS TRAINING					
Effective Date	Departing Dept	Employee Name	Departing Position	New Dept	New Position
07/27/21	425	Matthew Shapiro	Water Maintenance Technician I	430	Water Maintenance Technician I

**IRVINE RANCH WATER DISTRICT
EMPLOYEE POPULATION STATUS REPORT
July 2021**

UNFILLED POSITIONS			
Dept	Position	Salary Grade	Comments
100	Safety Manager	U17.E	
200	User Support Manager	U20.E	Recruiting
200	Manager of Contract Admin & Risk	U19.E	Recruiting
300	Development Services Supervisor	U10.E	
400	Water Maintenance Technician II	22.N	
400	Field Services Manager	U18.E	
400	Metering Systems Technician I	16.N	
400	Metering Systems Technician II	22.N	
400	Water Maintenance Technician III	26.N	
400	Water Maintenance Technician I	16.N	
500	Process Specialist	32.N	
500	Collection Systems CCTV Technician	21.N	
500	Senior Collection Systems CCTV Tech	25.N	
500	Operations Supervisor	S35.N	
500	Collection Systems Supervisor	S32.N	
500	Operator II	27.N	Recruiting
500	Operator III	29.N	Recruiting
500	Operator II	27.N	Recruiting
500	Automation Specialist	32.N	
600	Senior Scientist	32.N	Recruiting
600	Scientist	28.N	Recruiting
600	Scientist	28.N	Recruiting
700	Water Efficiency Supervisor	U12.E	Recruiting
700	Engineer	U17.E	Recruiting
800	Reliability Engineer	U20.E	
800	Senior Electrical Technician	30.N	Recruiting
800	Senior Instrumentation Technician	30.N	Recruiting
800	Instrumentation Technician	28.N	
800	Fleet/Facilities Manager	U17.E	Recruiting
800	Electrical Technician	28.N	Recruiting
800	Director of Field Operations	U27.E	

**IRVINE RANCH WATER DISTRICT
EMPLOYEE POPULATION STATUS REPORT
July 2021**

LEAVE OF ABSENCE					
Type of Leave	Pay Status	Date Leave Began	Anticipated Return Date	Current Length	Comments
FMLA/CFRA	SDI	4/16/2021	10/15/2021	4 months	
FMLA/CFRA	SDI	6/29/2021	9/6/2021	1 month	
FMLA/CFRA	SDI	6/9/2021	7/12/2021	3 weeks	

Leave	Original Status	Date Leave Began	Return Date	Length	Return Date	Comments
FMLA/CFRA	SDI	7/29/2020	8/31/2020	1 month	8/31/2020	Returned
FMLA/CFRA	SDI	7/21/2020	9/2/2020	2 weeks	09/02/20	Returned
FMLA/CFRA	SDI	8/4/2020	9/8/2020	1 month	09/08/20	Returned
FMLA/CFRA	SDI	9/22/2020	10/15/2020	1 month	10/15/20	Returned
FFCRA/FMLA	SDI	9/8/2020	10/12/2020	2 months	10/12/20	Returned
FFCRA/FMLA	LVBK	9/8/2020	10/8/2020	1 month	10/08/20	Returned

**IRVINE RANCH WATER DISTRICT
EMPLOYEE POPULATION STATUS REPORT**

Month	Length of Employment	Termination		Comments
		Vol	Invol	
January	28 years, 9 months	X		Retirement
February	13 years, 10 months	X		Moved out of state
March	9 months		X	Probation Rejection
April				
May	3 years, 9 months	X		New employment
June	2 years, 11 months	X		Moved out of state
	6 years, 2 months	X		Otay Water District
	11 years	X		City of Torrance
	2 years	X		Metropolitan Water
	5 years	X		Other Employment
	12 years, 8 months	X		Retirement
	30 years	X		Retirement
July	32 years, 5 months	X		Retirement
	12 years, 1 month	X		Retirement
August				
September				
October				
November				
December				

**IRVINE RANCH WATER DISTRICT
SUMMARY
AGENCY & DISTRICT TEMPORARY EMPLOYEES**

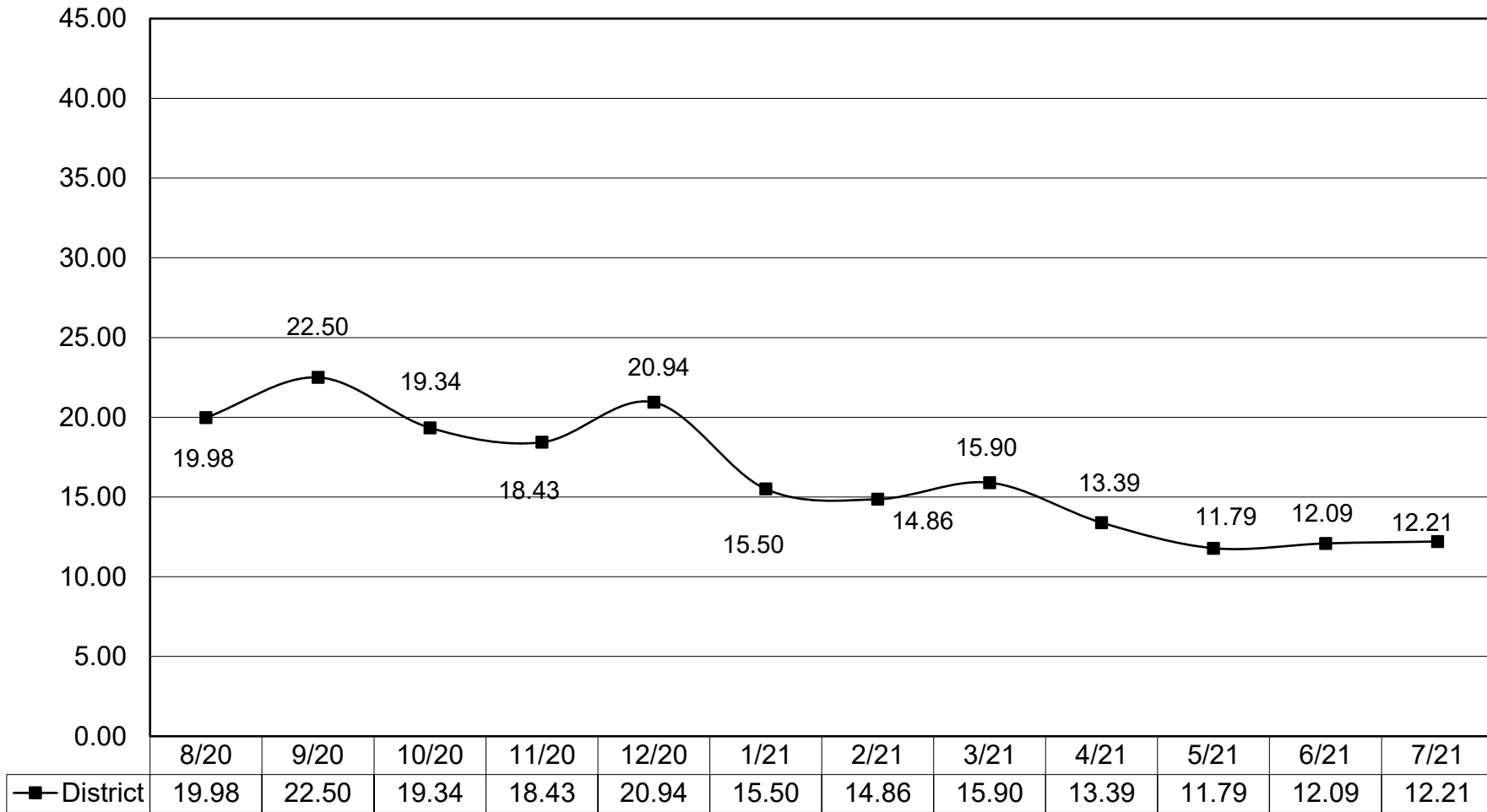
ACTIVE											
Current Month	FYTD Ave Hours Worked	PERS Enroll- ment	Agency		Hourly	Est Hours per Month	Est Cost Per Month	Expected Duration (Months)	Actual Worked (Months)	Projected Cost FY' YTD	Actual Cost FY 'YTD
FTE	FTE			Dept	Rate						
0.00	0.00			100							
0.92 0.92	0.92 0.92	Yes		200 200	22.37	168	3,758.16	12	1	3,758.16	3,556.83
0.87 0.00 0.00 0.87 1.73	0.87 0.00 0.00 0.87 1.73	No No No No		300 300 300 300 300	37.70 18.00 18.00 17.00	168 84 84 84	6,333.60 1,512.00 1,512.00 1,428.00	12 12 12 12	1 1 1 1	6,333.60 1,512.00 1,512.00 1,428.00	5,655.00 1,440.00 1,440.00 2,550.00
0.92 0.23 0.92 2.08	0.92 0.23 0.92 2.08	No No Yes	X X	400 400 400 400	23.92 30.53 23.92	168 168 168	4,018.56 5,129.04 4,018.56	6 6 2	1 1 1	4,018.56 5,129.04 4,018.56	3,827.20 1,221.20 3,827.20
0.92 0.98 1.90	0.92 0.98 1.90	Yes No	X	500 500 500	29.23 33.13	168 168	4,910.64 5,565.84	12 6	1 1	4,910.64 5,565.84	4,676.80 5,797.75
0.97 0.92 0.00 0.93 2.82	0.97 0.92 0.86 0.93 3.68	No No No No	X X X X	600 600 600 600 600	32.76 32.76 46.43 32.76	168 168 1687 168	5,503.68 5,503.68 78,327.41 5,503.68	6 12 5 2	1 1 1 1	5,503.68 5,503.68 78,327.41 5,503.68	5,503.68 5,266.17 6,941.29 5,290.74
0.92 0.92 0.92 2.77	0.92 0.92 0.92 2.77	No No EXC	X X	700 700 700 700	30.92 30.92 14.00	168 168 84	5,194.56 5,194.56 1,176.00	6 6 12	1 1 1	5,194.56 5,194.56 1,176.00	4,947.20 4,947.20 2,240.00
0.00	0.00			800							
12.21	13.08										

IRVINE RANCH WATER DISTRICT
SUMMARY
AGENCY & DISTRICT TEMPORARY EMPLOYEES

TERMINATED											
Current Month FTE	Avg FYTD Temp Emp FTE	Active PERS Y/N *	Agency	Dept	Hourly Rate	Est Hours per Month	Est Cost Per Month	Expected Duration (Months)	Actual Worked (Months)	Projected Cost FYTD	Actual Cost FYTD
0.00	0.00			100							
0.00	0.00			200							
0.00	0.00			300							
0.00	0.00			400							
0.00	0.00			500							
0.00	0.00			600							
0.00	0.00			700							
0.00	0.00			800							
0.00	0.00									144,589.97	69,128.26

EXC = Exclude from PERS enrollment
Yes= Temporary employee enrolled in PERS Membership
No=Temporary Agency employee
*Data reported 30 days in arrears

Temporary Employees **Full Time Equivalency** **District Totals as of July 31, 2021**




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September 7, 2021

Prepared by: O. Mendoza / J. Davis

Submitted by: R. Jacobson / C. Clary

Approved by: Paul A. Cook 

FINANCE AND PERSONNEL COMMITTEE

MONTHLY INVESTMENT AND DEBT REVIEW

SUMMARY:

The following items are submitted for the Committee's review and consideration:

- The Investment Portfolio Summary Report as of August 27, 2021, as outlined in Exhibit "A";
- The U.S. Treasury Yield Curve as of August 27, 2021, as shown in Exhibit "B";
- The Summary of Fixed and Variable Debt as of August 27, 2021, as outlined in Exhibit "C"; and
- The Summary of Variable Rate Debt Rates as of August 27, 2021, as outlined in Exhibit "D".

BACKGROUND:

Investment Portfolio:

Due to the timing of the Committee meeting, the rate of return for August 2021 is not complete at this time. Preliminary calculations indicate a rate of return for the fixed income investment portfolio of 0.44%, a 0.02% decrease from July's rate of 0.46%. Including real estate investments, the weighted average rate of return for IRWD's investment portfolio for August 2021 was 2.70%, a 0.03% increase from July's rate of 2.67%. The increase was due to the change in the fixed income average balance from \$395.5 million to \$385.3 million.

Debt Portfolio:

As of August 27, 2021, IRWD's weighted average all-in variable rate was 0.34%, which is unchanged from July's rate. Including IRWD's weighted average fixed rate bond issues of 3.70% and the negative cash accruals from fixed payer interest rate swaps, which hedge a portion of the District's variable rate debt, the total average debt rate was 2.96%, a 0.04% increase from July's rate of 2.92%.

FISCAL IMPACTS:

Fiscal impacts are outlined above and included in the exhibits provided.

ENVIRONMENTAL COMPLIANCE:

This item is not a project as defined in the California Environmental Quality Act Code of Regulations, Title 14, Chapter 3, Section 15378.

RECOMMENDATION:

Receive and file.

LIST OF EXHIBITS:

Exhibit “A” – Investment Portfolio Summary as of August 27, 2021

Exhibit “B” – Yield Curve as of August 27, 2021

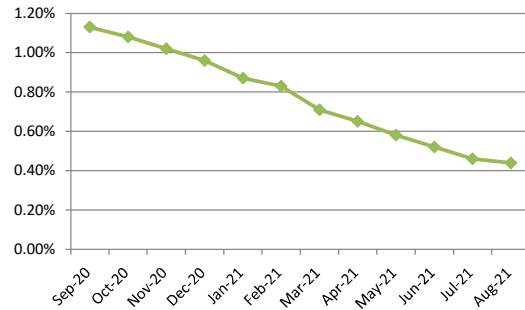
Exhibit “C” – Summary of Fixed and Variable Debt as of August 27, 2021

Exhibit “D” – Summary of Variable Rate Debt Rates as of August 27, 2021

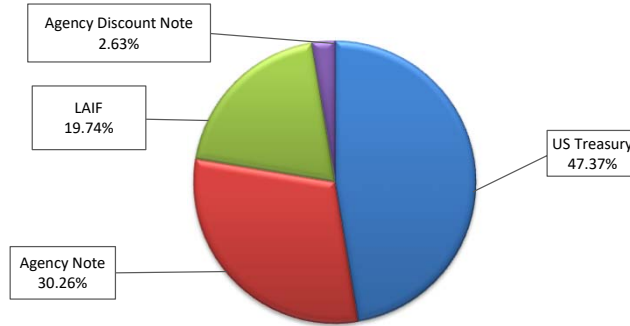
Exhibit "A"

Irvine Ranch Water District Investment Portfolio Summary August 2021

Monthly Fixed Income Yield



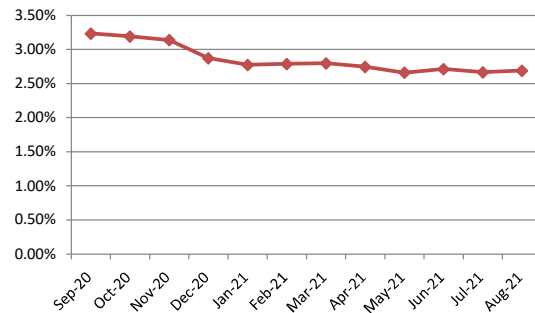
Portfolio Distribution



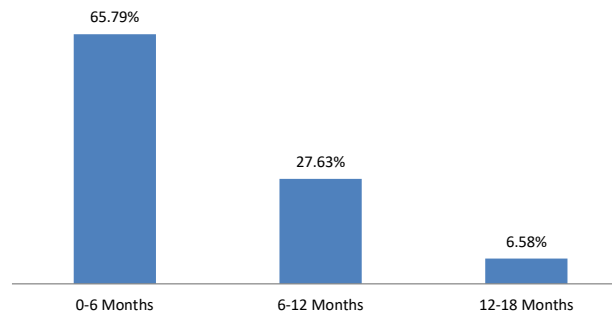
Investment Summary

Type	PAR	Book Value	Market Value
US Treasury	180,000,000	180,557,458	181,039,156
Agency Note	115,000,000	115,337,170	115,818,200
LAIF	75,000,000	75,000,000	75,006,223
Agency Discount Note	10,000,000	9,998,818	9,998,767
Grand Total	380,000,000	380,893,446	381,862,346

Weighted Average Return
Including Real Estate Portfolio



Maturity Distribution



Top Issuers

Issuer	PAR	% Portfolio
US Treasury	180,000,000	47.37%
State of California Tsy.	75,000,000	19.74%
Fed Home Loan Bank	50,000,000	13.16%
Fed Farm Credit Bank	50,000,000	13.16%
Fed Natl Mortgage Assoc	15,000,000	3.95%
Fed Home Loan Mortgage Corp	10,000,000	2.62%
Grand Total	380,000,000	100.00%

IRVINE RANCH WATER DISTRICT
INVESTMENT SUMMARY REPORT

08/27/21

SETTLMT	Call Schedule	Initial Call	Maturity Date	Rating	INVESTMENT TYPE	INSTITUTION / ISSUER	PAR Amount	COUPON DISCOUNT	YIELD	ORIGINAL COST	CARRY VALUE	MARKET VALUE ⁽¹⁾ 8/27/2021	UNREALIZED ⁽²⁾ GAIN/(LOSS)
07/24/20			08/28/21		LAIF	State of California Tsy.	\$75,000,000		0.270%	\$75,000,000.00	\$75,000,000.00	75,006,222.75	6,222.75
08/01/19	NA	NA	08/31/21	Aaa/NR/AAA	Treasury - Note	US Treasury	5,000,000	1.125%	1.816%	4,929,687.50	5,000,000.00	5,008,950.00	8,950.00
03/10/21	NA	NA	09/09/21	NR	Treasury - Bill	US Treasury	10,000,000	0.045%	0.046%	9,997,712.50	9,999,625.00	9,999,100.00	(525.00)
09/17/20	NA	NA	09/17/21	NA	FHLB - Note	Fed Home Loan Bank	5,000,000	0.125%	0.132%	4,999,660.00	4,999,985.10	5,000,200.00	214.90
08/13/20	NA	NA	09/30/21	Aaa/AA+/NR	Treasury - Note	US Treasury	10,000,000	1.125%	0.133%	10,112,109.38	10,007,872.09	10,026,600.00	18,727.91
09/30/20	NA	NA	09/30/21	NA	FHLB - Note	Fed Home Loan Bank	10,000,000	0.125%	0.122%	10,000,336.80	10,000,026.76	10,000,600.00	573.24
07/19/21	NA	NA	10/05/21	NR	FHLB - Discount Note	Fed Home Loan Bank	5,000,000	0.040%	0.041%	4,999,566.67	4,999,811.11	4,999,566.50	(244.61)
08/13/20	NA	NA	10/07/21	Aaa/AA+/AAA	FNMA - Note	Fed Natl Mortgage Assoc	10,000,000	1.375%	3.000%	10,141,500.00	10,012,128.57	10,034,900.00	22,771.43
10/11/19	NA	NA	10/15/21	Aaa/AA+/NR	Treasury - Note	US Treasury	5,000,000	2.875%	1.540%	5,131,640.63	5,007,880.53	5,040,850.00	32,969.47
10/22/19	NA	NA	10/15/21	Aaa/AA+/AAA	FFCB - Note	Fed Farm Credit Bank	5,000,000	1.400%	1.642%	4,976,500.00	4,998,571.82	5,019,400.00	20,828.18
10/29/20	NA	NA	10/19/21	Aaa/NR/NR	FHLB - Note	Fed Home Loan Bank	10,000,000	0.125%	0.127%	9,999,800.00	9,999,972.96	10,001,400.00	1,427.04
10/27/20	NA	NA	10/26/21	NR	FFCB - Discount Note	Fed Farm Credit Bank	5,000,000	0.130%	0.132%	4,993,427.78	4,999,006.94	4,999,200.00	193.06
11/05/19	NA	NA	11/15/21	Aaa/NR/AAA	Treasury - Note	US Treasury	5,000,000	2.875%	1.610%	5,125,585.94	5,012,711.13	5,051,950.00	39,238.87
07/15/21	NA	NA	11/18/21	Aaa/NR/AAA	Treasury - Bill	US Treasury	10,000,000	0.040%	0.041%	9,998,600.00	9,999,133.33	9,998,600.00	(533.33)
06/11/21	NA	NA	11/26/21	Aaa/NR/AAA	Treasury - Bill	US Treasury	5,000,000	0.030%	0.030%	4,999,300.00	4,999,641.67	4,998,900.00	(741.67)
11/08/19	NA	NA	11/30/21	Treasury - Bill	Treasury - Note	US Treasury	5,000,000	1.750%	1.680%	5,007,031.25	5,000,840.39	5,034,750.00	33,909.61
03/17/21	NA	NA	11/30/21	Aaa/AA+/NR	Treasury - Note	US Treasury	5,000,000	1.875%	0.057%	5,064,120.00	5,026,095.35	5,037,500.00	11,404.65
09/28/20	NA	NA	12/03/21	Aaa/AA+/AAA	FFCB - Note	Fed Farm Credit Bank	5,000,000	0.150%	0.120%	5,001,765.00	5,000,380.85	5,001,700.00	1,319.15
10/30/20	NA	NA	12/15/21	Aaa/NR/AAA	Treasury - Note	US Treasury	5,000,000	2.625%	0.127%	5,140,429.69	5,035,876.20	5,058,400.00	22,523.80
04/23/20	NA	NA	12/20/21	Aaa/AA+/NR	FHLB - Note	Fed Home Loan Bank	10,000,000	1.625%	0.309%	10,217,480.00	10,053,472.81	10,073,600.00	20,127.19
06/30/21	NA	NA	12/30/21	Aaa/AA+/NR	Treasury - Bill	US Treasury	5,000,000	0.040%	0.041%	4,998,983.33	4,999,333.33	4,998,600.00	(733.33)
11/25/19	NA	NA	12/31/21	Aaa/NR/AAA	Treasury - Note	US Treasury	5,000,000	2.000%	1.619%	5,039,062.50	5,006,162.40	5,047,850.00	41,687.60
06/02/21	NA	NA	12/31/21	Aaa/NR/AAA	Treasury - Note	US Treasury	10,000,000	2.125%	0.027%	10,121,093.75	10,069,114.83	10,102,000.00	32,885.17
05/26/21	NA	NA	01/11/22	Aaa/AA+/AAA	FNMA - Note	Fed Natl Mortgage Assoc	5,000,000	2.625%	0.031%	5,081,057.95	5,046,520.21	5,067,250.00	20,729.79
11/25/19	NA	NA	01/13/22	Aaa/NA/NR	FHLMC - Note	Fed Home Loan Mortgage Corp	5,000,000	2.375%	1.635%	5,077,250.00	5,013,271.15	5,061,500.00	48,228.85
08/14/20	NA	NA	01/13/22	Aaa/AA+/AAA	FHLMC - Note	Fed Home Loan Mortgage Corp	5,000,000	2.375%	0.147%	5,157,297.23	5,040,769.49	5,061,500.00	20,730.51
03/08/19	NA	NA	01/15/22	Aaa/AA+/NR	Treasury - Note	US Treasury	5,000,000	2.500%	2.460%	5,005,468.75	5,000,712.40	5,065,450.00	64,737.60
12/19/19	NA	NA	01/31/22	Aaa/NR/AAA	Treasury - Note	US Treasury	5,000,000	1.875%	1.641%	5,024,218.75	5,004,756.14	5,052,350.00	47,593.86
03/21/19	NA	NA	02/03/22	Aaa/AA+/AAA	FFCB - Note	Fed Farm Credit Bank	5,000,000	2.030%	2.361%	4,954,350.00	4,993,261.19	5,056,000.00	62,738.81
12/19/19	NA	NA	02/15/22	Aaa/NR/AAA	Treasury - Note	US Treasury	5,000,000	2.500%	1.652%	5,089,453.13	5,018,933.68	5,075,800.00	56,866.32
11/13/20	NA	NA	02/28/22	Aaa/NR/AAA	Treasury - Note	US Treasury	5,000,000	1.875%	0.139%	5,112,304.69	5,042,828.06	5,059,750.00	16,921.94
11/19/20	NA	NA	02/28/22	Aaa/NR/AAA	Treasury - Note	US Treasury	5,000,000	1.750%	0.126%	5,103,710.94	5,040,060.02	5,055,450.00	15,389.98
06/09/21	NA	NA	02/28/22	Aaa/NR/AAA	Treasury - Note	US Treasury	5,000,000	1.125%	0.051%	5,038,964.84	5,026,566.94	5,035,150.00	8,583.06
03/08/19	NA	NA	03/11/22	Aaa/AA+/NR	FHLB - Note	Fed Home Loan Bank	5,000,000	2.500%	2.549%	5,002,750.00	5,000,477.93	5,083,600.00	83,122.07
12/23/20	NA	NA	03/22/22	Aaa/AA+/AAA	FFCB - Note	Fed Farm Credit Bank	10,000,000	0.090%	0.090%	10,000,000.00	10,000,000.00	9,999,300.00	(700.00)
12/19/19	NA	NA	03/31/22	Aaa/NR/AAA	Treasury - Note	US Treasury	5,000,000	1.875%	1.645%	5,025,585.94	5,006,480.95	5,066,800.00	60,319.05
04/30/21	NA	NA	03/31/22	Aaa/NR/AAA	Treasury - Note	US Treasury	5,000,000	0.375%	0.056%	5,014,648.44	5,009,226.33	5,010,550.00	1,323.67
02/21/20	NA	NA	04/14/22	Aaa/AA+/AAA	FFCB - Note	Fed Farm Credit Bank	5,000,000	1.400%	1.414%	4,998,500.00	4,999,434.87	5,050,200.00	50,765.13
04/23/20	NA	NA	04/21/22	Aaa/AA+/NR	FFCB - Note	Fed Farm Credit Bank	10,000,000	1.580%	0.320%	10,250,200.00	10,082,483.52	10,117,200.00	34,716.48
08/12/21	NA	NA	05/31/22	Aaa/NR/AAA	Treasury - Note	US Treasury	10,000,000	1.750%	0.061%	10,135,156.25	10,158,995.03	10,135,156.25	(23,838.78)
04/22/21	NA	NA	06/30/22	Aaa/NR/AAA	Treasury - Note	US Treasury	10,000,000	0.125%	0.082%	10,005,078.13	10,003,533.63	10,002,300.00	(1,233.63)
04/30/21	NA	NA	06/30/22	Aaa/NR/AAA	Treasury - Note	US Treasury	5,000,000	0.125%	0.082%	5,002,539.06	5,001,799.99	5,001,150.00	(649.99)
05/28/21	NA	NA	06/30/22	Aaa/NR/AAA	Treasury - Note	US Treasury	5,000,000	0.125%	0.064%	5,003,320.31	5,002,519.43	5,001,150.00	(1,369.43)
05/20/21	NA	NA	06/30/22	Aaa/NR/AAA	Treasury - Note	US Treasury	5,000,000	1.750%	0.065%	5,093,750.00	5,069,735.22	5,081,850.00	12,114.78
01/15/20	NA	NA	07/15/22	Aaa/AA+/NR	FFCB - Note	Fed Farm Credit Bank	5,000,000	1.600%	1.594%	5,000,750.00	5,000,260.69	5,077,350.00	77,089.31
04/28/21	NA	NA	08/31/22	Aaa/NR/AAA	Treasury - Note	US Treasury	5,000,000	0.125%	0.102%	5,001,562.50	5,001,160.71	5,000,200.00	(960.71)
04/28/21	NA	NA	09/09/22	Aaa/AA+/NR	FHLB - Note	Fed Home Loan Bank	5,000,000	2.000%	0.112%	5,128,632.30	5,096,152.00	5,112,500.00	16,348.00
04/22/21	NA	NA	10/31/22	Aaa/NR/AAA	Treasury - Note	US Treasury	10,000,000	0.125%	0.110%	10,002,343.75	10,004,522.70	9,995,300.00	(9,222.70)
05/20/21	NA	NA	11/30/22	Aaa/NR/AAA	Treasury - Note	US Treasury	5,000,000	0.125%	0.103%	5,001,647.15	5,001,340.70	4,996,700.00	(4,640.70)

