

AGENDA
IRVINE RANCH WATER DISTRICT
ASSET MANAGEMENT COMMITTEE
TUESDAY, SEPTEMBER 29, 2015

CALL TO ORDER 12:00 p.m., Committee Room, Second Floor District Office
15600 Sand Canyon Avenue, Irvine, California

ATTENDANCE Committee Chair: John Withers _____ Committee Member: Peer Swan _____

<u>ALSO PRESENT</u>	Paul Cook	_____	Tanja Fournier	_____
	Rob Jacobson	_____	_____	_____
	Cheryl Clary	_____	_____	_____
	_____	_____	_____	_____

COMMUNICATIONS

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

INFORMATION

5. ASSET OPTIMIZATION – LAKE FOREST / SERRANO SUMMIT
PROPERTY ENVIRONMENTAL PERMITTING AND DEVELOPMENT
UPDATE – JACOBSON/CLARY

Recommendation: Receive and file.

6. WOOD CANYON VILLAS APARTMENTS GENERAL PARTNER PLAN
TO RE-PIPE BUILDINGS –JACOBSON/CLARY

Recommendation: Receive and file.

ACTION

7. SAND CANYON PROFESSIONAL CENTER – PHASE II DEVELOPMENT
MARKET UPDATE AND CIVIL ENGINEER RECOMMENDATION –
JACOBSON/CLARY

Recommendation: That the Board approve the retention of Fuscoe Engineering to provide civil engineering services for the Sand Canyon Professional Center Phase II office building and authorize the General Manager to execute a contract with Fuscoe Engineering for an amount not to exceed \$143,000.

OTHER BUSINESS

8. Directors' Comments:

9. Adjourn

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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 Irvine Ranch Water District Board of Directors in connection with a matter subject to discussion or consideration at an open meeting of the Board of Directors are available for public inspection in the District's office, 15600 Sand Canyon Avenue, Irvine, California ("District Office"). If such writings are distributed to members of the Board less than 72 hours prior to the meeting, they will be available from the District Secretary of the District Office at the same time as they are distributed to Board Members, except that if such writings are distributed one hour prior to, or during, the meeting, they will be available at the entrance of the Committee Room of the District Office. The Irvine Ranch Water District Committee Room is wheelchair accessible. If you require any special disability-related accommodations (e.g., access to an amplified sound system, etc.) please contact the District Secretary at (949) 453-5300 during business hours at least seventy-two (72) hours prior to the scheduled meeting. This agenda can be obtained in alternative format upon written request to the District Secretary at least seventy-two (72) hours prior to the scheduled meeting.

September 29, 2015

Prepared by: Rob Jacobson

Submitted by: Cheryl Clary

Approved by: Paul Cook



ASSET MANAGEMENT COMMITTEE

ASSET OPTIMIZATION – LAKE FOREST / SERRANO SUMMIT PROPERTY ENVIRONMENTAL PERMITTING AND DEVELOPMENT UPDATE

SUMMARY:

Staff will provide an update on the environmental permitting status for wetlands and habitat located on the City of Lake Forest's (City) planned civic center site. Staff will also provide a revised project schedule based on recent discussions with the permitting agencies and input from the District's entitlement consultant, Lewis Operating Group (Lewis). The revised schedule includes anticipated permitting approval dates, completion of a planned Development Agreement (DA) amendment with the City and estimated submittal and approval dates for the revised tentative tract map, Environmental Impact Report (EIR) addendum and final tract map. Also, based on recent recommendations from Lewis' senior management team, a revised timeline for marketing and sale of the residential project will be reviewed.

BACKGROUND:

In July 2008, the Board approved a DA between the District and the City providing terms under which development could occur on the Serrano Summit project. The DA was subsequently approved by the City Council in August 2008. In February 2012, the City Council approved the Serrano Summit tentative tract map (TTM) depicting the future planning areas and corresponding Area Plan for the property, and included certification of a project-specific EIR. The Serrano Summit project will include up to 608 residential units, neighborhood and passive parks, a city hall and civic center complex, and IRWD operating facilities.

In April 2012, the District retained Lewis to manage the process to obtain a recordable final map for the Serrano Summit project. Obtaining a recordable final map is an important entitlement milestone and is expected to add significant value to the property.

Environmental Permitting Status:

Early in the final map process, the District's environmental consultant, VCS Consultants, identified certain jurisdictional wetlands issues on the Civic Center property requiring additional Army Corp of Engineers (ACOE) permitting authorization not addressed in the City-managed EIR. The City received notification from the ACOE in July 2013 that permitting would be completed under its Letter of Permission (LOP) process. While the LOP is more intensive than the nationwide permit referenced in the EIR, it is less intensive and costly than the ACOE's Standard Individual Permit (SIP) process.