IRVINE RANCH WATER DISTRICT
INVESTMENT SUMMARY REPORT

08/27/21

SETTLMT	Call Schedule	Initial Call	Maturity Date	Rating	INVESTMENT TYPE	INSTITUTION / ISSUER	PAR Amount	COUPON DISCOUNT	YIELD	ORIGINAL COST	CARRY VALUE	MARKET VALUE ⁽¹⁾ 8/27/2021	UNREALIZED ⁽²⁾ GAIN/(LOSS)
SUB-TOTAL							\$380,000,000			\$382,305,932.83	\$380,893,446.16	\$381,862,345.50	\$968,899.34
TOTAL INVESTMENTS							\$380,000,000			\$382,305,932.83	\$380,893,446.16	\$381,862,345.50	\$968,899.34

Petty Cash						3,400.00
Ck Balance	Bank of America	ECR	0.19%			13,676,554.00
						\$395,985,886.83

⁽¹⁾ LAIF market value is as of the most recent quarter-end as reported by LAIF. Security market values are determined using Bank of New York ("Trading Prices"), Bloomberg and/or broker dealer pricing.				Outstanding Variable Rate Debt		\$247,300,000
⁽²⁾ Gain (loss) calculated against carry value using the trading value provided by Bank of New York/or Brokers				Net Outstanding Variable Rate Debt (Less \$60 million fixed-payer swaps)		\$187,300,000
⁽³⁾ Real estate rate of return is based on most recent quarter end return				Investment Balance:		\$395,985,887
				Investment to Variable Rate Debt Ratio:		211%
				Portfolio - Average Number of Days To Maturity		130
					Investment Portfolio	Real Estate ⁽³⁾ Portfolio
						Weighted Avg. Return
				August	0.44%	11.53%
				July	0.46%	11.53%
				Change	-0.02%	0.03%
This Investment Summary Report is in conformity with the 2021 Investment Policy and provides sufficient liquidity to meet the next six months estimated expenditures. *S - Step up						

IRVINE RANCH WATER DISTRICT
SUMMARY OF MATURITIES

08/27/21

DATE	TOTAL	%	LAIF	Agency Notes	Agency Discount Notes	Municipal Bonds	US Treasury
08/21	80,000,000	21.05%	\$75,000,000				5,000,000
09/21	35,000,000	9.21%		15,000,000			20,000,000
10/21	40,000,000	10.53%		25,000,000	10,000,000		5,000,000
11/21	30,000,000	7.89%					30,000,000
12/21	40,000,000	10.53%		15,000,000			25,000,000
01/22	25,000,000	6.58%		15,000,000			10,000,000
02/22	25,000,000	6.58%		5,000,000			20,000,000
03/22	25,000,000	6.58%		15,000,000			10,000,000
04/22	15,000,000	3.95%		15,000,000			
05/22	10,000,000	2.63%					10,000,000
06/22	25,000,000	6.58%					25,000,000
07/22	5,000,000	1.32%		5,000,000			
SUB-TOTAL	\$355,000,000	93.42%	\$75,000,000	110,000,000	10,000,000		160,000,000
13 Months - 3 YEARS							
8/01/2022 - 10/31/2022	\$20,000,000	5.26%		5,000,000			15,000,000
11/01/2022 - 01/31/2023	\$5,000,000	1.32%					5,000,000
02/01/2023 +	-						
	-						
	-						
	-						
	-						
	-						
	-						
	-						
TOTALS	\$380,000,000	100.00%	\$75,000,000	115,000,000	10,000,000		180,000,000

% OF PORTFOLIO	19.74%	30.26%	2.63%	47.37%
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Irvine Ranch Water District
Summary of Real Estate - Income Producing Investments
6/30/2021

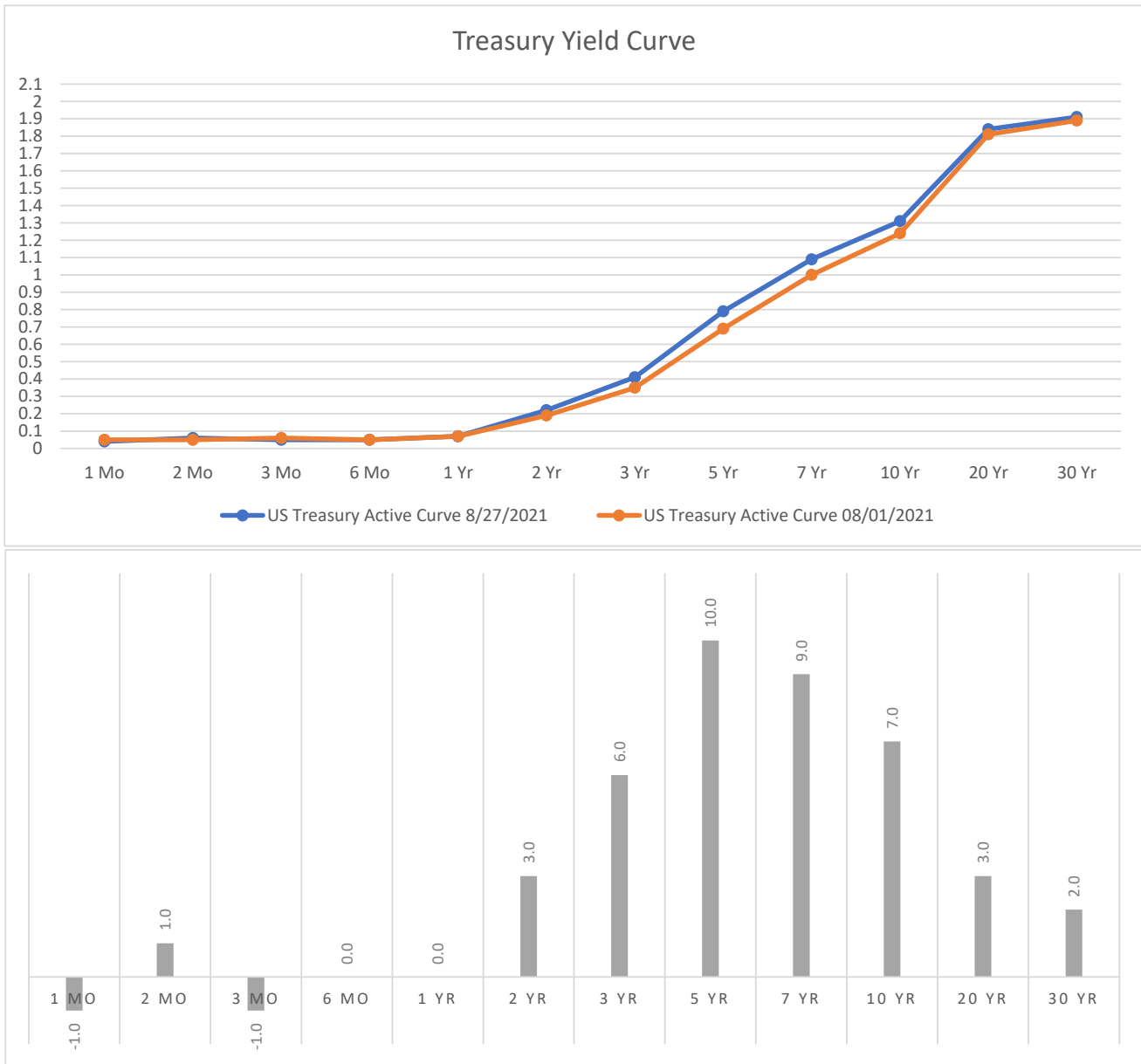
	ACQUISITION DATE	PROPERTY TYPE	OWNERSHIP INTEREST	ORIGINAL COST	MARKET VALUE 6/30/2021	ANNUALIZED RATE OF RETURN QUARTER ENDED 6/30/2021
Sycamore Canyon	Dec-92	Apartments	Fee Simple	\$ 43,550,810	\$ 170,000,000	20.85%
Wood Canyon Villas	Jun-91	Apartments	Limited Partner	\$ 6,000,000	\$ 32,258,924	8.53%
ITC (230 Commerce)	Jul-03	Office Building	Fee Simple	\$ 5,739,845	\$ 12,000,000	10.62%
Waterworks Business Pk.	Nov-08	Research & Dev.	Fee Simple	\$ 8,630,577	\$ 11,600,000	7.27%
Sand Canyon Professional Center - Medical Office	Jul-12	Medical Office	Fee Simple	\$ 8,648,594	\$ 11,900,000	8.90%
Sand Canyon Professional Center - General Office	Sep-20	Office Building	Fee Simple	\$ 25,985,968	\$ 33,250,000	-0.90%
Total - Income Properties				\$ 98,555,794	\$ 271,008,924	11.53%

Aug-21

PURCHASES

A - 6

Exhibit "B"

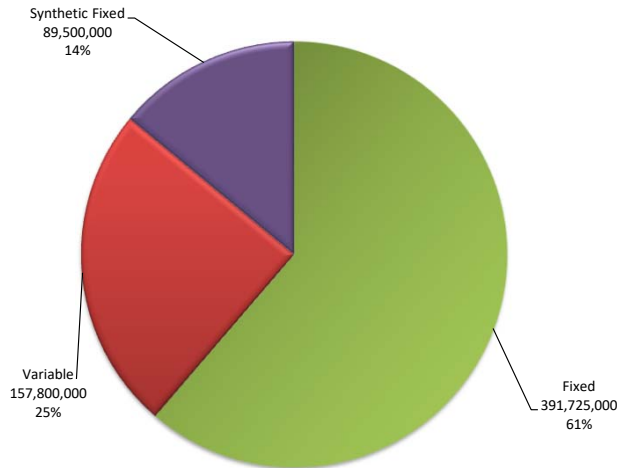


Tenor	US Treasury Active Curve 8/27/2021	US Treasury Active Curve 08/01/2021	Change
1 Mo	0.04	0.05	-1.0
2 Mo	0.06	0.05	1.0
3 Mo	0.05	0.06	-1.0
6 Mo	0.05	0.05	0.0
1 Yr	0.07	0.07	0.0
2 Yr	0.22	0.19	3.0
3 Yr	0.41	0.35	6.0
5 Yr	0.79	0.69	10.0
7 Yr	1.09	1.00	9.0
10 Yr	1.31	1.24	7.0
20 Yr	1.84	1.81	3.0
30 Yr	1.91	1.89	2.0

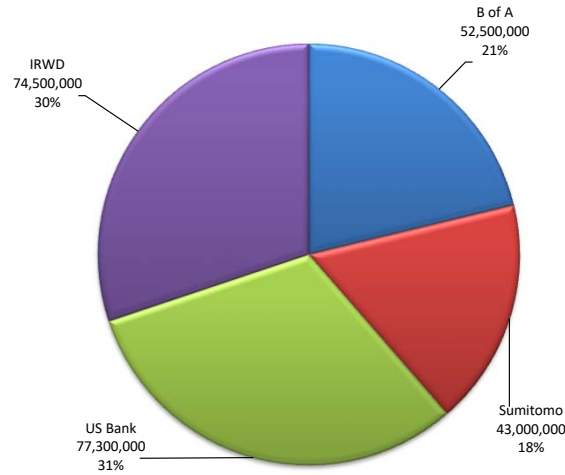
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Exhibit "C"
Irvine Ranch Water District
Summary of Fixed and Variable Rate Debt
August 2021

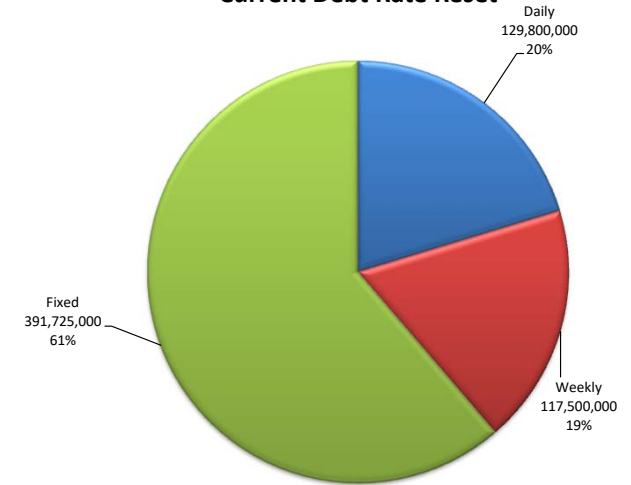
Current Debt Mix By Type



Letters of Credit / Support



Current Debt Rate Reset



Outstanding Par by Series

Series	Issue Date	Maturity Date	Remaining Principal	Percent	Letter of Credit/Support	Rmkt Agent	Mode	Reset
Series 1993	05/19/93	04/01/33	\$24,800,000	3.88%	US Bank	BAML	Variable	Daily
Series 2008-A Refunding	04/24/08	07/01/35	\$43,000,000	6.73%	Sumitomo	BAML	Variable	Weekly
Series 2011-A-1 Refunding	04/15/11	10/01/37	\$44,700,000	7.00%	IRWD	Goldman	Variable	Weekly
Series 2011-A-2 Refunding	04/15/11	10/01/37	\$29,800,000	4.66%	IRWD	Goldman	Variable	Weekly
Series 2009 - A	06/04/09	10/01/41	\$52,500,000	8.22%	US Bank	US Bank	Variable	Daily
Series 2009 - B	06/04/09	10/01/41	\$52,500,000	8.22%	B of A	Goldman	Variable	Daily
2016 COPS	09/01/16	03/01/46	\$113,325,000	17.73%	N/A	N/A	Fixed	Fixed
2010 Build America Taxable Bond	12/16/10	05/01/40	\$175,000,000	27.39%	N/A	N/A	Fixed	Fixed
Series 2016	10/12/16	02/01/46	\$103,400,000	16.18%	N/A	N/A	Fixed	Fixed
Total			\$639,025,000	100.00%				

IRVINE RANCH WATER DISTRICT
SUMMARY OF FIXED & VARIABLE RATE DEBT

August-21

ITN
Daily
Weekly

GENERAL BOND INFORMATION							LETTER OF CREDIT INFORMATION										TRUSTEE INFORMATION									
VARIABLE RATE ISSUES	Issue Date	Maturity Date	Principal Payment Date	Payment Date	Original Par Amount	Remaining Principal	Letter of Credit	Reimbursement Agreement Date	L/C Exp. Date		MOODY'S	S&P	FITCH	LOC Stated Amount	LOC Fee	Annual LOC Cost	Rmkt Agent	Reset	Rmkt Fees	Annual Cost	Trustee					
SERIES 1993	05/19/93	04/01/33	Apr 1	5th Bus. Day	\$38,300,000	\$24,800,000	US BANK	05/07/15	12/15/21		Aa3/VMIG1	AA-/A-1+	N/R	\$25,134,290	0.3300%	\$82,943	BAML	DAILY	0.10%	\$24,800	BANK OF NY					
SERIES 2008-A Refunding	04/24/08	07/01/35	Jul 1	5th Bus. Day	\$60,215,000	\$43,000,000	SUMITOMO	04/01/11	05/28/25		A1/P-1	A/A-1	A/F1	\$43,636,164	0.3150%	\$137,454	BAML	WED	0.07%	\$30,100	BANK OF NY					
SERIES 2011-A-1 Refunding	04/15/11	10/01/37	Oct 1	1st Bus. Day	\$60,545,000	\$44,700,000	N/A	N/A	N/A		Aa1/VMIG1	A-1+	AAA/F1+	N/A	N/A	N/A	Goldman	WED	0.13%	\$55,875	BANK OF NY					
SERIES 2011-A-2 Refunding	04/15/11	10/01/37	Oct 1	1st Bus. Day	\$40,370,000	\$29,800,000	N/A	N/A	N/A		Aa1/VMIG1	A-1+	AAA/F1+	N/A	N/A	N/A	Goldman	WED	0.13%	\$37,250	BANK OF NY					
SERIES 2009 - A	06/04/09	10/01/41	Oct 1	1st Bus. Day	\$75,000,000	\$52,500,000	US BANK	04/01/11	12/15/21		Aa2/VMIG 1	AA-/A-1+	AA/F1+	\$53,086,849	0.3300%	\$175,187	US Bank	DAILY	0.07%	\$36,750	US BANK					
SERIES 2009 - B	06/04/09	10/01/41	Oct 1	1st Bus. Day	\$75,000,000	\$52,500,000	B of A	04/01/11	05/16/22		Aa2/VMIG 1	A/A-1	A1/F1+	\$53,086,849	0.3000%	\$159,261	Goldman	DAILY	0.10%	\$52,500	US BANK					
					\$349,430,000	\$247,300,000	SUB-TOTAL VARIABLE RATE DEBT										\$174,944,153	0.3172%	\$554,844							
																	(Wt. Avg)					(Wt. Avg)				
FIXED RATE ISSUES																										
2010 GO Build America Taxable Bonds	12/16/10	05/01/40	May (2025)	May/Nov	\$175,000,000	\$175,000,000	N/A	N/A	N/A		Aa1	AAA	NR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	US BANK					
2016 COPS	09/01/16	03/01/46	Mar 1	Mar/Sept	\$116,745,000	\$113,325,000	N/A	N/A	N/A		NR	AAA	AAA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	US BANK					
SERIES 2016	10/12/16	02/01/46	Feb (2022)	Feb/Aug	\$103,400,000	\$103,400,000	N/A	N/A	N/A		NR	AAA	AAA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	BANK OF NY					
					\$395,145,000	\$391,725,000	SUB-TOTAL FIXED RATE DEBT																			
					\$744,575,000	\$639,025,000	TOTAL- FIXED & VARIABLE RATE DEBT																			

Remarketing Agents			GO VS COP's		
Goldman	127,000,000	51%	GO:	525,700,000	82%
BAML	67,800,000	27%	COPS:	113,325,000	18%
US Bank	52,500,000	21%	Total	<u>639,025,000</u>	
	<u>247,300,000</u>				

LOC Banks		Breakdown Between Variable & Fixed Rate Mode	
SUMITOMO	43,000,000	Daily Issues	129,800,000 20%
BANK OF AMERICA	52,500,000	Weekly Issues	43,000,000 7%
US BANK	77,300,000	ITN Issues	74,500,000 12%
	<u>172,800,000</u>	Sub-Total	<u>247,300,000</u>
		Fixed Rate Issues	\$391,725,000 61%
		Sub-Total - Fixed	<u>391,725,000</u>
		TOTAL DEBT	
		FIXED & VAR.	<u>639,025,000</u> 100%

Exhibit "D"


SUMMARY OF DEBT RATES Aug-21

Rmkt Agent	GOLDMAN	GOLDMAN	GOLDMAN	MERRILL LYNCH	US BANK
Mode	DAILY	WEEKLY	WEEKLY	DAILY	DAILY
Bond Issue	2009 - B	2011 A-1	2011 A-2	1993	2008-A
Par Amount	52,500,000	44,700,000	29,800,000	24,800,000	43,000,000
LOC Bank	BOFA	(SIFMA + 3)	(SIFMA + 3)	US BANK	Sumitomo
Reset		Wednesday	Wednesday	Wednesday	
8/1/2021	0.01%	0.05%	0.05%	0.02%	0.02%
8/2/2021	0.01%	0.05%	0.05%	0.01%	0.02%
8/3/2021	0.01%	0.05%	0.05%	0.01%	0.02%
8/4/2021	0.01%	0.05%	0.05%	0.01%	0.02%
8/5/2021	0.01%	0.05%	0.05%	0.01%	0.02%
8/6/2021	0.01%	0.05%	0.05%	0.01%	0.02%
8/7/2021	0.01%	0.05%	0.05%	0.01%	0.02%
8/8/2021	0.01%	0.05%	0.05%	0.01%	0.02%
8/9/2021	0.01%	0.05%	0.05%	0.01%	0.02%
8/10/2021	0.01%	0.05%	0.05%	0.01%	0.02%
8/11/2021	0.01%	0.05%	0.05%	0.01%	0.02%
8/12/2021	0.01%	0.05%	0.05%	0.01%	0.02%
8/13/2021	0.01%	0.05%	0.05%	0.01%	0.02%
8/14/2021	0.01%	0.05%	0.05%	0.01%	0.02%
8/15/2021	0.01%	0.05%	0.05%	0.01%	0.02%
8/16/2021	0.01%	0.05%	0.05%	0.01%	0.02%
8/17/2021	0.01%	0.05%	0.05%	0.01%	0.02%
8/18/2021	0.01%	0.05%	0.05%	0.01%	0.02%
8/19/2021	0.01%	0.05%	0.05%	0.01%	0.02%
8/20/2021	0.01%	0.05%	0.05%	0.01%	0.02%
8/21/2021	0.01%	0.05%	0.05%	0.01%	0.02%
8/22/2021	0.01%	0.05%	0.05%	0.01%	0.02%
8/23/2021	0.01%	0.05%	0.05%	0.01%	0.02%
8/24/2021	0.01%	0.05%	0.05%	0.01%	0.02%
8/25/2021	0.01%	0.05%	0.05%	0.01%	0.02%
8/26/2021	0.01%	0.05%	0.05%	0.01%	0.02%
8/27/2021	0.01%	0.05%	0.05%	0.01%	0.02%
Avg Interest Rates	0.01%	0.05%	0.05%	0.01%	0.02%
Rmkt Fee	0.10%	0.13%	0.13%	0.10%	0.07%
LOC Fee	0.30%			0.33%	0.32%
All-In Rate	0.41%	0.18%	0.18%	0.44%	0.41%
Par Amount	97,200,000		29,800,000	67,800,000	52,500,000

Interest Rate Mode	Percent of Total Variable Rate Debt	Par Outstanding	Weighted All-In Average Rate	Base Rate Average
Daily	52.49%	129,800,000	0.42%	0.01%
Weekly	47.51%	117,500,000	0.26%	0.04%
	100.00%	\$ 247,300,000	0.34%	0.02%
Fixed				
COPS 2016	28.93%	113,325,000	2.90%	
BABS 2010	44.67%	175,000,000	4.44%	(1)
SERIES 2016	26.40%	103,400,000	3.32%	
	100.00%	\$ 391,725,000	3.70%	
All-In Debt Rate Including \$60 Million Notional Amount of Swaps				2.96%

(1) Rate adjusted up from 4.35% as a result of sequestration reducing BAB's subsidy by 5.7%

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September 7, 2021
Prepared by: J. Davis
Submitted by: R. Jacobson / C. Clary
Approved by: Paul A. Cook 

FINANCE AND PERSONNEL COMMITTEE

REAL ESTATE QUARTERLY PERFORMANCE

SUMMARY:

Staff will provide the Committee with an update on financial performance of IRWD's real estate investments and other revenue generating properties for the quarter and fiscal year ended June 30, 2021.

BACKGROUND:

For the quarter ended June 30, 2021, the net operating income (NOI) for the District's residential and commercial real estate investment properties was \$2.8 million, which represents an 11.53% return for the period and the fiscal year end. NOI was approximately \$11.0 million. Land lease income from the Strawberry Farms Golf Course was \$229,926 and \$781,283 for the quarter and fiscal year periods, respectively. Lease revenue from the District's six cell sites was \$48,959 and \$262,039 for the quarter and fiscal year, respectively. A report detailing the NOI and returns for the District's real estate investment properties, golf course, and cell sites is provided as Exhibit "A".

Residential Investment Properties:

The NOI for the Sycamore Canyon Apartments for the quarter and fiscal year ended June 30, 2021, were approximately \$2.3 million and \$8.7 million, which were favorable to budget by \$187,980 and \$416,297, respectively. The quarter and fiscal year variances were due to higher occupancy and lower-than-anticipated expenses related to payroll, maintenance, and apartment turnovers. The District's limited partnership investment in the Wood Canyon Villa property earned a preferred return of 9.00% providing income of \$134,631 for the quarter end and \$539,258 for the fiscal year. For the quarter and year end, the net return for Wood Canyon was 8.53% and 8.52%, respectively.

Commercial Investment Properties:

For the quarter ended June 30, 2021, NOI at the Irvine Market Place (230 Commerce) property was \$152,449 and in line with budget. For the fiscal year, NOI was \$558,423 and unfavorable to budget by \$100,823 due to two suites not leasing as expected during the first half of the fiscal year. Currently the property has one suite available, which is being marketed by IRWD's real estate broker for the property, Colliers International.

For the quarter ended June 30, 2021, the NOI for the Sand Canyon Medical Office property was \$192,343 and in line with budget. The fiscal year NOI of \$784,136 was unfavorable to budget by \$23,500 due to common area maintenance adjustments related to 2019 expenses. The property is currently 100% occupied.

The Sand Canyon Professional Center general office property is being actively marketed by the District's real estate brokers. Staff is currently in negotiations with a prospective tenant.

The NOI for the Waterworks Way Business Park property for the quarter ended June 30, 2021, was \$156,876 and \$582,841 for the fiscal year end, which were favorable to budget by \$11,994 and \$64,117, respectively. The quarter-end and fiscal year variances were due to higher-than-anticipated occupancy and lower expenses related to repairs and maintenance. The property is currently 100% occupied.

Strawberry Farms Golf Course and Cell Site Leases:

Land lease income for Strawberry Farms Golf Course for the quarter ended June 30, 2021, was \$229,926. This compares with income of \$78,054 for the same period last year, representing a 194.6% increase for the period. The year-end income was \$781,283, representing an increase of 61.2% compared to the same period last year. The significant increase from prior year periods were due primarily to the golf course closure related to COVID-19 orders in 2020. For the quarter and fiscal year ended June 30, 2021, lease revenue from the District's six cell sites were \$48,959 and \$262,039, representing a decrease of \$1,338 and \$13,143 for the same periods last year. The decreases were due to timing of the lease revenue and lower revenue share amount for the quarter and fiscal year period, respectively.

FISCAL IMPACTS:

Fiscal impacts are discussed above.

ENVIRONMENTAL COMPLIANCE:

This item is not a project as defined in the California Environmental Quality Act (CEQA), Code of Regulations, Title 14, Chapter 3, Section 15378.

RECOMMENDATION:

Receive and file.

LIST OF EXHIBITS:

Exhibit "A" – Real Estate Performance Report

Exhibit "A"

Irvine Ranch Water District Real Estate Investment Performance Report as of June 30, 2021

INCOME PROPERTIES			FY 2020-21					FY 2020-21 RATE OF RETURN					3 Year Average Rate of Return	5 Year Average Rate of Return
Property Description	Capital Investment	Investment Inception	Apr-21	May-21	Jun-21	FY Q4	FY 2020-21 TOTAL	FY Q1	FY Q2	FY Q3	FY Q4	Average Fiscal YTD	FY 18/19 - 20/21	FY 16/17 - 20/21
Sycamore Canyon Apartments	\$ 43,550,810	Dec-92	\$ 744,123	\$ 745,064	\$ 780,385	\$ 2,269,572	\$ 8,721,187	19.73%	19.83%	19.69%	20.85%	20.03%	19.44%	19.06%
Wood Canyon Villa Apartments	\$ 6,000,000	Jun-91	\$ 44,384	\$ 45,863	\$ 44,384	\$ 134,631	\$ 539,258	8.52%	8.51%	8.51%	8.53%	8.52%	8.52%	8.53%
Irvine Market Place Office	\$ 5,739,845	Jul-03	\$ 51,799	\$ 59,592	\$ 41,058	\$ 152,449	\$ 558,423	8.09%	9.15%	11.05%	10.62%	9.73%	10.40%	8.71%
Waterworks Way Business Park	\$ 8,630,577	Nov-08	\$ 57,502	\$ 47,547	\$ 51,827	\$ 156,876	\$ 582,841	6.40%	6.73%	6.61%	7.27%	6.75%	6.38%	5.93%
Sand Canyon Professional Center - Medical	\$ 8,648,594	Jul-12	\$ 56,330	\$ 70,329	\$ 65,684	\$ 192,343	\$ 784,136	9.36%	8.76%	9.25%	8.90%	9.07%	9.01%	8.91%
Sand Canyon Professional Center - General	\$ 25,985,968	Sep-20	\$ (19,433)	\$ (21,204)	\$ (17,553)	\$ (58,190)	\$ (151,099)	0.00%	-0.79%	-0.64%	-0.90%	-0.58%		
TOTAL - INCOME PROPERTIES	\$ 98,555,793		\$ 934,705	\$ 947,191	\$ 965,785	\$ 2,847,681	\$ 11,034,746	11.09%	10.96%	11.09%	11.53%	11.17%	11.07%	10.75%

**Irvine Ranch Water District
Real Estate Investment Performance Report
Strawberry Farms Golf Course & Cell Sites
as of June 30, 2021**

	2020-21 NET INCOME				
Property Description	Apr-21	May-21	Jun-21	FY Q4	NET INCOME 2020 - 2021
Strawberry Farms Golf Course	\$ 73,294	\$ 75,839	\$ 80,793	\$ 229,926	\$ 781,283
Change From Prior Year Period ¹ :				\$ 151,872 194.57%	\$ 296,635 61.21%
Cellular Sites	\$ 11,864	\$ 18,548	\$ 18,547	\$ 48,959	\$ 262,039
Change From Prior Year Period:				\$ (1,338) -2.66%	\$ (13,143) -4.78%

1) Increase from prior year which included golf course closure related to COVID-19 pandemic

September 7, 2021
Prepared by: D. Kanoff
Submitted by: R. Jacobson / C. Clary
Approved by: Paul A. Cook *PA. Cook*

FINANCE AND PERSONNEL COMMITTEE

RISK MANAGEMENT FISCAL YEAR-END REPORT

SUMMARY:

Staff will provide the Committee with a report on the insurance and claim expenses incurred by IRWD through the fiscal year (FY) ended June 30, 2021.

BACKGROUND:

A comparison of IRWD's actual versus budget insurance expenses through the fourth quarter of FY 2020-21 and FY 2019-20 is provided as Exhibit "A" and summarized as follows:

- Insurance premiums total \$1,525,568 and are \$133,469 over budget;
- Third-party claim administration expenses total \$6,738 and are \$23,262 under budget;
- Legal expenses total \$210,062 and are \$110,062 over budget; and
- Claim payments total (\$39,851) and are \$169,851 under budget due to a self-insured retention (SIR) accrual adjustment.

The register of closed general liability claims, including current fiscal year and prior period claim expenses, is provided as Exhibit "B".

FISCAL IMPACTS:

Fiscal impacts are outlined above.

ENVIRONMENTAL COMPLIANCE:

This item is not a project as defined in the California Environmental Quality Act Code of Regulations, Title 14, Chapter 3, Section 15378.

RECOMMENDATION:

Receive and file.

LIST OF EXHIBITS:

Exhibit "A" – Insurance and Claims Summary

Exhibit "B" – Closed General Liability Claims in FY 2020-21

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Exhibit "A"

**Irvine Ranch Water District
Insurance and Claims Summary
Period Ending June 30, 2021**

PREMIUM	Actual FY 20/21	Budget FY 20/21	Variance	% Variance	Prior FY 19/20
Crime	10,182	10,300	118	1%	9,697
General Liability	963,665	979,113	15,448	2%	746,920
* Pollution	168,522	60,000	(108,522)	(2)	21,482
Property	370,513	330,000	(40,513)	-12%	265,541
Cyber	12,686	12,686			5,214
Total	1,525,568	1,392,099	(133,469)	-10%	1,048,854

* Pollution policy no longer subsidized by the US Navy

CATEGORY	Open FY 20/21	Closed FY 20/21	Total FY 20/21	Budget FY 20/21	Variance	Prior FY 19/20
Membership		150	150	303	153	
Claim Payments - Property		29,721	29,721	130,000	169,851	30,276
Accrual - Bodily Injury	50,000	(21,572)	28,428			121,572
Claim Payments - BI		2,000	2,000			12,300
Accrual Reversal - Property	(100,000)		(100,000)			100,000
** Claim Admin	4,987	1,751	6,738	30,000	23,262	1,402
Total FY 20/21	(45,013)	12,050	(32,963)	160,303	193,266	265,550

** Includes \$1,250 annual administrative fee

CATEGORY	Open FY 20/21	Closed FY 20/21	Total FY 20/21	Budget FY 20/21	Variance	Prior FY 19/20
Legal	181,344	28,718	210,062	100,000	(110,062)	82,313
Total FY 20/21	181,344	28,718	210,062	100,000	(110,062)	82,313


ACTIVITY	FY 2019/20	FY 2020/21
Beginning Open Claims	4	6
New Claims	16	5
Closed Claims	-14	-7
Current Open Claims	6	4

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Exhibit "B"**Register of Closed General Liability Claims as of June 30, 2021**

Closed Claims Fiscal Year 2020-2021							
CLAIM TYPE	CLAIMANT	Legal	Claim Payments - Property	Accrual - Bodily Injury	Claim Payments - BI	Claim Admin	Grand Total
Single Event	Kristina Quinn	28,718		(21,572)			7,146
	Other					501	501
	Michael Boyd		7,404				7,404
	Mercury Insurance-Myung Yi		8,512				8,512
	James F. Philipp		7,948				7,948
	Jeffrey/Irvine Blvd Main Break		5,857				5,857
	Jade Jeffries Smith				2,000		2,000
Grand Total		28,718	29,721	(21,572)	2,000	501	39,368

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September 7, 2021
Prepared by: E. Lin
Submitted by: C. Clary
Approved by: Paul A. Cook 

FINANCE AND PERSONNEL COMMITTEE

PENSION PLAN AND OPEB PLAN FUNDING UPDATE

SUMMARY:

IRWD strives to maintain a fully funded, or near fully funded, pension plan. The District's pension obligation is overfunded as of June 30, 2021, by approximately \$8.4 million. The FY 2021-22 Operating Budget approved a \$3.2 million reimbursement to the Replacement Fund that resulted from borrowing associated with funding of the IRWD Section 115 Retirement Trust. The amount is the estimated annual reimbursement to the Replacement Fund spread over 20 years. This write-up is to provide an update on the Pension Plan and OPEB Plan Funding.

BACKGROUND:

IRWD has taken significant steps over the past several years to address its pension obligation by creating a Section 115 Trust (the Trust) and has contributed more than \$55.9 million to the Trust since its inception. The Trust has a market value of \$107.9 million as of June 30, 2021. The District's net pension asset is \$8.4 million overfunded (or 102.7% funded) as of June 30, 2021. An overfunded pension plan means the fair value of the assets are greater than the actuarially determined future liabilities given an assumed discount rate and other key assumptions. Staff projects the Trust to be overfunded for Fiscal Years (FY) 2022 and 2023. An overfunded pension was an important consideration by the rating agencies in providing the District with the highest possible credit rating of AAA. The IRWD estimated Pension Liability and Funding status for FY 2020-23 are provided as Exhibit "A".

An initial one-time contribution of \$35.0 million was made in June 2013 to the Trust to partially fund the pension plan, and since then District has made additional contributions totaling \$55.9 million. Contributions to the Trust were funded through borrowings from the District's Replacement Fund. Total outstanding borrowings related to funding the Pension Trust including interest are \$52.3 million as of June 30, 2021. The Replacement Fund is expected to be reimbursed over a 20-year period. The FY 2021-22 Operating Budget included a reimbursement to the Replacement Fund of \$3.2 million in FY 2022.

In addition, the District has funded its post-employment obligations (OPEB) on a pay-as-you-go basis. This obligation is currently underfunded by \$23.4 million as of June 30, 2021. Updated current actuarial estimates show that the OPEB plan will be underfunded by approximately \$24.7 million as of the fiscal year ending June 2022. The IRWD-estimated OPEB Liability and Funding status for FY 2020-23 is provided as Exhibit B".

FISCAL IMPACTS:

A reimbursement to the Replacement Fund is included in the FY 2021-22 Operating Budget.

ENVIRONMENTAL COMPLIANCE:

This item is not a project as defined in the California Environmental Quality Act Code of Regulations, Title 14, Chapter 3, Section 15378.

RECOMMENDATION:

Receive and file.

LIST OF EXHIBITS:

Exhibit “A” – IRWD Pension Liability and Funding
Exhibit “B” – IRWD OPEB Liability and Funding

IRWD Pension Liability and Funding (in millions)


	A	B	C	D=A-B-C					
Fiscal Year (CAFR)	Total Pension Liability	CalPERS Assets	Pension Benefits Trust	Net Pension (Asset)	Total Pension Assets as a Percentage of the Total Pension Liability	Discount Rate	Pension Expense	Pension Loan	PERS In Excess of ARC & Earnings from Benefits Trust (Approved Budget)
6/30/2020	\$291.3	\$222.9	\$78.4	(\$10.0)	103.4%	7.15%	\$13.0	\$53.3	\$1.4
6/30/2021	\$306.9	\$232.2	\$83.1	(\$8.4)	102.7%	7.15%	\$13.4	\$52.3	\$1.9
6/30/2022 (Estimated)	\$330.0	\$280.0	\$107.9	(\$57.9)	117.5%	6.95%	TBD	\$49.2	\$3.2
6/30/2023 (Estimated)	\$345.0	\$298.0	\$115.0	(\$68.0)	119.7%	6.95%	TBD	\$46.0	\$3.2

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IRWD OPEB Liability and Funding (in millions)

Fiscal Year (CAFR)	Net OPEB Liability (No Funding)	Discount Rate	OPEB Expense
6/30/2020	\$18.2	3.50%	\$1.5
6/30/2021	\$23.4	2.21%	\$2.1
6/30/2022 (Estimated)	\$24.7	2.16%	TBD
6/30/2023 (Estimated)	\$25.8	2.16%	TBD

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September 7, 2021
Prepared by: D. Pardee / C. Smithson
Submitted by: C. Clary
Approved by: Paul A. Cook 

FINANCE AND PERSONNEL COMMITTEE

FISCAL YEAR 2020-21 OPERATING AND NON-OPERATING FINANCIAL HIGHLIGHTS QUARTERLY UPDATE

SUMMARY:

Staff has prepared a financial analysis of the unaudited operating statements through the end of Fiscal Year (FY) 2020-21. Actual operating net revenue was \$150.1 million, while total system operating expenses were \$161.2 million for a net operating loss of \$11.1 million. Consolidated operating expenses (including capital) totaled \$178.9 million compared with a budget of \$173.6 million. Non-operating net income was \$85.8 million compared with a budget of \$88.7 million.

BACKGROUND:

Details of unaudited actual results for FY 2020-21, along with reasons for significant variances (greater than \$0.5 million), are provided in the following documents:

- Operating revenues and expenses by system provided as Exhibit “A”;
- Operating expenses, provided as Exhibit “B”; and
- Non-operating revenues and expenses provided as Exhibit “C”.

The presentation format included in this report and the exhibits provided reflect input from the Finance and Personnel Committee. Summarized results are included in each exhibit along with detailed explanations for noteworthy variances.

Exhibits “A”, “B” and “C” provide operating and non-operating results with detailed explanations for variances that exceed \$0.5 million. These variances are color-coded and explanations are included in the exhibits with matching colors for easy reference.

Exhibit “A” also includes additional cost of water details for potable and recycled water including acre-feet (AF) sales.

Exhibit “B” includes an additional schedule that provides a summary of the major components included in salaries and benefits. The analysis includes:

- Labor dollars based on work hours (2,080 hours annually per employee);
- The net expense accrual for paid time off;
- The PERs contribution and associated amount in excess of the Annual Required Contribution (ARC);
- Employee medical expense including health, dental, and vision;
- Retiree health benefits; and
- Other costs including Workers’ Compensation and employer taxes.

Summary of Operating Revenues and Expenses:

The net operating loss for IRWD was \$11.1 million. Exhibit “A” shows a detailed comparison and explanations for significant variances of actual to budget revenues and expenses by system for FY 2020-21. A summary by system is shown below.

Potable Water System:

The net operating loss for the potable water system was \$5.0 million. Net revenues were under budget by \$2.3 million and total expenses exceeded budget by \$2.7 million. Sales were 366 AF below budget.

Recycled Water System:

The net operating income for the recycled water system was \$0.6 million. Net revenues were below budget by \$1.8 million and total expenses were below budget by \$2.4 million. Sales were 617 AF higher than budget.

Sewer System:

The net operating loss for the sewer system was \$7.8 million. Net revenues were under budget by \$1.2 million and total expenses were over budget by \$6.6 million.

NTS and Over-allocation:

The net operating income for the Natural Treatment System (NTS) and over-allocation was \$1.0 million. Net revenues were over budget by \$0.3 million and total expenses were under budget by \$0.7 million.

Summary of Operating Expenses:

Exhibit “B” is a summary of actual to budget expenses by major category, including capital. Net operating expenses were \$178.9 million, which is over budget by \$5.3 million and under forecast by \$2.2 million.

Summary of Non-Operating Revenues and Expenses:

IRWD’s non-operating revenues are related to income generated from sources other than user rates. They include property taxes, investment income, connection fees, and real estate. A portion of the non-operating revenues pay debt service. Property taxes and connection fees help to pay for new infrastructure. Exhibit “C” provides a detailed comparison of actual to budget net income for FY 2020-21.

The non-operating net income was \$85.8 million, which was under budget by \$2.9 million and under forecast by \$3.2 million. Revenues were below budget by \$7.6 million and expenses were below budget by \$4.7 million.

FISCAL IMPACTS:

Fiscal impacts are outlined above and are included in the exhibits provided.

ENVIRONMENTAL COMPLIANCE:

This item is not a project as defined in the California Environmental Quality Act (CEQA), Code of Regulations, Title 14, Chapter 3, Section 15378.