The ACOE permit application included proposed site plan modifications to the City's Civic Center site in order to mitigate impacts. The planned onsite mitigation would result in a reduction of about 1.50 useable acres from the City's planned "nine net acre" pad as defined in the DA.

In October 2014, the ACOE notified VCS and the City that it had determined the project no longer qualified for permitting under its LOP process and would instead require an SIP. Following significant discussions with the ACOE regarding the change from the LOP process, the City and VCS submitted a revised application for an SIP in early December 2014.

Staff will provide an update on the permitting status for the ACOE, U.S. Fish and Wildlife Services and California Department of Fish and Wildlife. A revised schedule of key milestones and target dates for environmental permitting approvals, submittal and approval of a revised TTM, EIR addendum, and completion of a final tract map is attached as Exhibit “A”. Also, based on recent input from Lewis’ senior management team, a revised timeline for the marketing and sale of the residential project is included in the updated schedule.

FISCAL IMPACTS:

The approved capital budget amount for the Asset Optimization – Lake Forest Property (Project No. 1264) is \$6,709,150. To date, project expenses for entitlement consulting, project planning and design, permits, fees and processing total \$5,287,575.

ENVIRONMENTAL COMPLIANCE:

This project is subject to the California Environmental Quality Act (CEQA) and in conformance with the California Code of Regulations Title 14, Chapter 3, Article 7, an EIR was certified by the City of Lake Forest on February 7, 2012.

RECOMMENDATION:

Receive and file.

LIST OF EXHIBITS:

Exhibit “A” – Revised Residential Development Key Milestones

Exhibit "A"

SERRANO SUMMIT

Residential Development Key Milestones Planning

Tuesday, September 15, 2015



	Start		Completion	
1 Initial Entitlement Update	October	2015	April	2016
TTM Update				
Area Plan Update				
EIR Addendum				
DA Amendment				
2 Civic Center IP Issuance	November	2015		
3 Final Entitlements	March	2016	October	2016
Final TTM				
Rough Grading Plan				
Infrastructure Plans				
Landscape Streetscape Plans				
Park Plans				
Final Cost Estimate				
4 Update of Market Study & Lotting Study	March	2016	July	2016
5 Preparation of Sales Package	August	2016	September	2016
6 Issuance of Sales Package	September	2016	December	2016
7 Selected Builder(s) B Maps /Architecture	January	2017	September	2017
8 Site Development	September	2017	March	2018
9 Site Grand Opening	March	2018		

September 29, 2015
Prepared by: Rob Jacobson
Submitted by: Cheryl Clary
Approved by: Paul A. Cook 

ASSET MANAGEMENT COMMITTEE

WOOD CANYON VILLAS APARTMENTS GENERAL PARTNER PLAN TO RE-PIPE BUILDINGS

SUMMARY:

The Wood Canyon Villas apartment property (Wood Canyon) is a limited partnership investment between the District's real estate entity Bardeen Partners, Inc. (Bardeen), as the sole limited partner, and Western National Properties (WNP), as general partner and property manager. Based on a significant increase in the occurrence of pipe leaks at the property, and resulting costs for repairs and damage to personal property, representatives from WNP will provide the Committee with its plan to replace copper pipes within all of the buildings over an 18- to 24-month period. Total estimated project costs of \$3.34 million have been included in the proposed Wood Canyon (calendar year) 2016 capital budget. At the meeting, staff and WNP will discuss the following:

- Updated data on pipe leak occurrences, related costs and property damages;
- Western National Builders' (WNB) recommended re-pipe specifications, a preliminary project cost estimate and expected schedule for replacement of the copper pipes; and,
- Wood Canyon's current cash balances, projected cash flows and project funding analysis.

BACKGROUND:

In 1991, the District's real estate entity, Bardeen Partners, Inc. entered into an *Agreement of Limited Partnership of Wood Canyon Villas, L.P.* (Agreement) with Western National Properties providing for the construction of a \$22 million, 230-unit apartment complex in Aliso Viejo. Bardeen made an equity investment of \$6 million, and tax-exempt housing bonds issued through the County of Orange financed the remaining project costs. The Agreement provides for Bardeen to earn a 9.0% preferred return on its investment and participate in the profit potential upon a sale of the property. Construction was completed in February 1993, and stabilized occupancy was reached in October 1993.

The property is currently 96.0% occupied and had net operating income of \$2.9 million for the fiscal year ended June 30, 2015.