RECOMMENDATION:

Receive and file.

LIST OF EXHIBITS:

Exhibit “A” – Actual to Budget Operating Revenues and Expenses by System

Exhibit “B” – Consolidated Operating Actual to Budget Expense

Exhibit “C” – Consolidated Non-Operating Actual to Budget

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Exhibit A-1
Actual vs Budget Operating Net Income by System
Fiscal Year 2020-21
(in thousands)

Consolidated			
Revenues:	Actual	Budget	Variance
Commodity	\$ 82,625	\$ 85,205	\$ (2,580)
Fixed Service Charges and Other	96,652	100,194	(3,542)
Total Revenues	\$ 179,277	\$ 185,399	\$ (6,122)
Contribution to Enhancement and Replacement Funds	(29,221)	(30,362)	1,141
Net Revenues	\$ 150,056	\$ 155,037	\$ (4,981)
Expenses:			
Salaries and Benefits	\$ 53,977	\$ 50,867	\$ (3,110)
Purchased Water	44,478	44,681	203
Electricity	17,113	18,114	1,001
Repairs and Maintenance - OC San	12,513	4,124	(8,389)
All Other Repairs and Maintenance	12,436	11,552	(884)
All Other Operating Expense	20,671	25,699	5,028
Total Expenses	\$ 161,188	\$ 155,037	\$ (6,151)
Net Operating Income (Loss)	\$ (11,132)	\$ -	\$ (11,132)

Explanations for significant variances greater than \$500K are included in the details of each system.

Exhibit A-2
Actual vs Budget Operating Net Income by System
Fiscal Year 2020-21
(in thousands)

Potable			
Revenues:	Actual	Budget	Variance
Commodity	\$ 48,302	\$ 49,719	\$ (1,417)
Fixed Service Charges and Other	36,771	37,717	(946)
Total Revenues	\$ 85,073	\$ 87,436	\$ (2,363)
Contribution to Enhancement and Replacement Funds	(8,697)	(8,776)	79
Net Revenues	\$ 76,376	\$ 78,660	\$ (2,284)
Expenses:			
Salaries and Benefits	\$ 21,855	\$ 21,323	\$ (532)
Purchased Water	39,119	37,634	(1,485)
Electricity	9,345	9,031	(314)
Repairs and Maintenance	5,159	4,262	(897)
All Other Operating Expense	5,882	6,410	528
Total Expenses	\$ 81,360	\$ 78,660	\$ (2,700)
Net Operating Income (Loss)	\$ (4,984)	\$ -	\$ (4,984)

Revenues:

Commodity Revenue was below budget.

This is mostly due to deferred FY 2020-21 commodity rate increases for COVID-19 relief.

Fixed Service Charges and Other were below budget.

Lower revenue is primarily due to deferred fixed charge rate increases and waiving late fees for COVID-19 relief.

Expenses:

Salaries and Benefits were over budget.

- Regular labor hours increased from reduced usage of sick and vacation benefits due to COVID-19. Consequently, the labor costs included in the allocation are higher.
- Allocated general and administrative expense (G&A) was higher from increased vacation and sick accruals and the PERS contribution exceeding budget.
- Cost increases were partially offset by 0.7% COLA compared to 3% COLA included in budget.

Purchased Water was over budget.

- Unbudgeted BEA was \$2.2 million.
- The Potable Treatment Plant (PTP) was down for maintenance, increasing the use of imported water.
- Increased costs were partially offset by \$0.9 million reimbursement from Baker Partners for native water.
- Additional cost of water details are on the next page (Acre Feet and amounts).

Repairs and Maintenance were over budget.

- Water system maintenance and associated costs were increased for PTP, as mentioned above.
- Landscaping costs were greater than budgeted. This is due to a change in the weed-spraying regulations and landscaping improvements.

All Other Operating Expense was under budget.

- Legal fees were under budget due to litigation delays as a result of COVID-19.
- Operating supplies were under budget due to lower spending on inventory items.

Exhibit A-3
Actual vs Budget Operating Net Income by System
Fiscal Year 2020-21

Potable

	Acre Feet (AF)			Cost (Millions)		
	Actual	Budget	Variance	Actual	Budget	Variance
Imported	8,990	6,236	(2,754)	\$11.6	\$8.3	(\$3.3)
Pumped	42,375	44,510	2,135	22.4	22.7	0.3
Baker Treatment Plant (Baker)	7,018	7,232	214	6.7	6.6	(0.1)
Native Water	4,659		(4,659)	0.4	0.5	0.1
Baker Partners	(1,271)		1,271			
Transfer to Recycled	(2,984)		2,984	(1.2)	(0.6)	0.6
Total	58,787	57,978	(809)	\$ 39.9	\$ 37.5	\$ (2.4)
Process Waste	(847)	(890)	(43)			
System Loss*	(4,366)	(3,149)	1,217			
Sales/Cost of Sales	53,573	53,939	366	\$ 39.9	\$ 37.5	\$ (2.4)
Baker Partners	1,271	-	(1,271)	(\$1.1)	\$0.0	\$0.9

Imported water usage and cost were over budget.

Imported water was used to replace pumped water.

Pumped Water usage and cost were under budget.

- Pumping costs were lower since the Potable Treatment Plant (PTP) was down for maintenance.
- Cost were also reduced due to a lower Replenishment Assessment (RA) rate. It was below budget (\$22 per AF).
- Savings from reduced pumping and lower RA were significantly offset by unbudgeted Basin Equity Assessment (BEA) of \$2.2 million.

Baker usage was under budget. Increased costs were offset by Partners.

- Imported untreated water costs were \$5.6 million for 6,614 AF of untreated imported water.
- Baker used native water at a cost of \$1.1 million and Baker Partners reimbursed IRWD \$0.9 million for 1,271 AF of native water.

Sales were slightly under budget.

Usage was under budget by 0.7%.

Exhibit A-4
Actual vs Budget Operating Net Income by System
Fiscal Year 2020-21
(in thousands)

Recycled			
Revenues:	Actual	Budget	Variance
Commodity	\$ 20,410	\$ 21,849	\$ (1,439)
Fixed Service Charges and Other	6,612	7,014	(402)
Total Revenues	\$ 27,022	\$ 28,863	\$ (1,841)
Contribution to Enhancement and Replacement Funds	(1,065)	(1,154)	89
Net Revenues	\$ 25,957	\$ 27,709	\$ (1,752)
Expenses:			
Salaries and Benefits	\$ 9,230	\$ 8,812	\$ (418)
Purchased Water	5,359	7,047	1,688
Electricity	4,155	4,947	792
Repairs and Maintenance	1,452	1,430	(22)
All Other Operating Expense	5,113	5,473	360
Total Expenses	\$ 25,309	\$ 27,709	\$ 2,400
Net Operating Income (Loss)	\$ 648	\$ -	\$ 648

Revenues:

Commodity Revenue was below budget.

This is chiefly due to deferment of the FY 2020-21 rate increase for COVID-19 relief.

Expenses:

Purchased Water was under budget.

- Imported water was reduced and replaced by increased native and produced water.
- Savings were partially offset by unbudgeted BEA (\$0.3 million).
- Additional cost of water details are on the next page (Acre Feet and amounts).

Electricity was under budget.

- This is mostly due to additional Energy Savings program credits (\$0.3 million) from guaranteed battery savings.

Exhibit A-5
Actual vs Budget Operating Net Income by System
Fiscal Year 2020-21

Recycled						
	Acre Feet (AF)			Cost (Millions)		
	Actual	Budget	Variance	Actual	Budget	Variance
Produced/ Storage	25,858	22,890	(2,968)	\$0.0	\$0.0	\$0.0
Imported	1,528	4,827	3,299	1.0	4.1	3.1
Pumped	4,795	4,600	(195)	3.1	2.3	(0.8)
Native Recycled	2,984	1,500	(1,484)	1.2	0.6	(0.6)
Total	35,165	33,817	(1,348)	\$ 5.3	\$ 7.0	\$ 1.7
Process Waste	(719)	(690)	29			
System Loss*	(1,334)	(632)	702			
Sales/Cost of Sales	33,112	32,495	(617)	\$ 5.3	\$ 7.0	\$ 1.7

Produced and stored water were over budget.

An increased combination of produced and stored water was used to meet demands.

Imported water usage and cost were below budget.

Usage was under budget due to increased use of storage and native water.

Pumped water usage and cost were over budget.

- Pumped water was slightly over budget. The El Toro Groundwater Remediation Program output was partially sent to outfall.
- Pumped costs include Basin Equity Assessment (BEA) of \$0.3 million.

Native Recycled usage was over budget.

Native water was transferred from the potable system due to availability.

Sales were over budget.

Usage was over budget budget by 1.9% due to hot and dry conditions.

Exhibit A-6
Actual vs Budget Operating Net Income by System
Fiscal Year 2020-21
(in thousands)

Sewer			
Revenues:	Actual	Budget	Variance
Fixed Service Charges and Other	\$ 53,269	\$ 55,463	\$ (2,194)
Total Revenues	53,269	55,463	(2,194)
Contribution to Enhancement and Replacement Funds	(19,459)	(20,432)	973
Net Revenues	\$ 33,810	\$ 35,031	\$ (1,221)
Expenses:			
Salaries and Benefits	\$ 16,565	\$ 15,531	\$ (1,034)
Electricity	3,435	3,775	340
Repairs and Maintenance - OC San	12,513	4,124	(8,389)
All Other Repairs and Maintenance	3,244	3,195	(49)
All Other Operating Expense	5,847	8,406	2,559
Total Expenses	\$ 41,604	\$ 35,031	\$ (6,573)
Net Operating Income (Loss)	\$ (7,794)	\$ -	\$ (7,794)

Revenues:

Fixed Service Charges and Other were below budget.

- Lower revenue for services provided to Rancho Santa Margarita Water District from changes in the billing calculation.
- Decreased commercial sewer charges due to business closures and the deferred FY 2020-21 sewer fixed rate increases for COVID-19 relief.

Contribution to Enhancement and Replacement Funds were below budget.

Reduced commercial sewer revenue also resulted in lower contributions to enhancement and replacement funds.

Expenses:

Salaries and Benefits were over budget.

Salaries and Benefits increases are consistent with the explanations provided in the potable system.

OC San was over budget.

OC SAN solids handling was increased as a result of delays in the startup of the biosolids facility, which was budgeted to be fully operational. IRWD is currently billed based on FY 2019-20 flows which did not include any operation of the IRWD Biosolids Treatment Plant and will be trued up later.

All Other Operating Expense was under budget.

Savings for chemicals, biosolids disposals, and other costs are due to delays in the startup of the biosolids facility as described above.

Exhibit A-7
Actual vs Budget Operating Net Income by System
Fiscal Year 2020-21
(in thousands)

Over-Allocation and NTS			
Revenues:	Actual	Budget	Variance
Commodity	\$ 13,913	\$ 13,637	\$ 276
Total Revenues	13,913	13,637	276
Contribution to Enhancement and Replacement Funds	-	-	-
Net Revenues	\$ 13,913	\$ 13,637	\$ 276
Expenses:			
Salaries and Benefits	\$ 6,327	\$ 5,201	\$ (1,126)
Electricity	178	361	183
Repairs and Maintenance	2,581	2,665	84
All Other Operating Expense	3,829	5,410	1,581
Total Expenses	\$ 12,915	\$ 13,637	\$ 722
Net Operating Income (Loss)	\$ 998	\$ -	\$ 998

Expenses:

Salaries and Benefits were over budget.

Salaries and Benefits increases are consistent with the explanations provided in the potable system.

All Other Operating Expense was under budget.

- Participation in conservation rebate programs was low.
- Budgeted conservation costs were paid by outside agencies.
- Other professional fees were lower due to program delays caused by COVID-19.

Fund Balance FY 2020-21 is \$7.2 million.

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Exhibit B-1
Irvine Ranch Water District
Operating Expenses
Fiscal Year 2020-21
(in thousands)

Fiscal Year to Date June 30, 2021

Expense Name	Actual	Budget	Actual vs Budget	Forecast	Actual vs Forecast
Regular Labor	\$ 36,889	\$ 33,689	\$ (3,200)	\$ 37,641	\$ 752
Overtime Labor	2,612	2,426	(186)	2,426	(186)
Contract Labor	1,413	1,851	438	1,851	438
Employee Benefits	26,908	26,545	(363)	27,593	685
Salaries & Benefits Total	\$ 67,823	\$ 64,512	\$ (3,311)	\$ 69,512	\$ 1,689
Water	45,341	44,681	(660)	43,781	(1,560)
Electricity	17,488	18,537	1,049	19,337	1,849
Fuel	862	1,074	212	874	12
Telecommunication	823	775	(49)	775	(49)
Other Utilities	240	194	(46)	194	(46)
Water & Utilities Total	\$ 64,755	\$ 65,261	\$ 506	\$ 64,961	\$ 206
Chemicals	3,219	4,529	1,310	3,629	410
Operating Supplies	2,508	2,707	199	2,507	(1)
Printing	278	357	79	357	79
Postage	595	669	74	669	74
Permits, Licenses and Fees	1,666	1,872	206	1,872	206
Office Supplies	78	113	34	113	34
Duplicating Equipment	115	188	73	188	73
Equipment Rental	164	123	(41)	123	(41)
Materials & Supplies Total	\$ 8,623	\$ 10,557	\$ 1,934	\$ 9,457	\$ 834
Rep & Maint OC SAN & Others	13,749	5,398	(8,351)	13,398	(351)
Rep & Maint IRWD	12,993	11,742	(1,251)	12,642	(351)
Insurance	1,493	1,552	60	1,552	60
Legal Fees	1,836	2,440	604	1,940	104
Engineering Fees	890	823	(67)	823	(67)
Accounting Fees	89	111	22	111	22
Data Processing	3,703	3,224	(479)	3,624	(79)
Personnel Training	1,179	1,541	362	1,041	(138)
Personnel Physicals	109	45	(64)	45	(64)
Other Professional Fees	3,857	5,391	1,533	3,791	(67)
Directors' Fees	174	186	12	186	12
Professional Services Total	\$ 40,073	\$ 32,454	\$ (7,619)	\$ 39,154	\$ (919)
Mileage Reimbursement	206	150	(56)	150	(56)
Collection Fees	-	13	13	13	13
Election Expense	(102)	155	257	155	257
Safety	59	161	102	143	83
Alarm and Patrol Services	620	850	230	850	230
Biosolids Disposals	277	1,044	767	244	(33)
Commuter Program	2	260	258	10	8
Computer Backup Storage	1	12	11	12	11
Contract Meter Reading	1,375	1,550	175	1,550	175
Other	101	111	10	129	28
Over-Allocation	380	1,003	623	203	(177)
Other Total	\$ 2,919	\$ 5,309	\$ 2,390	\$ 3,459	\$ 540
Total Expenses	\$ 184,193	\$ 178,094	\$ (6,100)	\$ 186,544	\$ 2,350
Less: Reimbursement from Partners	(5,274)	(4,518)	756	(5,418)	900
Grand Total	\$ 178,920	\$ 173,576	\$ (5,344)	\$ 181,126	\$ 2,206

Exhibit B-2
Irvine Ranch Water District
Operating Expenses
Fiscal Year 2020-21

Key variances (over)/under budget greater than \$0.5 Million are as follows:

Regular Labor is over budget by \$3.2 million.

- Regular labor hours increased from reduced usage of sick and vacation benefits due to COVID-19. Consequently, the labor costs included in the allocation are higher.
- Cost increases were partially offset by 0.7% COLA compared to 3% COLA included in budget.

Water is over budget by \$0.7 million.

- This is due to \$2.5 million (\$2.2 million for potable and \$0.3 million for recycled) for unbudgeted Basin Equity Assessments (BEA).
- Cost increases were partially offset by increased use of native water and lower Replenishment Assessments (RA).

Electricity is under budget by \$1.0 million.

- Biosolids facility costs were lower due to delays in the startup of the biosolids facility.
- Energy Savings program credit for MWRP (\$0.6 million)

Chemicals are under budget by \$1.3 million.

The decrease is attributable to the delay in the startup of the MWRP Biosolids facility.

Rep & Maint OC SAN & Others is over budget by \$8.4 million.

Increased solids handling by OC San is a result of the delays in the startup of the biosolids facility.

Rep & Maint IRWD is over budget by \$1.3 million.

- This is partially due to potable well maintenance and related costs.
- Landscaping costs were also greater than budget due to weed spraying regulations and landscaping improvements.

Legal Fees are under budget by \$0.6 million.

Litigation was delayed due to COVID-19.

Other Professional Fees were under budget by \$1.5 million.

Several educational programs and other projects were delayed due to COVID-19 restrictions. The largest differences were for Public Affairs and Administration.

Biosolids Disposals are under budget by \$0.8 million.

This is attributable to delays in the startup of the MWRP Biosolids facility.

Over-Allocation is under budget by \$0.6 million.

- Participation in conservation rebate programs was low.
- Outside agency contributions exceeded budgeted expectations.

Reimbursement from Partners is higher by \$0.8 million

This is due to the purchase of native water by the Baker Partners.

Exhibit B-3
Irvine Ranch Water District
Operating Expenses
Fiscal Year 2020-21
(in thousands)

Expense Name	Actual	Budget	Actual vs Budget
District Labor Cost (2,080 hours)	\$ 39,317	\$ 38,199	\$ (1,118)
Paid Time Off Net Accrual	1,260	442	(818)
PERS Contribution and in Excess of ARC	11,099	10,264	(835)
Employee Medical (health, dental, vision)	6,522	7,050	528
Retiree Benefits	836	765	(72)
401A Contributions	1,337	1,360	23
Workers Compensation (Premiums and Claims)	925	1,535	609
Other Employer Taxes (medicare, employment)	689	603	(86)

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Exhibit C
Irvine Ranch Water District
Consolidated Non-Operating Actual to Budget and Forecast Expense
Fiscal Year 2020-21
(in thousands)

	Actual	Budget	Actual vs Budget	Forecast	Actual vs Forecast
Revenues:					
Property Taxes	\$ 67,734	\$ 68,700	\$ (966)	\$ 71,000	\$ (3,266)
Investment Income	5,380	10,000	(4,620)	5,300	80
Connection Fees	18,913	18,000	913	16,100	2,813
Real Estate Income	15,372	16,600	(1,228)	15,600	(228)
Other Income	6,287	8,000	(1,713)	8,000	(1,713)
Total Revenues	\$ 113,686	\$ 121,300	\$ (7,614)	\$ 116,000	\$ (2,314)
Expenses:					
Interest Expense	\$ 21,146	\$ 24,900	\$ 3,754	\$ 21,000	\$ 146
Real Estate Expense	5,563	5,700	137	5,700	(137)
Other Expenses	1,146	2,000	854	2,000	(854)
Total Expenses	\$ 27,855	\$ 32,600	\$ 4,745	\$ 28,700	\$ (845)
Net Income	\$ 85,831	\$ 88,700	\$ (2,869)	\$ 87,300	\$ (3,159)

Revenues:

Property Taxes were under budget.
Ad valorem was lower than anticipated.

Investment Income was under budget.
Investment rates were lower than budgeted (Budget 2.4% versus 0.53%).

Connection Fees were over budget.
• Musick Jail Expansion project (\$3.5 million) was not included in the budget.
• This was partially offset by delayed construction.

Real Estate Income was under budget.
Sand Canyon Professional Center General Office occupancy was delayed.

Other Income was under budget.
Plan check fee revenue was lower than anticipated.

Expenses:

Interest Expense was under budget.
Variable rates were less than budgeted (2.25% versus 0.06%).

Other Expenses were under budget.
Net gains/losses value on assets were lower than expected.

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September 7, 2021
Prepared by: T. Malone
Submitted by: C. Clary
Approved by: Paul A. Cook *PAC*

FINANCE AND PERSONNEL COMMITTEE

INFORMATION SERVICES PROJECT STATUS REPORT

SUMMARY:

Provided for the Committee's review is a list of projects on which Information Services Department staff is currently working.

BACKGROUND:

Information Services periodically submits a project status report for the Committee's review. The current project status report is provided as Exhibit "A".

FISCAL IMPACTS:

The fiscal impacts are shown in Exhibit "A".

ENVIRONMENTAL COMPLIANCE:

This item is not a project as defined in the California Environmental Quality Act (CEQA), Code of Regulations, Title 14, Chapter 3, Section 15378.

RECOMMENDATION:

Receive and file.

LIST OF EXHIBITS:

Exhibit "A" – Information Services Project Status Report

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Exhibit “A”

Information Services Project Status Report

September 7, 2021

Project Name	Project Summary	Schedule		Project Budget	Status
Cyber Security Risk Assessment and Response Plan	Conduct a Cyber Security Risk Assessment to identify areas of risk and develop an incident response plan.	Start Complete	3/19 12/21	\$235,500	Risk assessment and development of standards and procedures completed. Staff now completing implementation of recommendations identified by Tevora.
Oracle Customer Care & Billing (CC&B) Software Upgrade	Implement a technical upgrade of IRWD’s Oracle CC&B software to the most current version.	Start Complete	3/21 12/21	\$2,000,000	Project kicked-off in March and is proceeding to plan. Testing environments have been built out and staff is commencing with “User Acceptance Testing”. Planned launch date for the new version of CC&B is scheduled for November 1, 2021.
Oracle Business Intelligence Enterprise Edition (OBIEE) Software Upgrade	Implement a technical upgrade of IRWD’s OBIEE software to the most current version in the cloud.	Start Complete	2/21 10/21	\$300,000	Project kicked-off February 2, with planned implementation pushed to October 2021 due to several technical issues that required resolution by Oracle. User Acceptance Testing began in late August.

User Technology and Software Upgrades	Replace PCs based on IRWD replacement practices, including replacing desktops with laptops. Upgrade software as hardware is replaced. Modernize and upgrade conference room technology.	Start Complete	7/21 6//22	\$350,000	Staff is fulfilling personal computers, related peripherals, and upgraded software to plan. Requirements gathering and request for quotations from external vendors for conference room technology upgrades are underway.
New VOIP Telephone System	Replace the District's legacy telephone system (3-Com) with a modern, cloud-based telephony system.	Start Complete	08/20 10/21	\$15,000	Work with the new provider, 8x8, is in process. Major activities have included confirmation of requirements for Customer Service IVR, development of interface with Oracle CC&B customer account information, and cutover planning from the legacy phone system. Full District-wide cutover planned by October 2021 pending staff return to office.
New IT Service Management System (ITSM)	Replace the District's legacy on premise IT service ticket application with a modern cloud-based and compliant ITSM application.	Start Complete	02/21 06/21	\$55,000	ServiceNow was selected as the new ITSM application. Successful implementation occurred in June 2021.

September 7, 2021
Prepared and
submitted by: T. Mitcham
Approved by: Paul A. Cook *PAC*

FINANCE AND PERSONNEL COMMITTEE

RENEWAL OF GROUP MEDICAL, DENTAL, VISION AND
ANCILLARY PLAN SERVICES FOR CALENDAR YEAR 2022

SUMMARY:

IRWD contracts with the California Public Employees' Retirement System (CalPERS) and a brokerage service to market, negotiate, and implement its employee benefit programs. The District's employee benefits plan includes medical and dental benefits, and ancillary benefits such as flexible spending accounts, employee assistance programs, long-term disability, life insurance, and accidental death and dismemberment.

Staff recommends the Board approve the following:

- Continue IRWD's health insurance coverage with CalPERS with changes in District and employee contribution rates as outlined in Exhibit "A";
- Continue the District's dental insurance coverage with ACWA/JPIA with no change in premium rates;
- Continue the District's vision insurance coverage with EyeMed with no change in premium rates;
- Continue the voluntary Delta Dental and EyeMed buy-up plans for employee purchase with no change in premium rates;
- Renew the District's term life, accidental death and dismemberment (AD&D), long-term disability (LTD) and Employee Assistance Program coverage with Reliance Standard; and
- Continue the District's Flexible Spending Account (FSA), Health Reimbursement Arrangement (HRA), COBRA and Commuter Benefits administrator, Chard Snyder.

BACKGROUND:

CalPERS notified participating agencies of premium rates for the 2022 plan year beginning on January 1, 2022, which included an overall premium increase of 4.86%. The Association of California Water Agencies Joint Powers Insurance Authority (ACWA/JPIA) negotiated rates for dental insurance coverage with Delta Dental for the plan year beginning January 1, 2022, which resulted in no changes to the premiums for IRWD's current dental plan. Additionally, there will be no change in premiums for the vision coverage with EyeMed, as IRWD is in a four-year rate guarantee through December 31, 2022. The renewal with Reliance Standard for the Term Life, AD&D, LTD, and Employee Assistance Program (EAP) plans resulted in a 4% renewal decrease for two years. IRWD is in a rate guarantee through December 31, 2023, with third-party administrator Chard Snyder for IRWD's FSA, HRA, COBRA, and Commuter Benefits (transportation reimbursement) programs.

ACWA/JPIA and EyeMed will continue to offer IRWD voluntary buy-up plans for dental and vision insurance, with no premium changes for the 2022 plan year. In 2022, ACWA/JPIA will provide 100% coverage for preventive care; currently, preventive care is only covered at 85% in-network and 80% out-of-network. The enhanced benefits will result in no change in premiums for IRWD. The Board approved the buy-up program in 2020 to provide employees an option to purchase a higher level of dental and/or vision insurance coverage on a voluntary basis. Employees pay the cost of the buy-up plan through payroll deductions.

CalPERS Medical Insurance Renewal Information:

IRWD contracts with the CalPERS medical insurance program to provide medical insurance coverage for District employees. Each year, in advance of the annual insurance benefit open enrollment period, the District receives the premium rates for each health insurance plan for the upcoming calendar year. The health care rate and plan changes for 2022 include an overall premium increase of 4.86%. For the 2022 calendar year, CalPERS has notified the District of premium rate changes for each of the specific plans from which IRWD employees may choose.

This year, CalPERS announced that cost drivers for the overall 2022 premium increase include medical inflation, pharmaceutical inflation, and buydown adjustments to premiums made in 2021. For some plans, excess monies in their health care fund account were used to lower the plan premium. COVID-19-related health care costs for 2022 are projected to be modest, although CalPERS expects an increase in utilization for delayed and deferred care.

The three current CalPERS Preferred Provider Organization (PPO) plans – PERSCare, PERS Choice, and PERS Select – will transition to two plans: PERS Platinum and PERS Gold. These new plans will offer more distinction in benefit design, networks, and premium pricing.

Dental Coverage:

IRWD's current employee dental insurance coverage is provided by Delta Dental Plan of California through ACWA/JPIA. IRWD currently contracts through ACWA/JPIA for the PPO plan with child and adult orthodontic coverage as an add-on and a Delta Dental voluntary employee-purchase buy-up plan as an additional dental insurance option for employees. The ACWA/JPIA negotiated rates with Delta Dental for the calendar year 2022, resulted in no change to premiums for the PPO plan with child and adult orthodontic coverage or for the voluntary employee-purchase buy-up plan.

IRWD's 2022 monthly premium rates for the PPO plan with child and adult orthodontic coverage as an add-on will be \$35.36 for "employee only" coverage, \$69.99 for "employee +1" coverage, and \$128.10 for "employee + family" coverage. The cost of the buy-up plan to the employee is the difference between the premium cost the District pays for dental insurance and the cost of the buy-up plan premiums.

Vision Coverage:

IRWD's current employee vision insurance coverage is provided by EyeMed. The 2022 negotiated rates did not result in a change to the premiums for the standard District-provided vision insurance plan and the voluntary employee-purchase buy-up plan.

The District's 2022 monthly premium rates for vision insurance will be \$8.69 for "employee only" coverage, \$16.52 for "employee +1" coverage, and \$24.23 for "employee + family" coverage. The cost of the buy-up plan to the employee is the difference between the premium cost the District pays for vision insurance and the cost of the buy-up plan premiums.

Term Life, AD&D, LTD Insurance Coverage and Employee Assistance Program:

IRWD's current employee Term Life and AD&D insurance coverage is provided by Reliance Standard. The 2022 negotiated renewal for IRWD included an LTD and EAP bundle for an overall decrease of 4% for two years.

FSA, HRA, COBRA, and TRP Administration:

IRWD contracts with third-party benefits administrator Chard Snyder for its FSA, HRA, COBRA, and TRP plans. The District's Retiree Health Cost Assistance Program (RHCRP) is one of the plans administered through Chard Snyder. The plan provides qualified IRWD retirees and former Board members with a monthly monetary credit towards reimbursement of qualified retiree medical and health care expenses. All coverages under Chard Snyder are currently in a five-year rate guarantee through December 31, 2023.

Staff recommends the Board:

- Continue IRWD's health insurance coverage with CalPERS for the calendar year 2022 with changes in District and employee contribution rates as outlined in Exhibit "A";
- Extend IRWD's existing contracts with ACWA/JPIA for the Delta Dental PPO Plan and EyeMed for vision insurance for coverage in calendar year 2022;
- Continue to offer the voluntary buy-up Delta Dental plan through ACWA/JPIA for employee purchase for the 2022 plan year;
- Continue to offer the voluntary buy-up vision insurance plan through EyeMed for employee purchase for the 2022 plan year;
- Extend IRWD's existing contract with Reliance Standard to include Term Life, AD&D, LTD, and EAP benefits; and
- Continue to offer FSA, HRA, COBRA, and TRP ancillary benefits through Chard Snyder.

Open Enrollment Process for 2022:

The CalPERS health insurance open enrollment period is scheduled for September 20, 2021, through October 15, 2021. Due to COVID-19, the Human Resources Department will host a Virtual Wellness and Open Enrollment Expo this year. Health insurance plan representatives have been invited to participate in the virtual event, which will be available from September 30, 2021, through October 7, 2021.

Employer Health Insurance Contribution Rates:

IRWD has a long-standing practice of calculating the employer and employee contribution rates for health insurance premiums based on rates of the PPO plan offered, which had the highest enrollment in the prior renewal year. The rates for this plan are then used to calculate the maximum District contribution rates for all plans offered.

In 2021, the PPO plan with the highest enrollment was the PERS Choice-PPO. Applying the final approved 2022 CalPERS premium rates to IRWD's current enrollment by tier, plan and region results in an estimated 7.61% increase in premiums.

CalPERS Administrative Fees and Reserves:

On July 8, 2021, the CalPERS Public Employees' Medical and Hospital Care Act (PEMHCA) administrative fee increased from 0.24% to 0.25% for FY2021-22 starting on July 1. The administrative fee is calculated on total active and retiree gross health premiums and billed to contracting agencies monthly.

FISCAL IMPACTS:

The continuation of the CalPERS medical insurance plans will result in total projected expenses for FY 2021-22 of \$7,107,918. Renewal of the ACWA/JPIA for Delta Dental DPO Plan A will result in no change in premium rates for FY 2021-22. The annual dental insurance premium rates for FY 2021-22 will be approximately \$460,127. Renewal of the EyeMed vision plan will result in no change in premium rates FY 2021-22, and the annual vision insurance premium rates for FY 2021-22 will be approximately \$93,028. Renewal of the Reliance Standard Term Life, and AD&D, with the bundled LTD plan and EAP, will result in an overall cost decrease of 4% for two years. The annual Term Life, AD&D, LTD insurance, and EAP premium rates for FY 2021-22 will be approximately \$367,544. Renewal of the FSA, HRA, COBRA, and TRP administration fees through Chard Snyder will be \$17,831 for FY 2021-2022. The total estimated cost for the 2022 annual premiums is \$8,046,448. There is sufficient funding in the 2021-22 budget to accommodate the costs.

ENVIRONMENTAL COMPLIANCE:

This item is not a project as defined in the California Environmental Quality Act Code of Regulations, Title 14, Chapter 3, Section 15378.

RECOMMENDATION:

That the Board authorize the continuation of IRWD's health insurance coverage with CalPERS with changes in District and employee contribution rates as outlined in Exhibit "A", authorize the continuation of the District's dental insurance coverage with ACWA/JPIA with no change in premium rates, authorize the continuation of the District's vision insurance coverage with EyeMed with no change in premium rates, authorize the continuation of voluntary Delta Dental and EyeMed buy-up plans for employee purchase with no change in premium rates, authorize the renewal of the District's Term Life, Accidental Death and Dismemberment, Long-term Disability and Employee Assistance Program coverage with Reliance Standard, and authorize the continuation of the Flexible Spending Account, Health Reimbursement Arrangement, COBRA and Commuter Benefits administrator Chard Snyder.

LIST OF EXHIBITS:

Exhibit "A" – CalPERS Medical Premium and IRWD Contribution Rates

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Exhibit "A"

Region 2	2021 Enrollment	2021 Premium Rates	\$ Employee Contribution	% Employee Contribution	\$ IRWD Contribution	2022 Premium Rates	\$ Employee Contribution	% Employee Contribution	\$ IRWD Contribution
Blue Shield of California Access+ - Region 2									
Employee Only	3	\$938.96	\$234.09	25%	\$704.87	\$900.22	\$106.26	12%	\$793.96
Employee + 1 Dependent	2	\$1,877.92	\$468.18	25%	\$1,409.74	\$1,800.44	\$212.52	12%	\$1,587.92
Employee + Family	6	<u>\$2,441.30</u>	<u>\$608.64</u>	25%	<u>\$1,832.66</u>	<u>\$2,340.57</u>	\$276.27	12%	<u>\$2,064.30</u>
	11	\$21,221	\$5,290		\$15,930	\$20,345	\$2,401		\$17,944
Anthem Select HMO - Region 2									
Employee Only	10	\$674.69	\$0.00	0%	\$674.69	\$712.43	\$0.00	0%	\$712.43
Employee + 1 Dependent	2	\$1,349.38	\$0.00	0%	\$1,349.38	\$1,424.86	\$0.00	0%	\$1,424.86
Employee + Family	4	<u>\$1,754.19</u>	<u>\$0.00</u>	0%	<u>\$1,754.19</u>	<u>\$1,852.32</u>	<u>\$0.00</u>	0%	\$1,852.32
	16	\$16,462	\$0		\$16,462	\$17,383	\$0		\$17,383
Kaiser Health Plan of California - Region 2									
Employee Only	38	\$669.77	\$0.00	0%	\$669.77	\$706.02	\$0.00	0%	\$706.02
Employee + 1 Dependent	36	\$1,339.54	\$0.00	0%	\$1,339.54	\$1,412.04	\$0.00	0%	\$1,412.04
Employee + Family	80	<u>\$1,741.40</u>	<u>\$0.00</u>	0%	<u>\$1,741.40</u>	<u>\$1,835.65</u>	<u>\$0.00</u>	0%	\$1,835.65
	154	\$212,987	\$0		\$212,987	\$224,514	\$0		\$224,514
Anthem Traditional HMO - Region 2									
Employee Only	0	\$1,046.04	\$341.17	33%	\$704.87	\$1,007.13	\$213.17	21%	\$793.96
Employee + 1 Dependent	0	\$2,092.08	\$682.34	33%	\$1,409.74	\$2,014.26	\$426.34	21%	\$1,587.92
Employee + Family	1	<u>\$2,719.70</u>	<u>\$887.04</u>	33%	<u>\$1,832.66</u>	<u>\$2,618.54</u>	\$554.24	21%	<u>\$2,064.30</u>
	1	\$2,720	\$887		\$1,833	\$2,619	\$554		\$2,064
Health Net SmartCare - Region 2									
Employee Only	0	\$769.11	\$64.24	8%	\$704.87	\$845.69	\$51.73	6%	\$793.96
Employee + 1 Dependent	0	\$1,538.22	\$128.48	8%	\$1,409.74	\$1,691.38	\$103.46	6%	\$1,587.92
Employee + Family	0	<u>\$1,999.69</u>	<u>\$167.03</u>	8%	<u>\$1,832.66</u>	<u>\$2,198.79</u>	\$134.49	6%	<u>\$2,064.30</u>
	0	\$0	\$0		\$0	\$0	\$0		\$0
PERS Select - Region 2						PERS Gold			
Employee Only	9	\$476.92	\$0.00	0%	\$476.92	\$587.78	\$0.00	0%	\$587.78
Employee + 1 Dependent	4	\$953.84	\$0.00	0%	\$953.84	\$1,175.56	\$0.00	0%	\$1,175.56
Employee + Family	16	<u>\$1,239.99</u>	<u>\$0.00</u>	0%	<u>\$1,239.99</u>	<u>\$1,528.23</u>	<u>\$0.00</u>	0%	\$1,528.23
	29	\$27,947	\$0		\$27,947	\$34,444	\$0		\$34,444
PERS Choice - Region 2						PERS Platinum			
Employee Only	13	\$783.19	\$78.32	10%	\$704.87	\$882.18	\$88.22	10%	\$793.96
Employee + 1 Dependent	20	\$1,566.38	\$156.64	10%	\$1,409.74	\$1,764.36	\$176.44	10%	\$1,587.92
Employee + Family	29	<u>\$2,036.29</u>	<u>\$203.63</u>	10%	<u>\$1,832.66</u>	<u>\$2,293.67</u>	<u>\$229.37</u>	10%	<u>\$2,064.30</u>
	62	\$100,561	\$10,056		\$90,505	\$113,272	\$11,327		\$101,945
PERS Care - Region 2						PERS Platinum			
Employee Only	1	\$1,115.68	\$410.81	37%	\$704.87	\$882.18	\$88.22	10%	\$793.96
Employee + 1 Dependent	0	\$2,231.36	\$821.62	37%	\$1,409.74	\$1,764.36	\$176.44	10%	\$1,587.92
Employee + Family	1	<u>\$2,900.77</u>	<u>\$1,068.11</u>	37%	<u>\$1,832.66</u>	<u>\$2,293.67</u>	<u>\$229.37</u>	10%	<u>\$2,064.30</u>
	2	\$4,016	\$1,479		\$2,538	\$3,176	\$318		\$2,858
Sharp - Region 2 - OSC									
Employee Only	1	\$632.27	\$0.00	0%	\$632.27	\$699.21	\$0.00	0%	\$699.21
Employee + 1 Dependent	0	\$1,264.54	\$0.00	0%	\$1,264.54	\$1,398.42	\$0.00	0%	\$1,398.42
Employee + Family	0	<u>\$1,643.90</u>	<u>\$0.00</u>	0%	<u>\$1,643.90</u>	<u>\$1,817.95</u>	<u>\$0.00</u>	0%	\$1,817.95
	1	\$632	\$0		\$632	\$699	\$0		\$699
UnitedHealthcare Alliance - Region 2									
Employee Only	4	\$723.84	\$18.97	3%	\$704.87	\$775.09	\$0.00	0%	\$775.09
Employee + 1 Dependent	9	\$1,447.68	\$37.94	3%	\$1,409.74	\$1,550.18	\$0.00	0%	\$1,550.18
Employee + Family	12	<u>\$1,881.98</u>	<u>\$49.32</u>	3%	<u>\$1,832.66</u>	<u>\$2,015.23</u>	<u>\$0.00</u>	0%	\$2,015.23
	25	\$38,508	\$1,009		\$37,499	\$41,235	\$0		\$41,235
UnitedHealthcare Harmony - Region 2									
Employee Only	-	N/A	N/A	N/A	N/A	\$782.74	\$0.00	0%	\$782.74
Employee + 1 Dependent	-	N/A	N/A	N/A	N/A	\$1,565.48	\$0.00	0%	\$1,565.48
Employee + Family					N/A	<u>\$2,035.12</u>	<u>\$0.00</u>	0%	\$2,035.12
						\$0	\$0		\$0
Region 2 enrollment	301	\$425,055	\$18,722		\$406,334	\$457,687	\$14,600		\$443,086

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Agenda Item 13.B

The following information relates to the claims referenced on the agenda item 13.B, Closed Session Conference with Legal Counsel on Anticipated Litigation.



IRVINE RANCH WATER DISTRICT CLAIM FORM

INSTRUCTIONS: Please complete this form and submit with attachments to Irvine Ranch Water District, Risk Manager, 15600 Sand Canyon Avenue, Irvine, CA 92618.

Name of Claimant: Irvine Concourse Owners Association Phone: 714-720-3171 email: ted.dickerson@cbre.com

Home Address of Claimant: c/o CBRE - Attn: Ted Dickerson, 3501 Jamboree Road #100
Newport Beach, CA 92660

1. Date and time of incident: 12/11/2019 at approximately 8:40 a.m.
2. Location of incident: exterior common area between 2010 Main Street office building and its parking structure
3. How did this incident occur? (Give complete information) failed IRWD water supply pipe

4. Describe the damage that resulted from the incident: water damage to common area plazas, landscape, fountain equipment, electrical equipment and storm drain system.

5. Give the name(s) of the public employee(s) causing the injury, damage, or loss, if known: n/a

6. What is the approximate amount of damage sustained? \$203,951.67
(Please give the amount claimed as of the date of presentation of the claim, including the estimated amount of any injury, damage or loss, insofar as it may be known at the time of presentation of this claim, together with the basis of computation of the amount claimed, with invoices or estimates, if appropriate.)

7. Were the police at the scene? ☒ Yes ☐ No

8. Was a report filed? ☐ Yes ☐ No (If yes, please attach a copy of the police report if available.) Unknown

9. Please attach all receipts, invoices or estimates and photographs related to this incident.

I hereby certify under penalty of perjury that the facts hereinabove set forth are true and correct to the best of my knowledge.

Signature of Claimant or Representative of Claimant: Ted Dickerson Date: 6/2/2020

ADVISORY

Section 72 of the Penal Code provides that "every person who, with intent to defraud, presents for allowance or for payment to any state board or officer, or to any county, city, or district board or officer, authorized to allow or pay the same if genuine, any false or fraudulent claim, bill, account, voucher, or writing, is punishable either by imprisonment, by a fine, or both".

12/11/2019 Incident - Claim Computation

Amount	Vendor
\$ 5,997.94	Pacific Lighting
\$ 11,373.40	California Coast Plumbers
\$ 5,862.00	The Brethren (Fire Safety First)
\$ 3,649.66	Dimar Enterprises (Dry Master)
\$ 2,757.39	Dimar Enterprises (Dry Master)
\$ 9,137.92	OC Turf And Putting Greens
\$ 9,137.92	OC Turf And Putting Greens
\$ 1,360.00	Water Systems Maintenance
\$ 7,231.00	Water Systems Maintenance
\$ 3,326.19	Dimar Enterprises (Dry Master)
\$ 10,864.02	Water Systems Maintenance
\$ 70,697.44	Total completed and paid to date
\$ 1,940.00	Ampower
\$ 3,085.00	General Underground Fire Protection
\$ 101,530.75	SI Testing
\$ 15,072.48	SI Testing
\$ 2,975.00	SI Testing
\$ 124,603.23	Total completed, invoiced but not yet paid
\$ -	
\$ -	Total completed, not yet invoiced or paid
\$ 8,651.00	Control Air
\$ -	
\$ 8,651.00	Work-In-Progress - Estimated Costs
\$ 203,951.67	Total Estimated Claim



4075 E. La Palma Ave., Suite H
Anaheim, Ca 92807

Invoice

DATE	INVOICE #
2/20/2020	77463

BILL TO CUSTOMER:
CBRE BB#01-9311-02GD01 PO BOX 2021 WARREN, MI 48090

JOB / PROPERTY ADDRESS
2030 Main St Irvine, Ca.

P.O. #	TERMS	DUE DATE	TECH	DATE OF SE...	JOB ORDER #
	Due on Receipt	2/25/2020	CMG	12/23/2019	234941

QTY	ITEM	DESCRIPTION	RATE	SERVICED	ITEM TO...
8	2 - Journe...	Journeyman Plumber	190.00	12/23/2019	1,520.00T
8	Apprentice	Apprentice Plumber	50.00		400.00
1	Hydro-Jet...	Hydro-Jetting Equipment	510.00		510.00
		Was called out because of city water main that broke and filled multiple drains with dirt and debris. Began behind building 2010 in area drains next to artificial grass. Started by cleaning gutters and removing what dirt and mud we could remove without washing it down the drain. Removed drain covers and used jetter to run down each individual drain until line was cleared of debris. Removed trench drain cover that goes under walkway between 2010 and parking garage. Drain was completely packed with mud and need to be cleaned by hand before jetter would go down line. Ran jetter out multiple times until line was clear. Pressured washed area and tested drains behind 2010 and everything was in proper working order.			
8	LABOR	Journeyman Plumber	95.00	12/23/2019	760.00
8	LABOR	Electrician	95.00		760.00
		Arrived on site and checked in with engineer and went down into basement pump room to test storm drain pumps and ensure that they were working properly. Need to redo electrical panel for pumps because pumps weren't working as designed. Tested auxiliary pump in front of coffee shop in vault and pump was working as designed. Will return to fix electrical panel and get storm drain pumps working.			

INVOICE TOTAL

Payments/Credits

Balance Due



4075 E. La Palma Ave., Suite H
Anaheim, Ca 92807

Invoice

DATE	INVOICE #
2/20/2020	77463

BILL TO CUSTOMER:
CBRE BB#01-9311-02GD01 PO BOX 2021 WARREN, MI 48090

JOB / PROPERTY ADDRESS
2030 Main St Irvine, Ca.