Pipe Leaks / Proposed Re-Pipe Project:

Apartment units at the Wood Canyon Villa property have experienced an increasingly significant number of leaks in recent years, occurring in both the building slabs and interiors. In addition to repair expenses, the leaks also resulted in costs to repair or replace residents' damaged personal property and inconveniences to residents. Based on a report provided by WNP, the property experienced 55 pipe leaks including 18 located within the slabs during 2014, and 34 pipe leaks including 5 slab leaks through June 30, 2015.

WNP's construction subsidiary, Western National Builders, analyzed alternatives that it and other apartment owners are using at properties with similar copper pipe leak issues. Among the alternatives researched were epoxy lining of existing pipes and replacing the copper pipes with a PEX piping alternative. After testing of units at Wood Canyon, WNP determined that the PEX piping alternative would provide the best and most cost effective long-term solution to the pinhole leak issue at the property.

WNP requested cost estimates from four pre-qualified contractors to re-pipe the buildings. In addition to construction costs, WNP has estimated other anticipated project expenses including temporary relocation reimbursements (average \$1,500 per unit), cleaning and re-painting of units, moving of resident contents/materials, potential lost lease income, enhanced security services and other miscellaneous costs.

Based on preliminary cost estimates provided by the four contractors, WNP estimates total project costs of \$3.34 million, which would be funded by Wood Canyon's current cash balances and expected cash flows during the planned construction period. A copy of WNP's construction project cost summary and project schedule are attached as Exhibit "A". Representatives from WNP will review the cost projections, cash flow analysis and rationale for use of the PEX piping alternative with the Committee at the meeting.

FISCAL IMPACTS:

Based on a cash flow analysis provided by WNP, it is anticipated that estimated project costs of \$3.34 million would be funded by currently available and future cash flows from the Wood Canyon property. It is not expected that monthly preferred return payments to the District will be reduced or delayed.

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" – WNP Construction Cost Summary and Project Timeline

Exhibit "A"

WOOD CANYON	230	# of units
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REPIPE PROVISIONAL BUDGET

Plan to repipe lines by occupied unit clusters and buildings that are failing as well as that needed to perform same. Consider related value oriented task that could be performed for less cost than separately if desirable to operations/ownership.

# of U	type	wt/qty	wt/val
107	# of 1x1	47%	30%
123	# of 2x2	53%	70%
0	# of 2x3	0%	0%
0			
353	# of bthrms (value)		
18	Time - elapsed mo		

Per Unit Cst	Subtotals
\$ 8,490.42	\$ 908,475
\$ 16,980.84	\$ 2,088,643
#DIV/0!	\$ -
\$ 13,031	\$ 2,997,118

P PLUMBING (occupied)

Per Unit Cst	Subtotals
\$ 7,439	\$ 1,711,011

NUI Other than Unit Interior Plumbing related to Repiping

\$ 437	\$ 100,500
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UIR Unit Interior Repiping with Uponor PEX material

A) Related to Unit Interior Repiping - Plumbing

\$ 6,224	\$ 1,431,511
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B) Related to Unit Interior Repiping - Other than Plumbing

\$ 778	\$ 179,000
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C) Other related costs

\$ -	\$ -
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GC GENERAL CONDITIONS

\$ 3,330	\$ 765,946
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LOG Logistics for Construction

\$ 309	\$ 71,118
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LAB Labor for safety, Protection, Moving material

\$ 848	\$ 195,040
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SEC Security for both static site patrol and dynamic working hours

\$ 843	\$ 193,788
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DSS Direct Site Supervision: Onsite scheduling & notifications; safety/protection/clean complete verification

\$ 880	\$ 202,500
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OTR Other related costs

\$ 450	\$ 103,500
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Contingency

\$ 1,077	\$ 247,696
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Fee & G/L

\$ 1,185	\$ 272,465
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CONSTRUCTION PROJECT COST

GRAND TOTAL

\$ 13,031	\$ 2,997,118
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WOOD CANYON VELOCITY PLAN

vel#2

CORPORATE ASSIGNMENT	PRE-CONSTRUCTION	--- PROJECT EXECUTION ---
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	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	S Units \$ 121,750						170 Units \$ 2,167,500						54 Units \$ 695,668.00						\$ 2,997,118	
	\$ 12,200.00																			
	2014						2015						2016						2017	
Timeline	Prior	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17
Qty Units	1	0	0	3	2	0	0	3	4	5	6	7	8	9	10	11	12	13	14	15
GC in prep				\$ 40,000	\$ 6,000	\$ 6,000	\$ 6,000													
\$ 12,750	\$ 12,200	\$	\$ 38,250	\$ 25,500	\$	\$	\$	\$ 127,500	\$ 127,500	\$ 127,500	\$ 255,000	\$ 255,000	\$ 255,000	\$ 255,000	\$ 255,000	\$ 255,000	\$ 255,000	\$ 255,000	\$ 255,000	\$ 255,000
	* Approval 7/10/15																			
	Vacant Unit Prototyping																			
	Set log up																			
	Logistics																			
	WNB Staffing Plan: Superintendent, Project Manager																			
	Award Contract						Schedule Set													
	Tenant Notification																			