P.O. #	TERMS	DUE DATE	TECH	DATE OF SE...	JOB ORDER #
	Due on Receipt	2/25/2020	CMG	12/23/2019	234941

QTY	ITEM	DESCRIPTION	RATE	SERVICED	ITEM TO...
4	LABOR	Returned and inspected area for electrical hook up to power equipment. Lifted stones to locate drains for jetting that needs to be done. Once drains were located handle chiseled around drain entrance to allow jetter enough clearance to enter drain. Will schedule to return with jetter. Cleaned work area and checked out.		2/4/2020	
1	Wet Vac	Journeyman Plumber Wet Vacuum	95.00 5.00		380.00 5.00
8	2 - Journe...	Arrived on site and checked in with engineering. Started work on drains behind 1920 building. Cleaned debris out of trough drains before running jetter down each drain opening and ran camera down line after to ensure that line was open. Once that line was clean and clear we moved over to walkway drain in between 1920 and parking garage. Removed cover and cleaned out drain before running jetter down line. Ran jetter out and was unable to get passed a couple feet. Put camera down the line and found that line had collapsed. Need to be dug up and repaired. Ran camera down area drain and found catch basin down stream that was packed full of mud and debris. Needs to be opened up and cleaned out to ensure that drain is working properly.		2/5/2020	
1	Camera E...	Journeyman Plumber	190.00		1,520.00T
1	Jetter	Camera Equipment and Locator	380.00		380.00
		Hydro Jetting Equipment	585.00		585.00
		Sales Tax	7.75%		353.40

INVOICE TOTAL \$11,373.40

Payments/Credits \$0.00

Balance Due \$11,373.40

26021 Pala Drive, Suite 150
Mission Viejo, CA 92691

Invoice

Date	Invoice #
3/9/2020	2020-0421

Bill To
CBRE - 2030 Main 2030 Main Street Irvine, CA 92614

Project
CBRE 2030 Main St Irvine, CA 92614

Phone #	Job #	P.O. No.	Terms
(949) 492-1161	19-2388-STR-CBRE		Due on receipt

[illegible]

Building: IRVINE CONCOURSE OWNERS ASSOC., Vendor: OC TURF AND PUTTING GREENS CORP, Total Amount: \$9137.92



OC Turf and Putting Greens

30025 Alicia Pkwy Suite #332
Laguna Niguel, CA 92677
Lic.C-27 & D-12 # 992960

Phone # 714-290-2082

david@octurfandputtinggreens.com

www.octurfandputtinggreens.com

Invoice

Bill To

Irvine Concourse Owners Association
c/o CBRE - Attn: Ted Dickerson
3501 Jamboree Road, Suite 100
Newport Beach, CA 92660

Invoice # 2138

Date 2/11/2020

01-121802-02GD01

Representative

P.O.

5640-000

Description	Quantity	Rate	Amount
<p>REVISED 01/31/20 Work Completed 02/06/20 Option # 1 - REPLACE 1 AREA (DAMAGE)</p> <p>Project: 1920 Main St. Irvine, Ca</p> <p>Area # 2 (Damage Area) : 1408 sf approx. Remove and dispose existing artificial turf. Import base, grade and compact with properly grade to allow water run off. Install Diamond Light Spring (60 oz. face weight). We cut a little bit longer on the edges to allow a perfect edge tucking finish, this step along with proper sculpting are key to achieving a natural appearance. We use 6" nails every 4 inches on all the edges, seams and in the field every 3 ft. apart disbursed in a random pattern. Power broom the turf to bloom the blades upright. Infill the turf with sand using 1.5 pound per square foot ratio. Groom it again for final touch. Clean and remove all debris and air blow the entire area.</p>	1,408	6.49	9,137.92
<p>If you have any questions please call me at 714.290.2082. Thank You David Vega</p>			Total \$9,137.92
			Payments/Credits \$0.00
			Balance Due \$9,137.92

Invoice

Water Systems Maintenance, Inc.
856 N. Elm St. #K
Orange, CA 92867-7911

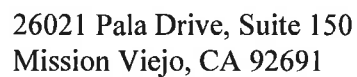
Date	Invoice #
2/10/2020	23059

Ph. (714) 997-2770
Fax (714) 771-2260

Bill To
Irvine Concourse Owners Assoc. BB#01-9609-02GD01 P O Box 2021 Warren, MI 48090-2021

P.O. No.	Terms	Project
10848714	Net 30	Irvine Concourse OA

Quantity	Description	Rate	Amount
	Broken 10" IRWD pipe on 12/11/19.		
6	hours labor to pump out 2030 fountain pump vault and install surface air blower.	85.00	510.00
2	hours labor to pump out water from various submerged valve boxes.	85.00	170.00
8	hours labor to drain the 2030 and the 1920-2010 fountains to remove mud and dirty water.	85.00	680.00
All work is complete!		Total	\$1,360.00



Date	Invoice #
12/31/2019	2019-2447

Bill To
CBRE 2030 Main Street #225 Irvine, CA 92614

Project
CBRE 2030 Main St #225 Irvine, CA 92614

Phone #	Job #	P.O. No.	Terms
(949) 492-1161	19-2388-WTR-CBRE		Due on receipt

[illegible]

Building: IRVINE CONCOURSE OWNERS ASSOC., Vendor: AMPPOWER, Total Amount: \$1940

AAPW Corp.
14741 FRANKLIN AVE.
SUITE A
TUSTIN, CA 92780
USA

Voice: 714.505.3013
Fax: 714.505.3037



INVOICE

Invoice Number: 24922
Invoice Date: May 13, 2020
Page: 1

Bill To:

CBRE INC.
01-94941-02GD01
PO BOX 2021
Warren, MI 48090

Project Location:

Irvine Concourse
01-94941-02GD01
PO BOX 2021
Warren, MI 48090

Customer ID		Customer PO	Payment Terms	
CBRE-IR02		10886904	Net 10 Days	
Quantity	Item	Description	Unit Price	Amount
1.00		CLEAN GRATES ON BOTH SIDES OF MORESE IN FRONT OF FOUNTAINS.	1,940.00	1,940.00
1.00		REMOVE GRATES TO REMOVE DIRT AND ROCKS. STEAM CLEAN DRAIN TRENCH AND REPLACE COVERS		

Check/Credit Memo No:

Remit to:

AAPW CORP.
14741 Franklin Ave. Ste. #A
Tustin, CA 92780

Subtotal	1,940.00
Sales Tax	
Invoice Total	1,940.00
Payment/Credit Applied	
TOTAL DUE USD	1,940.00

THANK YOU FOR YOUR BUSINESS!

Ampower Job No. 2020-0084



SI Testing
10369 Banyan St
Alta Loma, CA 91737

Invoice

E-mail

admin@sitestesting.net

Bill To

Irvine Concourse Owners
Association
c/o CBRE
Bilox: 01-171023-02GD01
PO Box 2021
Warren, MI 48090

Work Order

WO-2100

Date

3/26/2020

Due Date

4/25/2020

Invoice #

3560

Terms

Net 30

P.O. No.

Serviced	Description	Quantity	Amount
3/26/2020	2030 Main Common Area Pump Vault Restoration: Removed Water Damaged Fountain Pump Humidifier. Installed New Fountain Pump Humidifier. Replaced all Damaged Wiring, Conduit, and Controllers. Terminated Connections and Verified for Proper Operations.		11,468.75
3/26/2020	Removed Water Damaged and Failed Electrical Panels. Removed and Replaced (2) 75kVA Transformers (One in Vault and One in Storm Drain Pump Room Under Bldg. 2010). Replaced (1) 277 480V Panel and Breakers in Panel PR. Replaced (3) 120 208V Panel and Breakers in Panel PLR, PL, and FL. Replaced Pump Vault Light Fixtures, GFI Outlets, Switches, and Equipment Disconnects. This Included all Damaged Wiring, Conduits, Connectors, and Gutters. Tested System and Verified Power.		81,312.00
3/26/2020	Provided Riggers to Remove all Damaged Equipment from Vault. Riggers Delivered Replacement Equipment and Lowered in to Vault.		1,950.00
3/26/2020	Provided Initial Electrical Testing and Assessment of System. Provided Continued Electrical Testing of System (Meggering, DLRO Testing, and Primary Current Testing) to Verify Damage and Safe Energizing of the System after Work was Completed.		6,800.00

Total

\$101,530.75



SI Testing
10369 Banyan St
Alta Loma, CA 91737

Invoice

E-mail

admin@sitestesting.net

Bill To

Irvine Concourse Owners
Association
c/o CBRE
Bilox: 01-171023-02GD01
PO Box 2021
Warren, MI 48090

Work Order

Date

5/1/2020

Due Date

5/31/2020

Invoice #

3682

Terms

Net 30

P.O. No.

322191

Serviced

Description

Quantity

Amount

3/26/2020

2030 Main: Parts and Labor to Repair and Re-build
Pump Fault Exhaust Fan System.

2,975.00

Total

\$2,975.00

SCOPE OF WORK

The following is the **Scope of Work** for your Fountain Pump Room Starter and Condenser Pump Replacement

SCOPE OF WORK: FOUNTAIN PUMP ROOM

- Safe off electrical to starter and perform L.O.T.O on circuit breaker feeding starter
- Disconnect main feed electrical connection to starter controller
- Remove existing damaged starter
- Provide and install new fused disconnect and starter combination
- Reconnect electrical to disconnect
- Disconnect condenser water pump/motor feeding fountain pump dehumidifier unit in fountain pump room
- Rebuild pump offsite and install new motor on pump
- Reinstall new motor and pump with new gaskets
- Turn power back on to starter and check starter and pump operation

BASIS OF PRICING

- All work will be performed during regular working hours and on normal workdays, as outlined in the respective trade union agreements.
- We have included a one (1) year warranty on all new equipment, new materials and associated labor for newly installed systems from the date of final acceptance.



The below outlines the **TERMS & CONDITIONS** for your Fountain Pump Room Starter and Condenser Pump Replacement.

- All work covered by this Agreement shall be performed during normal business hours, unless otherwise stated herein. Control Air shall be allowed sufficient time to for performance of the work on the basis of a normal 8 hour work day. In the event that Customer or the circumstances require that Control Air provide labor on an overtime basis, then all such additional expense incurred by Control Air as a result, shall constitute an additional charge to Customer, which Customer agrees to pays.
- Customer shall prepare the premises to permit free movement and installation of materials by providing necessary openings, supports, cutting, patching, utility service, and otherwise pay all fees required under the applicable codes, ordinances and regulations unless agreed to otherwise herein.
- Should Control Air encounter any asbestos material in the course of performance, Control Air shall have the right to immediately discontinue work until such time as the hazardous materials are abated to Control Air's satisfaction, and the time for performing the services hereunder shall be extended accordingly, and Control Air be compensated for any damage, loss or cost associated with same.
- Control Air will provide all manufacturers' standard warranties for newly installed material and equipment, not to exceed one year from the first beneficial use, except that no warranty shall apply in the event of misuse and/or abuse of the systems. Control Air warranties all repair work for a period of one year from the date of first beneficial use. There are no other warranties, expressed or implied other than the above.
- Control Air shall not be liable for consequential damages of any kind, including, but not limited to, liquidated damages, loss of use, loss of rent, interest expense, loan carrying costs, overhead or other delay damages. Control Air's liability shall be limited to the warranties set forth herein.
- Control Air shall not be responsible for the corrosive or erosive action of liquids and/or gases upon the specified equipment, and equipment damaged by same shall not be considered defective under this Agreement, and, therefore, is not covered by the above warranties.
- This Agreement may only be modified in writing, executed by both Customer and Control Air, and in no other way. This Agreement constitutes the entire agreement between the parties and supersedes and revokes all previous agreements, written or oral, related to the work covered herein.



- Should either party hereto be required to engage the services of an attorney(s) to enforce the terms of this Agreement, whether or not legal action is commenced, the successful party shall be entitled to recover its reasonable attorneys' fees and costs.
- Control Air accepts no responsibility for the design of the work required under this Agreement unless expressly stated otherwise in hereto. Nor does Control Air accept any responsibility for Customer's existing equipment or systems. Unless expressly stated otherwise, this Agreement is entered into to provide service and repair work only, and not to replace equipment and systems. Unless agreed to otherwise, Control Air's responsibilities to Customer in relation to the service and repair work are limited to the repair warranty discussed in paragraph 4.
- Any loss or damage to Seller's work, materials or equipment occurring at the site of the project caused by fire, flood, windstorm, riot or civil commotion shall be covered by Customer's insurance.
- Control Air shall not be responsible for the cost of correcting defects caused to Control Air's work by the acts or omissions of employees or other subcontractors, contractors, owners, architects, consultants or others.
- In the event of a conflict between the terms and conditions of this Agreement and the terms and conditions stated in the plans and specifications or any other contract document, the terms and conditions of this Agreement shall govern the rights, responsibilities and obligations of Control Air and Customer in relation to one another.
- Except as otherwise provided by this Agreement or required by law, Customer agrees to pay and comply with and hold Control Air harmless against the payment of all Federal, State and local contributions, taxes, duties or premiums related to the project.





Pump Vault Electrical Restoration
CBRE
2030 Main Street
Irvine, CA

Table of contents

I.	PROJECT SUMMARY	1
II.	GENERAL SCOPE	1
III.	ANALYSIS AND RECOMMENDATIONS	2
IV.	APPENDIX A	3

I. PROJECT SUMMARY

SI Testing provided testing services and electrical replacement at the request of the customer. SI Testing Field Supervisor Johnny Gleason, Renan Gongora and technicians performed the work.

Maintenance

The purpose of these field tests is to assure that tested electrical equipment were operational within applicable standards and manufacturer's tolerances and to assess the equipment's reliability and suitability for continued service.

Testing and inspections were completed on the apparatuses listed.

Findings: For complete details of this project, please refer to the section titled, "**Analysis and Recommendations.**"

I. GENERAL SCOPE

An independent review of the electrical equipment status is the only method of determining the viability for continued service of the apparatus and its suitability of its intended purpose. The function of performing field testing on the equipment is to assure the client that the unit(s) and associated systems are ready for continued operation. The technicians performing the electrical testing have been trained to conduct the testing, review the data collected and determine the condition or status of the tested equipment to ensure the unit is safe for continued use.

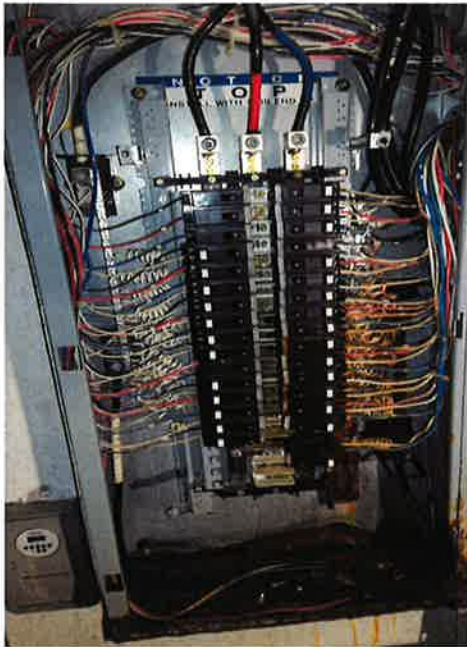
The information contained in this report is based on data collection from field testing the apparatus equipment in accordance with acceptable Federal, State and Local standards. The general procedures used to determine the status of the tested equipment are listed below. These specifications do not purport to address all the safety issues associated with their use and is the responsibility of the user to review all applicable safety and regulatory limitations prior to the use of these procedures for future use. The work specified in these specifications may involve hazardous voltages, materials, operations and equipment and should only be performed by trained personnel with extensive electrical testing training.



II. ANALYSIS AND RECOMMENDATIONS

Initial Site Inspection:

- Pump vault was found flooded with all electrical equipment submerged
- Electrical panels, transformers and mechanical equipment was tested and inspected for damage
- Humidifier, panels, transformer, receptacles, lights, electrical boxes, disconnects were found to be damaged, corroded, shorted out or rusted.
- Overall electrical panels and equipment was severely rusted with corrosion

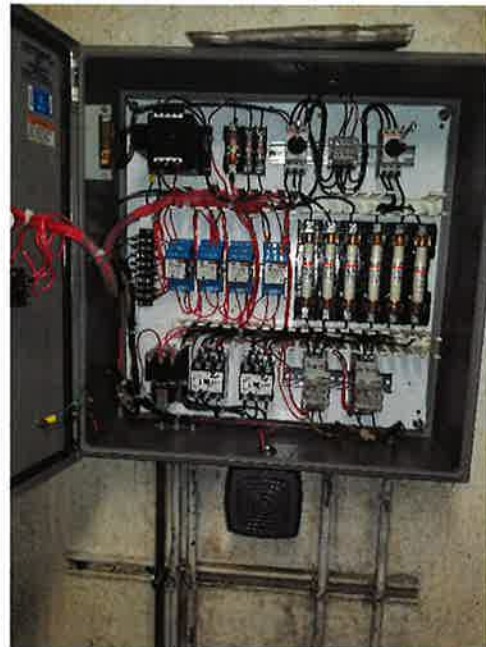




Repair and Restoration:

- (1) 277/480v panel, (3) 120/208v panels and (2) 75kva transformers (1 located in vault and other located in storm drain room) were removed and replaced with new. All was tested and verified for proper operations
- All rusted and damaged disconnects, conduits, electrical boxes, receptacles, lights and connectors were replaced with new
- Humidifier was removed and replace new. Tested and verified for proper operations
- Pump starters replaced with new
- Sump pump controller replaced, upgraded high water alarm, upgrade alternating relay and added additional float to allow for proper pump system operations
- Connected Equipment and verified power & operations
- Room Cleaned and trash removed





Testing and calibration were completed in accordance with Federal, State and Local standards, along with SI Testing recommended standard maintenance guidelines for power distribution and transmission equipment. Switchgear has passed all testing standards and is ready for continued service.

Prepared by,

Johnny Gleason

Johnny Gleason
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Approved by,

David Sincok

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III. APPENDIX A



10/10/2019

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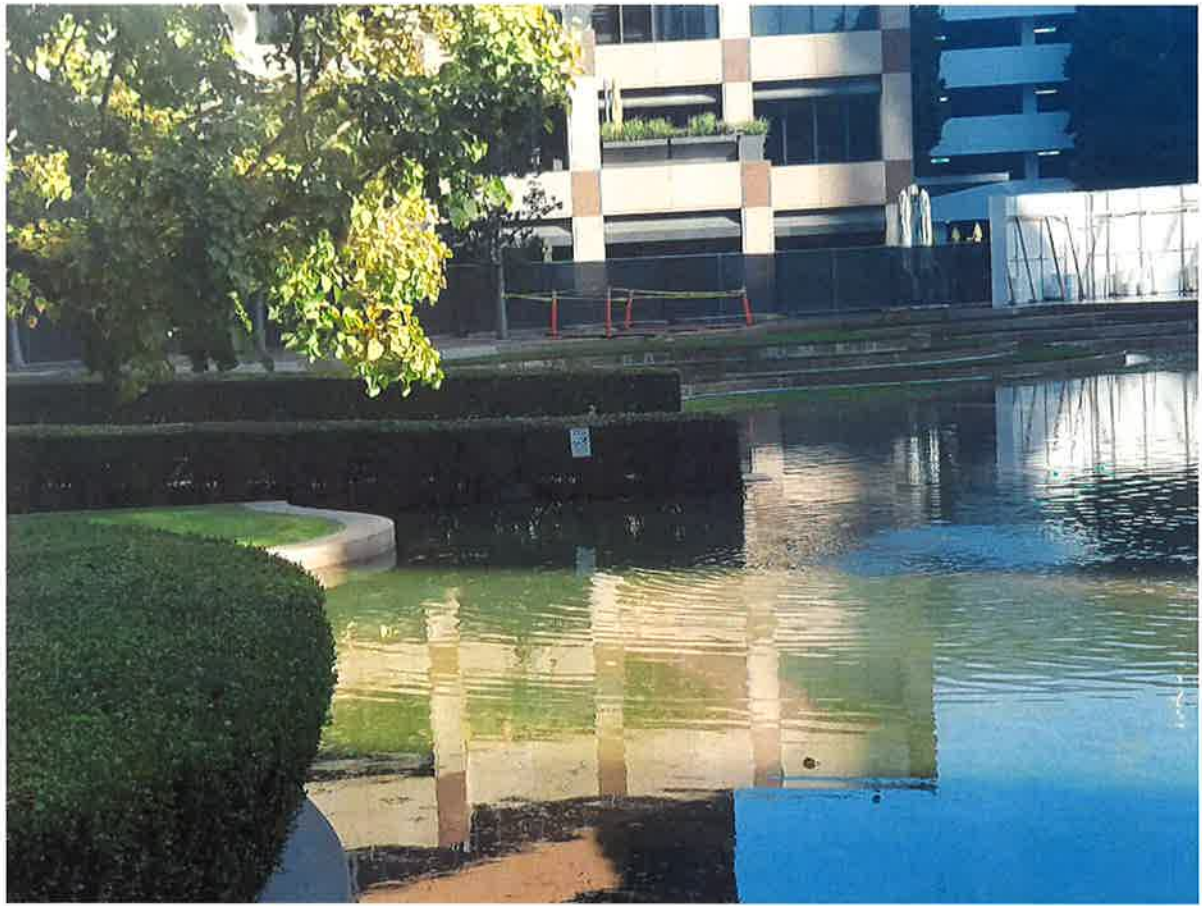
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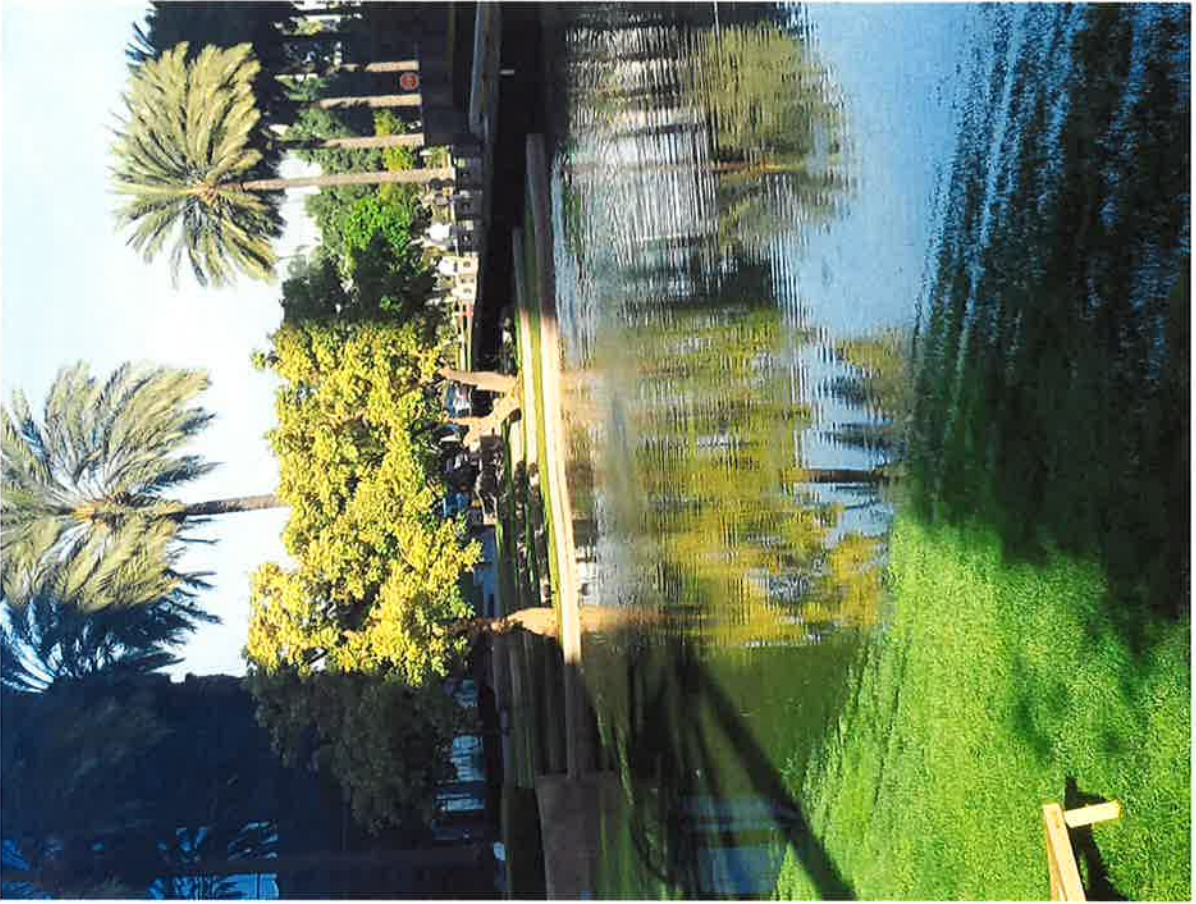


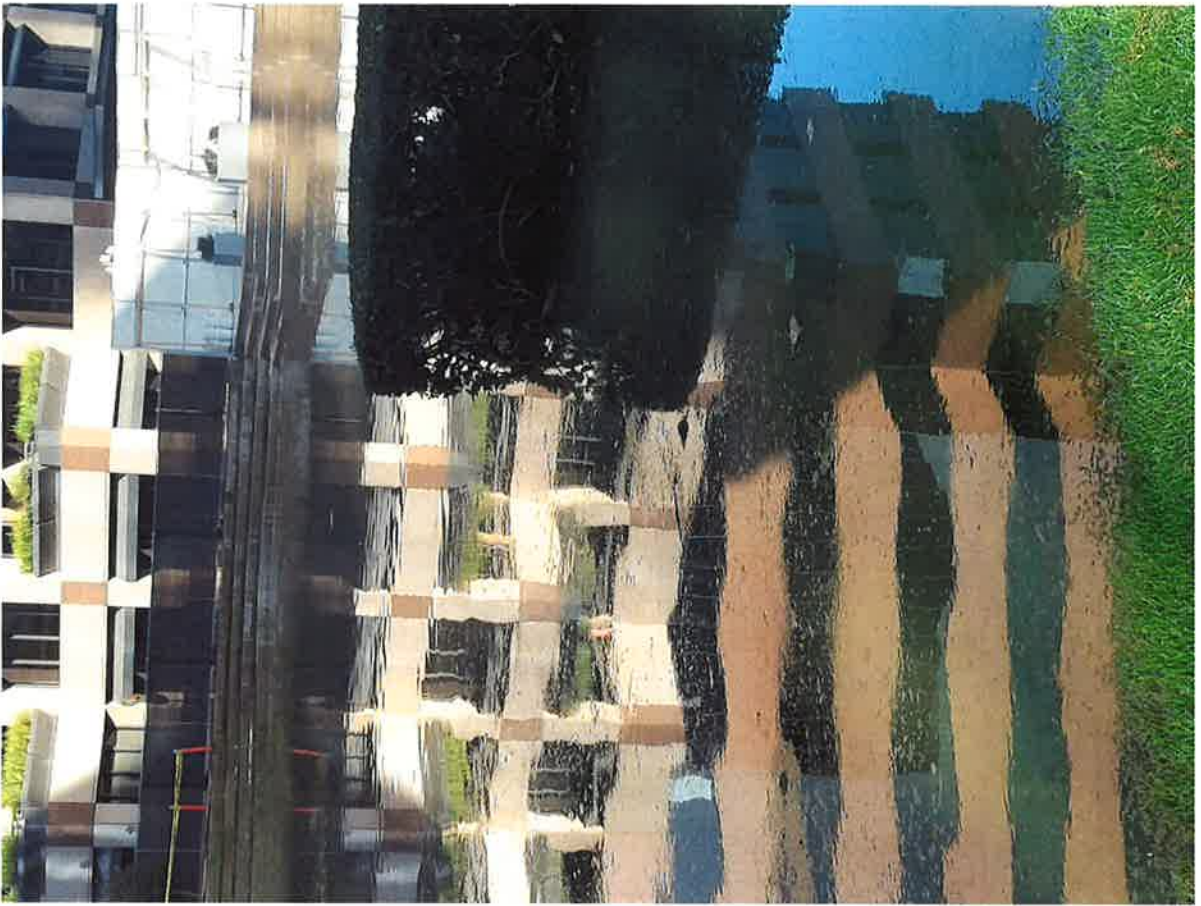




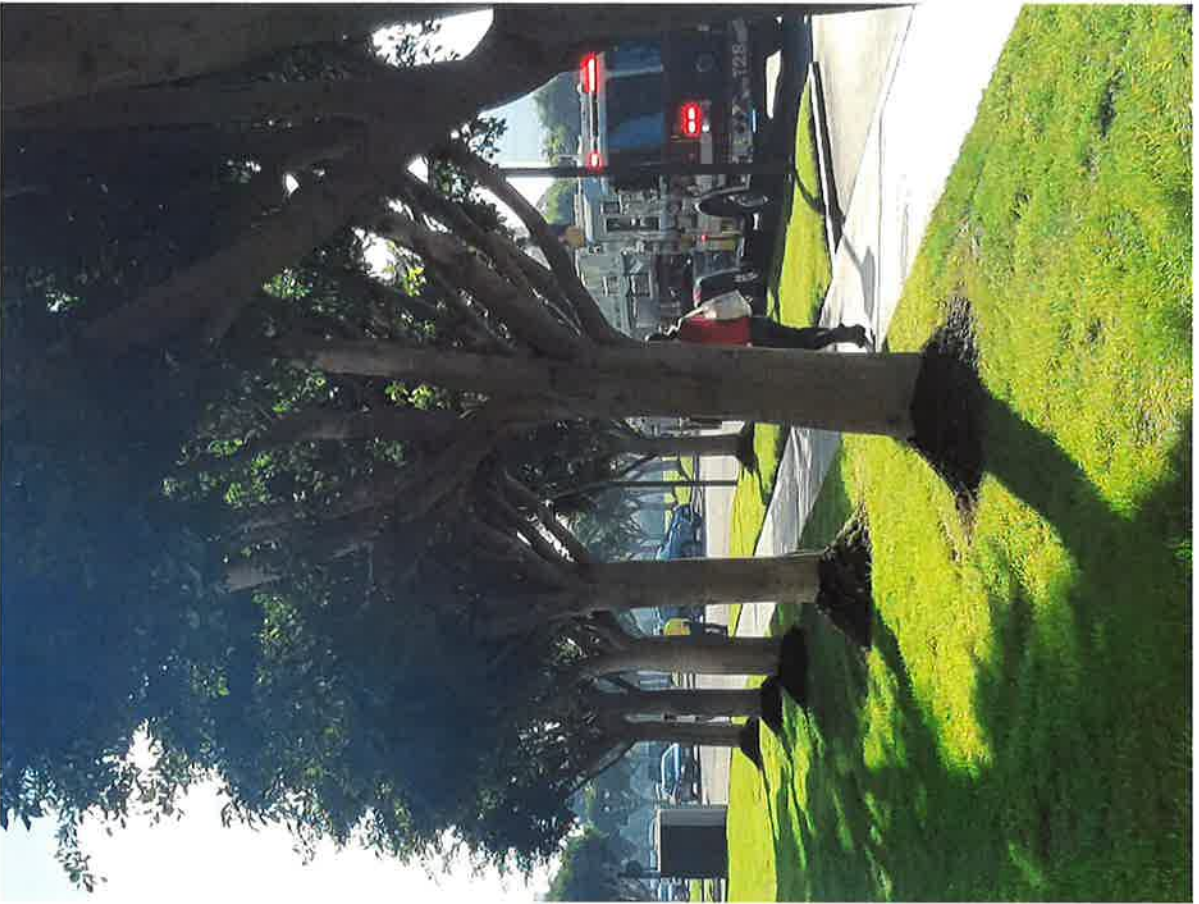


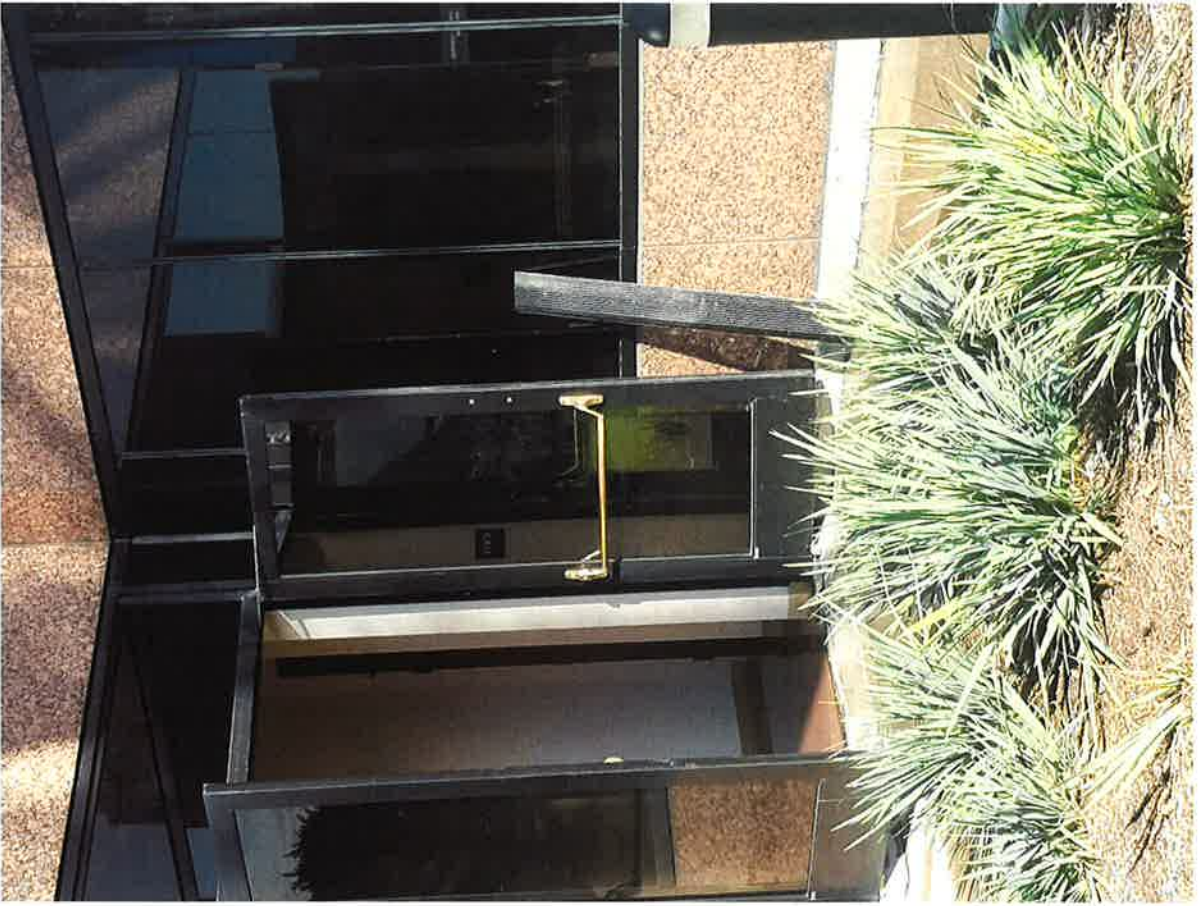


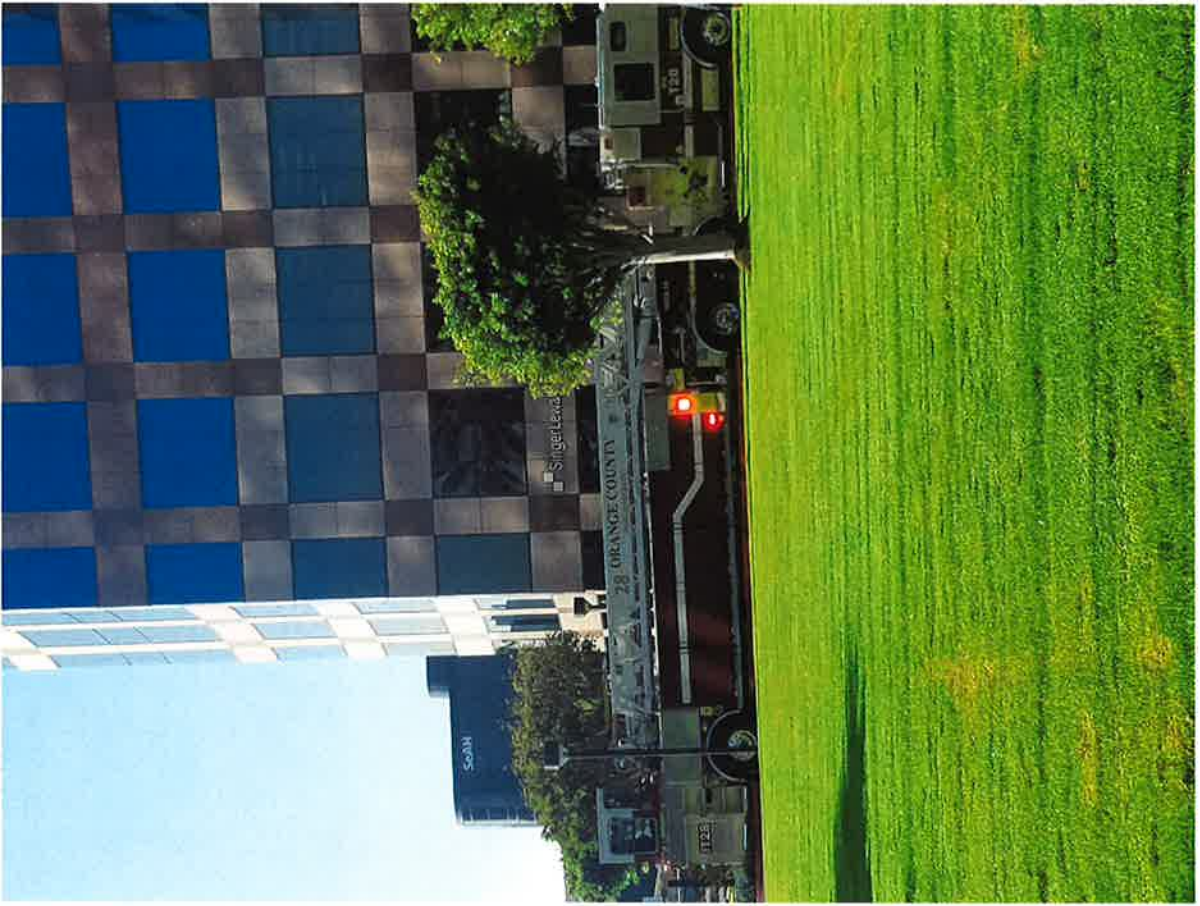










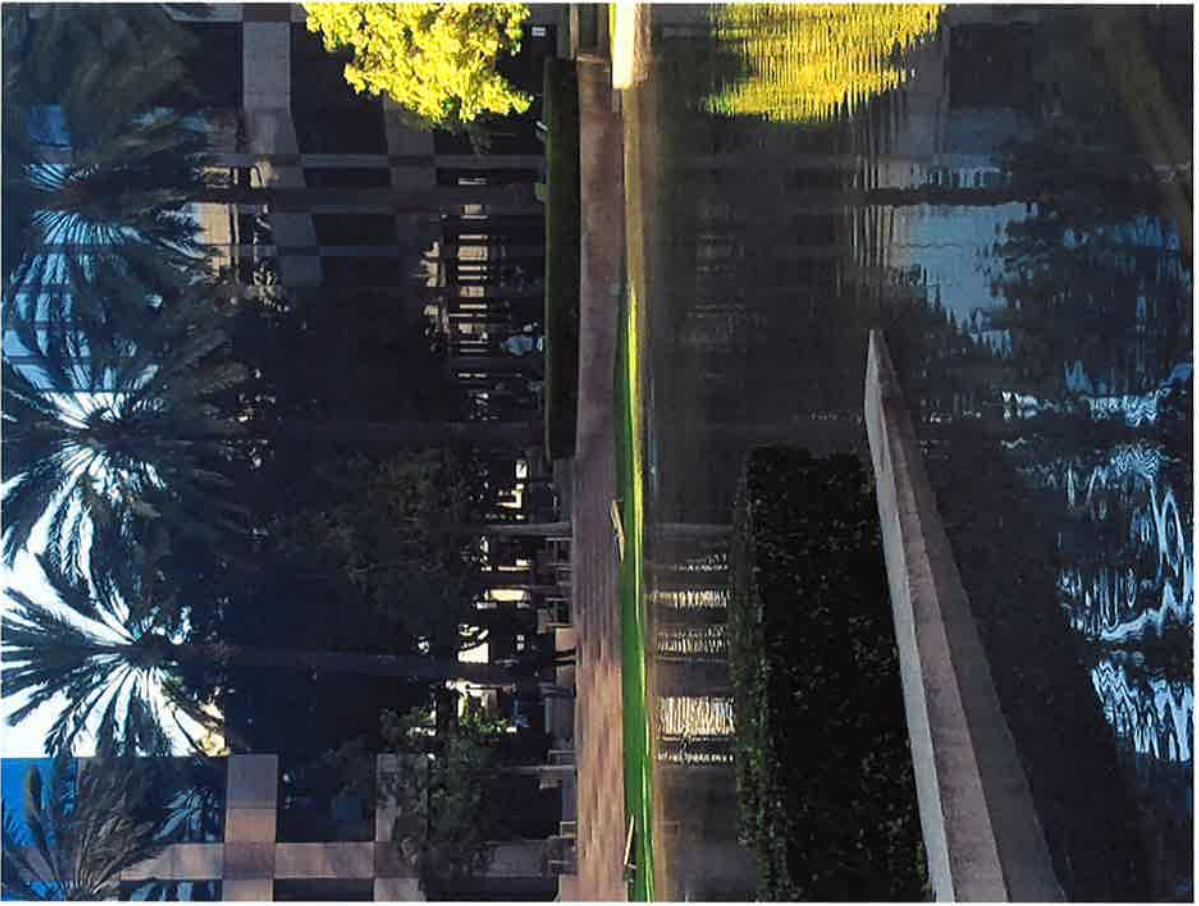




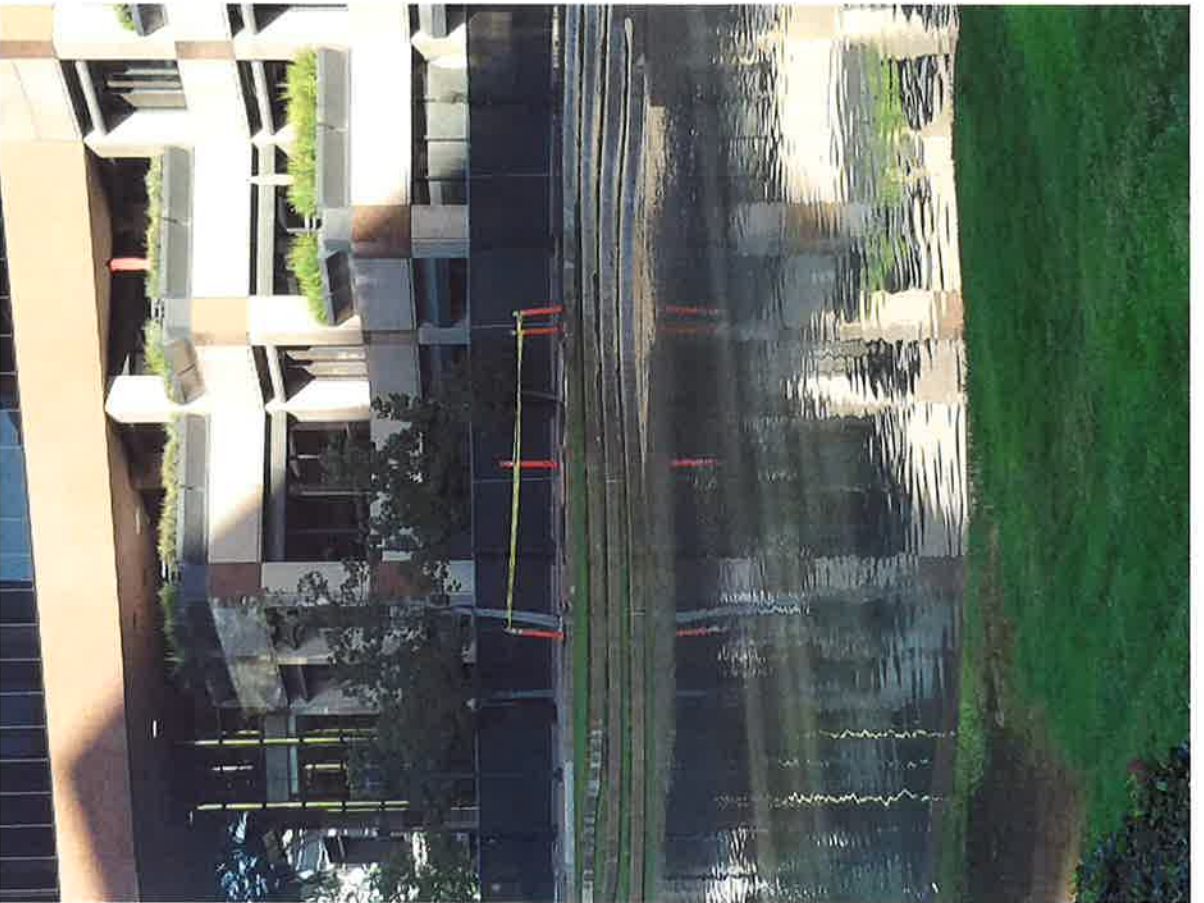


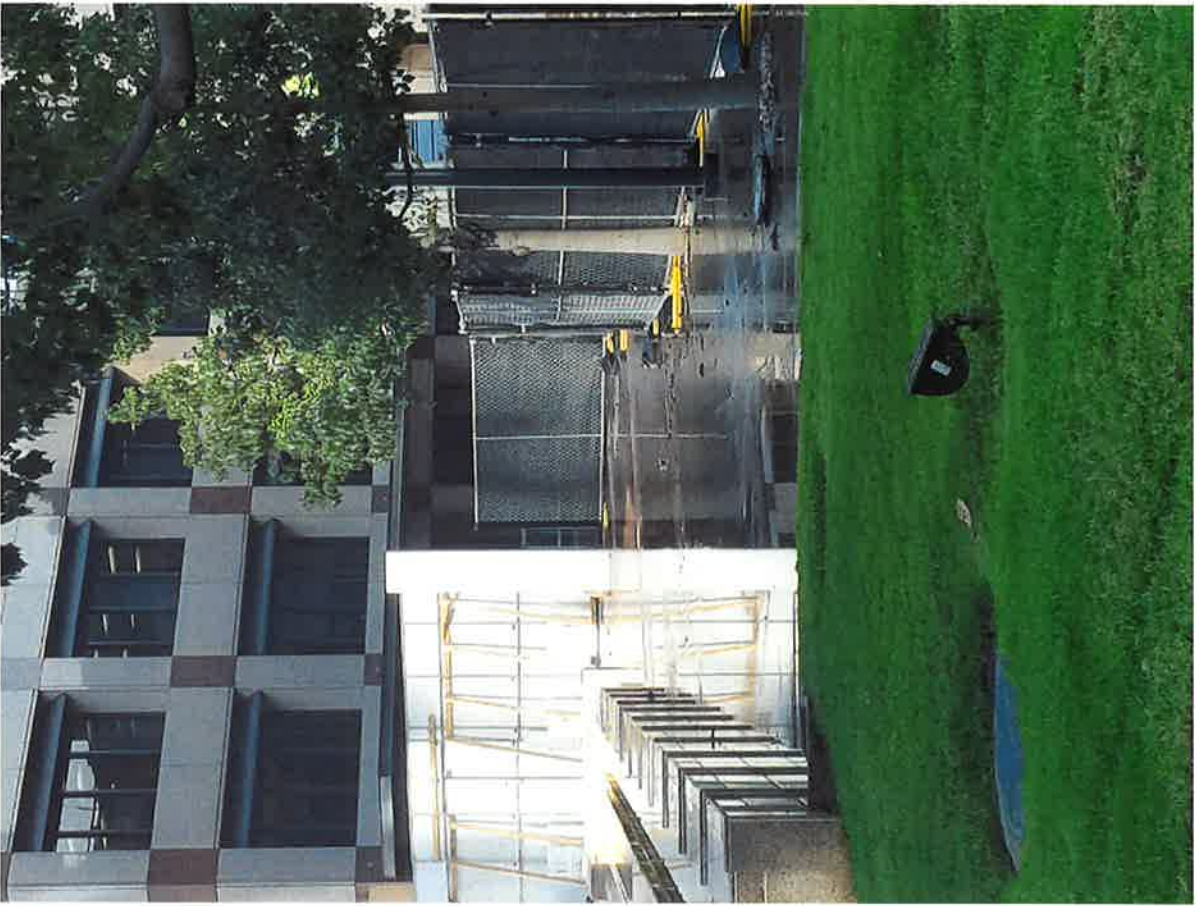






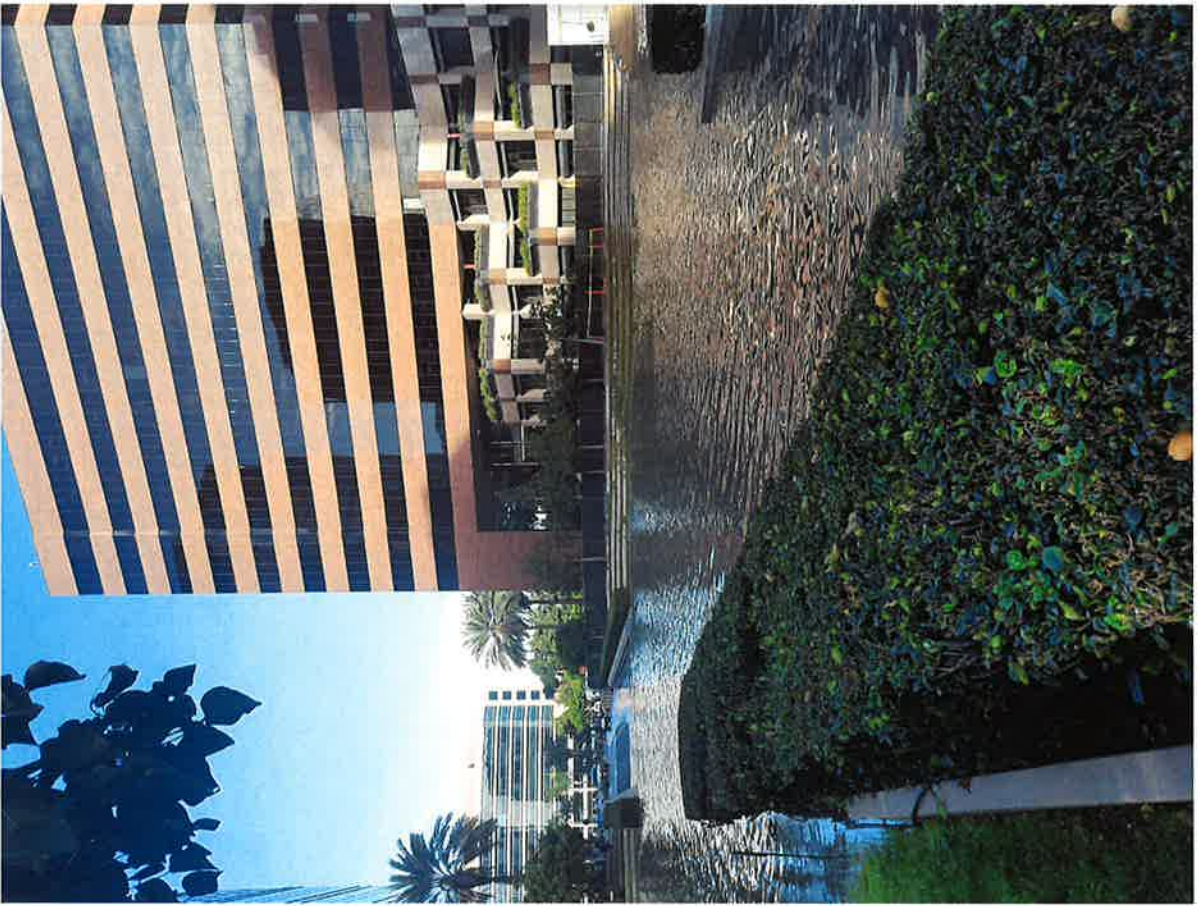


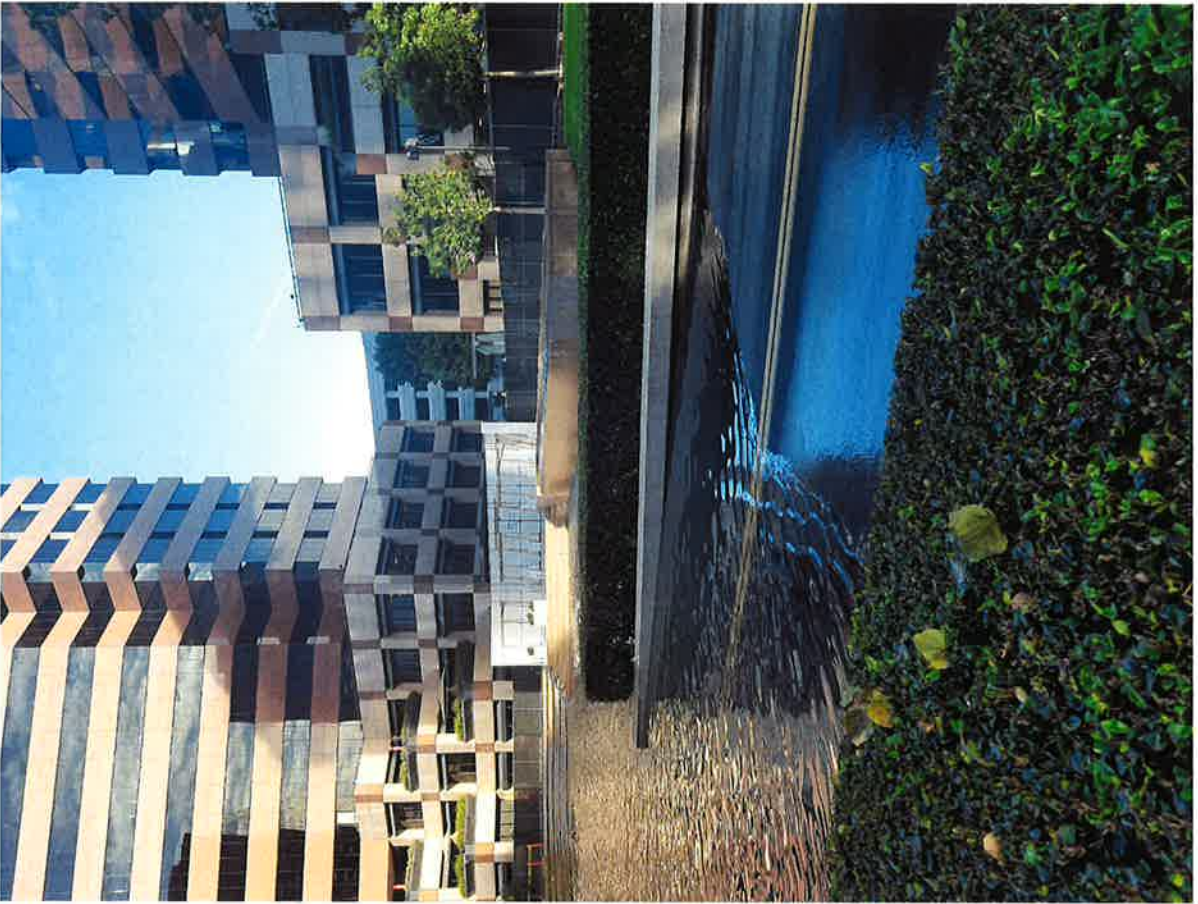


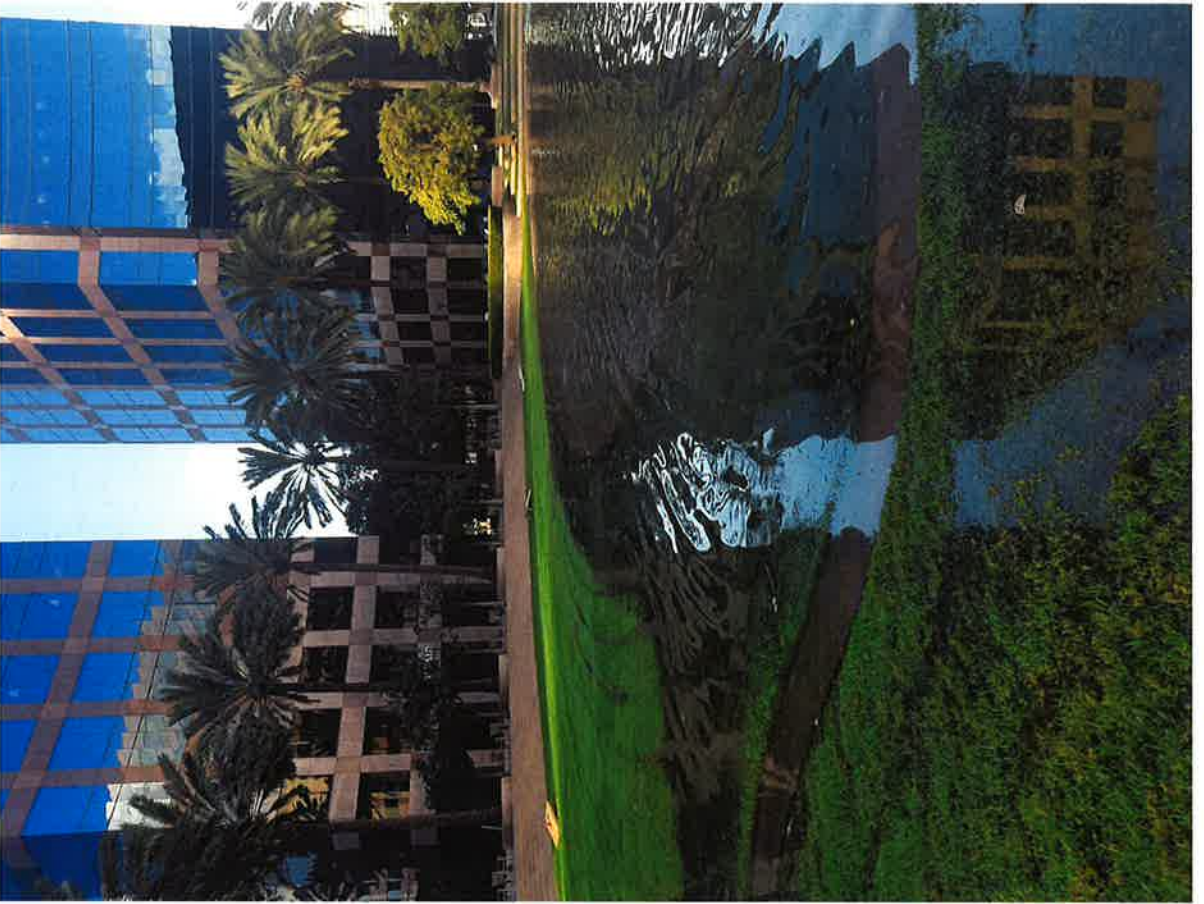
















for more information: <http://www.digitallibrary.com>

From: [Palladino, Mike @ Irvine](#)
To: [Dickerson, Ted @ Newport Beach](#)
Subject: Pics of Flood
Date: Wednesday, December 11, 2019 10:12:46 AM

Here are a few pictures. I've asked Greg, and my engineers as well, to take pictures so you'll have at least some photographic record of what things looked like at the height of the flooding. I'll forward to you any that they forward to me.







Thank you.

Mike

Michael J. Palladino, CPM, RPA | Senior Real Estate Manager | Lic. [01070280](#)
CBRE | Broker Lic. [00409987](#) | Property Management
[2030 Main Street Suite 225 | Irvine California 92614](#)
T [+1 949 476-1631](#)
mike.palladino@cbre.com | www.cbre.com

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Ted Dickerson
Director
Asset Services
Lic. 01037331

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www.cbre.com



IRVINE RANCH WATER DISTRICT CLAIM FORM

INSTRUCTIONS: Please complete this form and submit with attachments to Irvine Ranch Water District, Risk Manager, 15600 Sand Canyon Avenue, Irvine, CA 92618.

Name of Claimant: Andrea Sura Phone: 949-632-0556 email: ajsura@cox.net

Home Address of Claimant: 2 Riverview Drive, Trabuco Canyon, CA 92679

Claimant is represented by Bike Legal, send all correspondences to 1600 N. Broadway #650, Santa Ana, CA 92706. Tel: 714-361-8200; Fax: 714-361-8250

1. Date and time of incident: October 29, 2019

2. Location of incident: Irvine Boulevard & Allred Center, Irvine, CA.

3. How did this incident occur? (Give complete information) See Attachment

4. Describe the damage that resulted from the incident: See Attachment

5. Give the name(s) of the public employee(s) causing the injury, damage, or loss, if known: Brandon Clarence Steinbeck

6. What is the approximate amount of damage sustained? TBD, Claimant is still under medical treatment
(Please give the amount claimed as of the date of presentation of the claim, including the estimated amount of any injury, damage or loss, insofar as it may be known at the time of presentation of this claim, together with the basis of computation of the amount claimed, with invoices or estimates, if appropriate.)

7. Were the police at the scene? ☒ Yes ☐ No

8. Was a report filed? ☒ Yes ☐ No (If yes, please attach a copy of the police report if available.)

9. Please attach all receipts, invoices or estimates and photographs related to this incident.

I hereby certify under penalty of perjury that the facts hereinabove set forth are true and correct to the best of my knowledge.

Signature of Claimant or Representative of Claimant: Matthew Danh, Esq. Date: 4-20-20

ADVISORY

Section 72 of the Penal Code provides that "every person who, with intent to defraud, presents for allowance or for payment to any state board or officer, or to any county, city, or district board or officer, authorized to allow or pay the same if genuine, any false or fraudulent claim, bill, account, voucher, or writing, is punishable either by imprisonment, by a fine, or both".

ATTACHMENT

3. How did this incident occur?

CLAIMANT was riding her bicycle south on Irvine Blvd in the class II bike lane. After CLAIMANT passed the intersection of Allred Centre, CLAIMANT checked for oncoming traffic so that CLAIMANT could lawfully merge into the left turn lane at Alton Parkway. CLAIMANT looked over her shoulder a few times and saw that the lanes to the left of her were clear of oncoming vehicles. Traffic was extremely light, the weather was clear, and CLAIMANT had nothing obstructing her view. CLAIMANT merged from the bike lane into the number 3, then into the number 2 lane, then into the number 1 lane, in preparation to enter the left turn lane for Alton Parkway. CLAIMANT was completely in the number 1 lane when CLAIMANT was struck by the water department truck, which was also traveling south on Irvine Boulevard.

Upon review of the unbiased video footage, it is evident that the driver of the water department truck, Brandon Clarence Steinbeck ("Steinbeck"), made zero effort to slow down to avoid striking CLAIMANT, even though CLAIMANT was clearly visible in the roadway ahead of him. The video clearly shows Steinbeck proceeding toward the red signal at a speed that was unsafe for the prevailing conditions. It was only at the very last second that Steinbeck made any evasive action to avoid striking CLAIMANT. Because of Steinbeck's unsafe speed and obvious inattention, he could not avoid striking CLAIMANT and caused his vehicle to collide into CLAIMANT, causing CLAIMANT serious injuries.

It is apparent that the officers responsible for the traffic collision report did not complete an unbiased, independent investigation. The narrative is not factual, the PCF is incorrect, and the narrative reflects an obvious bias against cyclists. More troubling is the fact that the video evidence was not reviewed, and if it was, it was completely ignored and disregarded. The investigating officers at a minimum should have reviewed the video as a part of their investigation and then they could have properly investigated Steinbeck's obvious and flagrant inattention. Additionally, they could have seen how Steinbeck failed to properly yield and approach at a reasonable and safe speed to avoid striking a cyclist lawfully preparing for a left turn.

According to the summary in the IRVINE RANCH WATER DISTRICT MEMORANDUM (see attached EXHIBIT), Steinbeck admitted that he was only looking forward because he was "focused on getting to his destination due to an urgent need for a restroom break." Clearly, this is admission by Steinbeck that he was inattentive while driving because had an urgent need to get to a restroom. Moreover, the Safety department reviewed the dash cam video of the accident and concluded that Steinbeck contributed to this accident because Steinbeck was distracted and if he had looked at his mirrors, or slowed down at Alton Parkway, he could have avoided colliding into the CLAIMANT. It was recommended that Steinbeck complete an eight-hour Smith's Defensive Driver's Training Class.