230
58,000
2,997,118

Years	2014
Qty Units	1
Timeline	Prior
U per Yr	\$ 1,500
WNPM	\$ 1,500
WNB	

2015					2016												2017			
1	2	2	10	10	10	20	20	20	20	20	20	20	20	20	14	1	1	1		
Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17

September 29, 2015

Prepared by: Rob Jacobson

Submitted by: Cheryl Clary

Approved by: Paul Cook

ASSET MANAGEMENT COMMITTEE

SAND CANYON PROFESSIONAL CENTER – PHASE II DEVELOPMENT MARKET UPDATE AND CIVIL ENGINEER RECOMMENDATION

SUMMARY:

Staff and the District's commercial real estate brokers, Voit Commercial and Cushman Wakefield, will provide an update on office leasing and construction activity in the Irvine Spectrum and surrounding market areas. Staff will also provide a recommendation for civil engineering services related to design, planning and permitting of the planned Phase II office building at the Sand Canyon Professional Center site. Based on feedback from brokers, completed and approved building plans will significantly improve the marketability of the building by reducing the project completion schedule by approximately six to eight months.

BACKGROUND:

In February 2008, the Board approved Phase I of the Sand Canyon Office Project on land adjacent to the Sand Canyon headquarters site. Phase I included construction of a 16,400 square foot medical office building, a community meeting room and the reconfiguration of the majority of the existing employee parking area. Phase I was completed in early 2012 and the medical office building is fully leased.

Phase II of the approved campus master plan includes the planned construction of an approximate 71,000 square foot professional office building on the remaining vacant land. The medical and professional office combination was originally recommended in a land use study, and the resulting tenant diversification has been further supported by other local real estate professionals based on the site's zoning, trip allocation constraints and market data for the area.

With improvements in office construction and leasing activity in the Irvine area, the District's brokers began marketing a build-to-suit office building on the site in June 2014. Based on initial feedback and concerns expressed by potential tenants and other commercial/office professionals regarding the previous conceptual building design, IRWD retained architects Ware Malcomb to provide revised conceptual designs for the future Phase II office building. The preliminary design concepts were reviewed with the Asset Management Committee in late 2014 and early 2015. In June 2015, Ware Malcomb was selected by the Committee to provide architectural services for the project.

Orange County Office Market Update:

The District's brokers will provide an update on office lease demand and construction activity in the Irvine Spectrum market area, as well as surrounding sub-market areas. The brokers will also provide updated lease rate expectations based on recently completed professional office and creative office leases in the area.

Architect Proposals and Selection:

Staff requested proposals from three qualified firms to provide civil engineering services for the Phase II office project. The three firms include Fuscoe Engineering, RBF Consulting and Hall & Foreman, Inc. A copy of the Request for Proposal is attached as Exhibit “A”. Proposals were received from Fuscoe and RBF.

Based on the proposals received, staff recommends that Fuscoe Engineering be retained to provide required civil engineering services for the Phase II office project. Fuscoe is recommended due to its experience with similar office projects and its competitive fee proposal. Fuscoe also has a strong rapport with the Irvine Company’s design team and City of Irvine planning staff. A copy of Fuscoe’s Scope of Services & Fee Proposal is attached as Exhibit “B”.

Next Steps:

Upon Committee approval of the project civil engineer selection, staff will request Board approval of contracts for architectural and civil engineering services. Consistent with the design phase of previous District investment properties, staff anticipates a collaborative process with input from the Asset Management Committee, staff, the District’s commercial brokers and design consultants.

FISCAL IMPACTS:

Projected design, planning and construction costs for the Sand Canyon Professional Center Phase II project of \$17.6 million are included in the FY 2015-16 Capital Budget (EPMS No. 11885/Oracle No. 6210). The proposed fee to retain Fuscoe Engineering for civil engineering services is not to exceed \$143,000 (including an allowance for estimated reimbursable expenses of \$5,500).

Stabilized net operating income for the Phase II property in Year-3 is estimated at \$1,790,000/year, or a Return on Costs (including land) of approximately 8.7%, assuming an initial lease rate of \$2.00/square foot (NNN) and annual rent increases of 2.5%

ENVIRONMENTAL COMPLIANCE:

A Final Environmental Impact Report has been prepared, certified and the project approved by the County of Orange Environmental Management Agency in compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended), codified at California Public Resources Code Sections 21000 et. seq., and the State CEQA Guidelines in the Code of Regulations, Title 14, Division 6, Chapter 3.