ATTACHMENT

Pursuant to the statutory authority of *Gov't Code §815.2*, Irvine Ranch Water District is liable for the wrongful acts of its employees acting in the course and scope of their employment. *Gov't Code §820(a)* provides that "Except as otherwise provided by statute (including Section 820.2), a public employee is liable for injury caused by her act or omission to the same extent as a private person.

Moreover, Irvine Ranch Water District was responsible for hiring practices and training, promulgation and implementation of policies and regulations, enforcement of school policies and regulations, and district compliance with applicable laws. These policies, regulations, and applicable laws include those necessary to protect the public.

4. Describe the damage that resulted from the incident:

Property Damage: \$12,658.99

General Damages: \$TBD

Special Damages: \$TBD

Loss of Earnings: \$TBD

Future Loss of Earnings: \$TBD

My injuries include, but are not limited to:

1. Displace fracture of the left pubic bone involving the superior pubic ramus.
2. Abnormal increased density within the subcutaneous soft tissue of the left lateral pelvis and hip, consistent with contusion.
3. Fracture of the distal shaft of the left clavicle with superior displacement.
4. Angulated displaced fracture of the left distal clavicle.
5. Abrasions.



DESIGNATION AND AUTHORIZATION FORM

Claimant(s): andrea sura

Date of Loss: 10-29-19

Our File #: _____

This **Designation** is signed pursuant to Title 10, Section 26952(c) of the California code of Regulations, and authorizes my attorney, Matthew Danh, Esq. of **Bike Legal, APC (hereinafter Attorney)**, to represent me in the above-captioned incident. This designation is valid for one-year or until my claim is resolved, whichever is longer. Nothing herein, however, shall restrict my right to substitute said attorney at my discretion.

I **AUTHORIZE FOR MY ATTORNEY** and/or his representatives, to receive all Protected Health Information, whether now existing or hereafter created, related to my past, present, or future physical or mental ability under the Standards for Privacy of Individually Identifiable Health Care Information (45 CFR Parts 160 and 164) under the Health Insurance Portability and Accountability Act of 1996 ("HIPAA") and the California Confidentiality of Medical Information Act ("CMIA").

My Attorney shall have the same access to Protected Health Information as I would. In accordance with California Probate Code §§ 4235, 4682 and 4690, the authority granted to my Attorney in this paragraph shall be effective immediately and shall not be dependent on a determination of whether or not I lack capacity.

This **AUTHORIZATION** supersedes and cancels any prior authorizations for the release of employment and medical records signed by me. You are instructed to furnish my attorney, or his representatives, the following information pertaining to the above-captioned incident.

MEDICAL RECORDS: Medical records, charts, reports, bills, graphs, x-rays and notes.

EMPLOYMENT DATA: Personnel attendance and wage records of employer or school, including all records of every kind related to earnings and employment.

INVESTIGATIVE RECORDS: Police, ambulance, fire, and other related investigative reports, records, documents and papers of every kind or nature concerning the above-captioned incident or other incidents in which the undersigned was involved.

The **REVOCATION** effectively revokes all authorizations previously signed by me and given to any insurance company, their agents or representatives, for the release of employment and medical records. Demand is made that the original said authorization(s) be returned to my attorney, Matthew Danh, Esq. of **Bike Legal, APC**, immediately along with copies of all records obtained with the authorization(s) which are in any way related to me.

A photocopy of this authorization shall be as valid as the original.

X Andrea Sura

Date Oct 30, 2019

X _____

Date _____

X _____

Date _____

1 **PROOF OF SERVICE**

2 I am a resident of the State of California, over the age of eighteen years, and not a party
3 to the within action. My business address is 1600 N. Broadway, Suite 650, Santa Ana, CA
4 92706.

5 On April 21, 2020, I served the following document(s):

6 **IRVINE RANCH WATER DISTRICT CLAIM FORM**

7 on the interested parties in the action:

8 Irvine Ranch Water District
9 Attn: Risk Management
10 15600 Sand Canyon Avenue
11 Irvine, CA 92618

12 Claire Hervey Collins, Esq.
13 Hanson Bridgett
14 777 South Figueroa Street, Suite 4200
15 Los Angeles, CA 90017
16 Telephone: (213) 395-7650/Facsimile: (213) 395-7665
17 Email: ccollins@hansonbridgett.com

18 [X] BY EXPRESS MAIL: By placing [] the original [X] a true copy thereof enclosed in a
19 sealed envelope addressed as shown herein below. I am readily familiar with the business
20 practice for collection and processing correspondence for mailing with the United States Postal
21 Service. I know that the correspondence was deposited with the United States Postal Service on
22 the same day this declaration was executed in the ordinary course of business and that the
23 envelopes were sealed, with postage thereon fully prepaid, placed for collection and mailing on
24 this date, following ordinary business practices at Santa Ana, California.

25 [X] E-MAIL: ccollins@hansonbridgett.com

26 [X] FACSIMILE TRANSMISSION: By placing sending a true copy thereof addressed as
27 shown herein below. I am readily familiar with the business practices of this office. At the time
28 of transmission, I was at least eighteen years of age and not a party to this action. By use of
29 facsimile machine, I served a copy of the above-listed document(s) on the above-listed
interested parties in the within action by transmitting by facsimile machine. The facsimile
machine I used complied with California Rules of Court, Rule 2.301, and no error was reported
by the machine. Pursuant to California Rules of Court, Rule 2.304, I caused the machine to
print a transmission record of the transmission. F: (213) 395-7665

1 I declare under penalty of perjury under the laws of the State of California that
2 the above is true and correct, executed on April 21, 2020, at Santa Ana, California.

3
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5 

6 Denise Baca
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