RECOMMENDATION:

That the Board approve the retention of Fuscoe Engineering to provide civil engineering services for the Sand Canyon Professional Center Phase II office building and authorize the General Manager to execute a contract with Fuscoe Engineering for an amount not to exceed \$143,000.

LIST OF EXHIBITS:

Exhibit “A” – Sand Canyon Professional Center – Civil Engineering RFP
Exhibit “B” – Fuscoe’s Scope of Services & Fee Proposal

**SAND CANYON PROFESSIONAL CENTER
PHASE II OFFICE BUILDING**



**REQUEST FOR PROPOSAL
FOR CIVIL ENGINEERING SERVICES**

REQUEST DATE: Monday – August 10, 2015
RESPONSE DUE DATE: Wednesday – August 19, 2015, 5:00 pm

Introduction:

The Irvine Ranch Water District (IRWD) is requesting a proposal from your firm to provide civil engineering services related to a planned 71,000 square foot office building, which will complete the build-out of IRWD's Sand Canyon Professional Center campus. IRWD intends to construct and hold the building primarily for long-term lease purposes. The property site is a vacant parcel located at the corner of Waterworks Way and Odyssey in Irvine, CA (see attached). The conceptual campus site plan, which includes the IRWD headquarters facility, a recently constructed for-lease medical office building and the planned office building were previously approved by the City of Irvine and Irvine Company (design). Detailed plans which included the reconfiguration of the IRWD headquarters parking area and medical office property were completed and approved in 2009.

General Project Information/Scope of Work:

The Scope of Work for the project shall include all industry standard civil engineering requirements, construction documents, any mapping required and construction/post-construction services for the planned office building, campus plaza area and other related sitework. The selected firm will work in coordination with an architect and other consultants to be retained separately by IRWD.

Expected deliverables include all necessary plan approvals needed for issuance of permits from required agencies/entities including the City of Irvine, Irvine Company (design), etal. Key features and criteria for the planned building and surrounding area include:

- An approximate 71,000 gross square foot, concrete tilt-up construction two-story building with planned rooftop deck/patio area
- Creative office and/or general office use
- Minimum Standard LEED certification required (Silver and higher levels to be evaluated)
- Exterior building design and finishes to compliment exterior design/finishes of adjacent IRWD headquarters facility and medical office building
- Covered parking/carport consistent with existing type (approximately 20-25 spaces)
- Outdoor central campus plaza area design and improvement plans
- Parking lot ratio goal of 4.5/1000

Other Project Requirements:

IRWD's Asset Management Committee (AMC) and Board of Directors will have an active role in the design review process. Any required Committee/Board meeting attendance shall be on a time and materials basis.

Project References:

Provide project and contact reference information for 3-4 similar type building design projects completed by your firm in the past three years.

Submittal Instructions:

Your fee proposal should include the following:

- A Basic Services fee schedule and description of industry standard civil engineering services to be provided including:
 - o Preliminary Engineering Requirements:
 - Research, boundary survey, topo survey, base map and other necessary project requirements
 - o Construction Documents, Plan Processing and Permitting:
 - Horizontal control plan, precise grading plan, storm drain plan, hydrology requirements, sewer and water plans, erosion control plan, demolition plan, required traffic/street plans, SWPPP/water quality control plan and other project requirements
 - o Construction & Post Construction Services
 - Field/job site visits, clarifications and responses to information as requested, prepare civil punch list and final certification, prepare As-Built drawings
- Allocation of hours included for attendance at client/consultant meetings.
- Your firm's hourly rates fee schedule for additional required work.
- A not-to-exceed reimbursable expense amount with a breakdown of line items.
- A proposed schedule assuming client, architect and other project consultants meet industry standard design schedules.

Please provide your electronic proposal no later than Wednesday, August 19 at 5:00 PM.

Recipient's questions may be directed to Rob Jacobson, Director of Treasury & Risk Management, at 949-453-5358, or by email at Jacobson@irwd.com

Hard copies may be delivered to: 15600 Sand Canyon Avenue
Irvine, CA 92618



Exhibit “B”



Irvine
San Diego
Ontario
Los Angeles
El Centro
San Ramon

August 19, 2015

Mr. Rob Jacobson
Director of Treasury & Risk Management
Irvine Ranch Water District (IRWD)
15600 Sand Canyon Avenue
Irvine, CA 92618

**RE: Civil Engineering Services Proposal for
Sand Canyon Professional Center, Phase II Office Building**

Dear Rob:

As the Irvine Ranch Water District approaches the final build out of the Sand Canyon Professional Center, selecting the right civil engineering team for the Phase II Office Building project is of great importance. You will need a qualified team not only with critical skills and abilities, but proven expertise to successfully deliver your project.

Fuscoe Engineering has assembled an exceptional team that will fully meet your needs. We bring three key advantages to this project.

1. An experienced, local and available team

Fuscoe Engineering offers an experienced team you can **trust**. We specialize in projects of this type and size, having provided services for numerous significant buildings throughout Southern California. Our firm is headquartered in Irvine within minutes of both your project site and your office. With a staff of 170 employees, 12 of which are LEED Accredited professionals, Fuscoe Engineering is easily accessible and readily available to accommodate your needs.

- Fuscoe has dedicated our firm Principal, **Trevor Dodson, PE**, to lead this project. Trevor has extensive experience overseeing work on comparable projects. He's worked on the original IRWD Headquarters Campus as well as other projects for the IRWD, such as the Serrano Summit Area Plan. Moreover, he's provided services for multiple projects throughout the city of Irvine including Cypress Village, Los Olivos Apartments, and Orchard Hills residential neighborhood.
- **Ian Adam, CPSWQ, QSD**, is also a firm Principal and will serve as Stormwater Manager. He has extensive experience in providing hydromodification and LID services. Ian's technical background in water quality combined with his engineering and regulatory experience provides clients with a uniquely trained individual able to work with stakeholders, regulatory agencies and other consultants.
- **Kurt Troxell, PLS**, has 25 years of experience in the survey/mapping arena. He will serve Mapping Manager and oversee all mapping services for this project. Kurt worked on the topographic and constraints map for the original IRWD Headquarters Campus and is very familiar with IRWD's real property assets.

REGISTERED PROFESSIONAL ENGINEER

16795 Van Karman, Suite 100, Irvine, California 92606 • tel 949.474.1960 • fax 949.474.4315 • www.fuscoe.com

2. Fuscoe knows the City of Irvine

Fuscoe Engineering has been headquartered in Irvine since our inception in 1992 and over the years have processed one hundred plus projects through the City of Irvine. Our team members are extremely familiar with all City processing requirements and have developed strong relationships with city staff.

3. Fuscoe brings innovative and creative thinking to all of our projects.

The IRWD can achieve significant benefits by hiring a reliable team of experts who have collaborated to provide innovative solutions that include ways to reduce costs, accelerate schedules and add value to our clients' projects.

"Fuscoe is one of those rare engineering firms that is visionary in sustainable community design. They have a passion for finding synergistic and practical solutions across all professions in the design process."

Tina Christiansen, Former Assistant Director, Redevelopment Agency, City of Irvine

We are excited, committed and prepared to begin this project immediately upon your selection and look forward to working with the IRWD in the successful delivery of your project.

Best regards,

FUSCOE ENGINEERING, INC.

A handwritten signature in black ink, appearing to read "T. Dodson". The signature is fluid and cursive, with a large initial "T" and a stylized "D".

Trevor Dodson, PE
Principal



Irvine
San Diego
Ontario
Los Angeles
El Centro
San Ramon

Exhibit A
Scope of Services & Fee Proposal
Irvine Ranch Water District
Sand Canyon Professional Center

August 19, 2015

1.0 PROJECT DESCRIPTION

This project is to construct a 71,000 square foot office building to complete the build out of IRWD's Sand Canyon Professional Center Campus. The project site is currently vacant and is approximately 5.5 acres in size and located at the corner of Odyssey and Waterworks Way in Irvine.

2.0 PURPOSE OF SERVICES

Provide civil engineering services including research, mapping, design, survey, reconstruction work, and construction/post construction services. The project is to be considered as one phase for design purposes. This does not include construction surveying.

3.0 BASIC SERVICES

PRELIMINARY ENGINEERING

Task 1. Research and Site Evaluation

Research, compile and analyze existing record engineering plans and reports and survey and mapping data to establish criteria and constraints for design, including a site visit. A base map indicating existing improvements, lot lines, rights-of-way, easements, existing utilities, site features, and topography will be shown. Title Report and prior mapping efforts to be provided by client, if available. Items from Tasks 2 and 3 will be incorporated into the base map.

Fee \$1,750

Task 2. Boundary Verification

Field verify boundary including existing monument search.

Fee \$2,500

Task 3. Topographic Survey (Aerial)

Prepare a Topographic Survey Map from aerial photogrammetry. This task includes aerial network ground control and photogrammetric services. Contours will be plotted at an interval of one foot (1').

Fee \$6,500

Full Service Engineering

Scope of Services & Fee Proposal

Irvine Ranch Water District

Sand Canyon Professional Center

August 19, 2015

Task 4. Plot Plan

Prepare one computer generated and dimensioned Plot Plan to show final lot lines, building footprints, setback dimensions, streets, drive aisles, parking zones, and common use/recreational areas. Revisions by Client and architect are not included.

Fee \$5,000

Task 5. Supplemental Topography

Prepare Field Topography to supplement existing Topography of site-specific locations, such as edge conditions, locations and elevations of existing improvements and areas where proposed improvements join existing improvements.

Fee \$4,000

Task 6. Low Impact Development Hierarchy Evaluation

Using the criteria set forth in the OC Technical Guidance Document (2013), evaluate the feasibility of implementing LID BMPs with respect to the infiltration, harvest and reuse, biotreatment and treatment control BMPs. Utilize the technical criteria to determine which BMPs are more appropriate and are most compatible with the site plan. Once the preferred BMP is identified, optimize the size, location and typical detail through an iterative process to meet the volume-based treatment requirements.

Fee \$3,500

Task 7. Preliminary Grading and Drainage

Prepare a Preliminary Grading and Drainage Study. Work includes preliminary earthwork quantities to achieve earthwork balance, and rule of thumb hydrology to determine storm drain sizing and preliminary alignments. Preliminary grading will also conceptualize the site edge conditions as well as indicate any proposed retaining walls. This study will be refined with Client and agency input to reflect the general design for this project. Includes BMP's required for water quality. This also includes implementation on the findings from Task 6.

Fee \$8,500

Task 8. Fire Master Plan

Prepare one Fire Master Plan showing fire access and hydrant locations for OCFA review. Assumes alternative means and methods is not required.

Fee \$3,500

Preliminary Engineering Subtotal \$35,250

16795 Von Karman, Suite 100, Irvine, CA 92614

Scope of Services & Fee Proposal

Irvine Ranch Water District

Sand Canyon Professional Center

August 19, 2015

CONSTRUCTION DOCUMENTS

Task 9. Water Quality Management Plan (WQMP)

Prepare a WQMP in conformance with the requirements of the local Agency and NPDES Stormwater Permit, as approved and amended from time-to-time by the local Regional Water Quality Control Board. WQMP shall include site design, source control, LID features and treatment control BMPs and an approved Operation and Maintenance Agreement for all approved BMPs.

Fee \$9,000

Task 10. Precise Grading Plan

Prepare and submit for approval one Precise Grading Plan with finish surface design outside the building footprint. Sidewalks and fencing to be shown for reference only with construction details per Landscape Architect's plans. Includes agency plan check revisions, construction notes, quantities and construction details. Excludes roof deck level grading plan. Includes horizontal control plan, erosion control plan, demolition plan and rough grade plan.

Fee \$32,000

Task 11. Stormwater Pollution Prevention Plan (SWPPP)

Prepare a SWPPP for construction use by the Client, compliant with the State Water Resources Control Board's General Construction Permit. The SWPPP shall prescribe Best Management Practices (BMPs) consistent with CASQA Stormwater BMP Handbook. SWPPP shall include risk assessment calculations, phasing exhibits, and post-construction water quality measures. Preparation of the SWPPP also includes enrollment of the project on the State's SMARTS database including NOI, submittal of Permit Registration Documents and obtainment of WDID number. All associated enrollment and annual fees will be provided by the Client. Note: Construction site inspections, rain response monitoring, Annual Reports, SWPPP Updates and Change Of Information (COI) / Notice Of Termination (NOT) not included and provided under separate authorization.

Fee \$6,500

Task 12. Sewer and Water Plans

Prepare and submit for public agency approval, one set of Sewer Improvement Plans. Plan will indicate sewer main alignment and sizing, manholes, laterals, and sewer profiles. Includes plan check revisions, construction notes, quantities, and construction details. Included with the sewer plans will be one set of Domestic Water Improvement Plans. Plan will indicate water main alignment and sizing, and locations and sizing of fire hydrants, water meters, and valves. Includes plan check revisions, construction notes, quantity estimate and details. Field survey of potholing provided by others at connections to existing facilities is/is not a part of this work.

Fee \$9,500

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Task 13. Underground Fire Plan

Prepare and submit one set of Underground Fire Plans. Includes Fire Marshall approval and verification of fire flows. Includes coordination with fire sprinkler consultant for locations and sizing of detector checks and fire lines. Includes plan check revisions, construction notes, quantities, and construction details.

Fee \$4,500

Task 14. Onsite Storm Drain Plans

Prepare and submit for approval one set of Onsite Storm Drain Plans for storm drain within the connector road. On-site local hydrology and hydraulic calculations are included with this task.

Fee \$7,500

Task 15. Drainage Report

Prepare and submit for agency approval one Drainage Report. Includes hydrology and hydraulic calculations, required hydromodification calculations, and plan check revisions.

Fee \$6,500

Task 16. Composite Utility Plan

Prepare one Composite Utility Plan for the project which indicates the proposed and existing sewer, water, storm drain, power, telephone, gas, and CATV systems, as well as manholes, valves, vaults, transformers, street lights, and fire hydrants. Assumes dry utility consultant will provide electronic files of the utilities within their scope of work.

Fee \$2,500

Task 17. Legal Description and Exhibit

Prepare one legal Description and Exhibit for sewer and water easements.

Fee \$4,000

Task 18. Design Phase Project Coordination

Provide Design Phase Project Coordination, such as meeting attendance, coordination with design team and consultants, and special studies as requested by Client.

Hourly (*Estimate) \$8,000

Construction Documents Subtotal \$90,000

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CONSTRUCTION AND POST CONSTRUCTION SERVICES

Task 19. Construction Phase Project Coordination

Provide Project Coordination during construction including field consultation, substantial conformance reviews, site visits, and bond exoneration assistance. Includes responses to RFI's, review of submittals, as-built preparation, civil punch list, clarifications, and issuance of certifications. Does not include survey efforts.

Hourly (*Estimate) \$12,000

Construction and Post Construction Services Subtotal \$12,000

TOTAL FEE PROPOSAL \$137,250

OPTIONAL SERVICES

Task 20. Specifications

Prepare technical specification documents for the work outlined above. Task assumes Client or Architect to provide "boilerplate" specifications for civil specified construction items that Consultant shall redline and/or edit.

Fee \$4,500

Task 21. Miscellaneous Exhibits

Prepare miscellaneous exhibits for as requested by the Client.

Hourly (*Estimate) \$4,000

Task 22. Landscape and Building Footprint Changes

Import revised architectural footprints and landscape bases at design development and construction document level.

Hourly (*Estimate) \$4,000

Items not included:

1. Traffic Control Plans
2. Offsite Improvement Plan or Calculations
3. Potholing Existing Utilities
4. Technical Site Plan
5. Tentative and Parcel Tract Map
6. Roof Deck Grading Plan

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SUMMARY OF SCOPE OF WORK AND FEES

Preliminary Engineering

Task 1.	Research and Site Evaluation	Fee	\$1,750
Task 2.	Boundary Verification	Fee	\$2,500
Task 3.	Topographic Survey (Aerial)	Fee	\$6,500
Task 4.	Plot Plan	Fee	\$5,000
Task 5.	Supplemental Topography	Fee	\$4,000
Task 6.	Low Impact Development Hierarchy Evaluation	Fee	\$3,500
Task 7.	Preliminary Grading and Drainage	Fee	\$8,500
Task 8.	Fire Master Plan	Fee	\$3,500
Preliminary Engineering Subtotal			\$35,250

Construction Documents

Task 9.	Water Quality Management Plan (WQMP)	Fee	\$9,000
Task 10.	Precise Grading Plan	Fee	\$32,000
Task 11.	Stormwater Pollution Prevention Plan (SWPPP)	Fee	\$6,500
Task 12.	Sewer and Water Plans	Fee	\$9,500
Task 13.	Underground Fire Plan	Fee	\$4,500
Task 14.	Onsite Storm Drain Plans	Fee	\$7,500
Task 15.	Drainage Report	Fee	\$6,500
Task 16.	Composite Utility Plan	Fee	\$2,500
Task 17.	Legal Description and Exhibit	Fee	\$4,000
Task 18.	Design Phase Project Coordination	Hourly (*Est.)	\$8,000
Construction Documents Subtotal			\$90,000

Construction and Post Construction Services

Task 19.	Construction Phase Project Coordination	Hourly (*Est.)	\$12,000
Construction and Post Construction Services Subtotal			\$12,000

TOTAL \$137,250

Reimbursables Budget (Est.) \$5,500

***Not to exceed without prior authorization**

This Fee Proposal is Valid for Thirty (30) Days from the Date of this Document.

Fusco Engineering, Inc. will perform the services on a fixed fee basis, except where noted. Services rendered outside of the scope will be performed at prevailing hourly rates. Costs of blue-printing, deliveries and out-of-pocket expenses are not included and will be considered reimbursable. A 10% surcharge will be added to the reimbursables to cover handling expenses.

It is the policy of Fuscoe to meet all schedule requirements while maintaining a competent and professional level of service. In return, it is expected that all invoices will be paid within thirty (30) days of receipt. Failure to do so could result in cessation of services and/or reassessment of service.

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