



**WATER
AGENCY**

**Award a Contract for Design-Build Services
and Amend Owner's Representative Support
Services Contract for
Mochó PFAS Treatment Plant**

Zone 7 Board Meeting

March 18, 2026

Mariza Sibal, Associate Civil Engineer

Agenda

- Background
- Progressive Design-Build Services
- Owner's Representative Support Services
- Project Schedule

Supports Multiple Strategic Plan Initiatives and Goals



Water Reliability

**Goal B:
Reliable Water Supply
and Infrastructure**

Initiative 6

Continue to effectively implement infrastructure projects in the Water System CIP



Water Quality

**Goal C:
Safe Water**

Initiative 10

Implement the Mocho Wellfield PFAS Treatment Project

Impacts to Mocho Wellfield Production

Mocho wellfield and MGDGP are offline due to PFAS and unavailable until treatment can be implemented

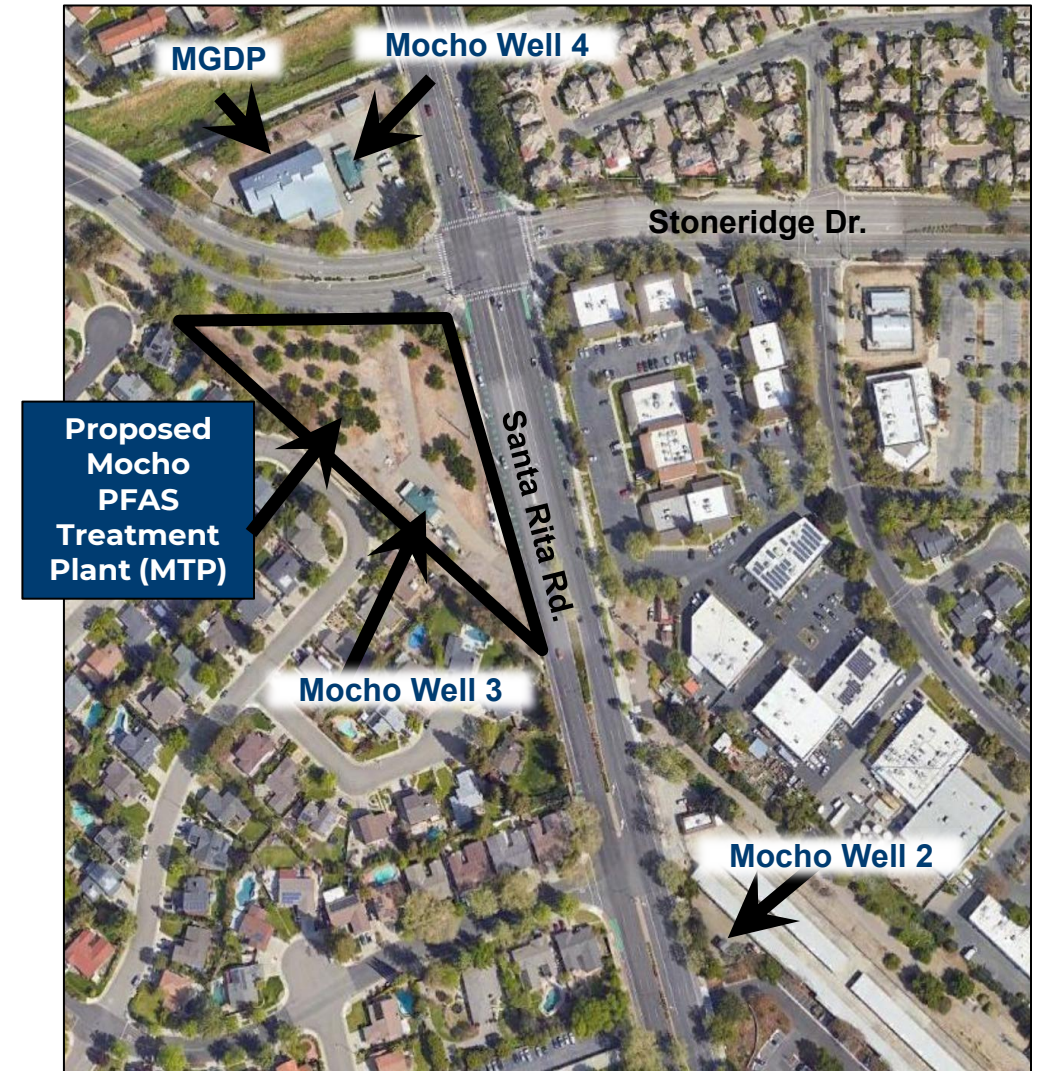
Significant reduction in system redundancy

- Loss of 16 MGD of production or approximately 40% of Zone 7's groundwater production

Reduced water supply reliability, especially during dry years

Inability to meet salt management goals

Best way to mitigate these impacts is to implement the Mocho PFAS Treatment Plant (MTP) project as quickly as possible



Project Actions to Date

Pre-Design Work

- Conceptual design report completed December 2024
- Owner's Representative (OR) was procured for the project
- PDB team selection completed

Public Outreach - Community meeting held September 2025

CEQA - Final IS/MND being prepared for adoption

Land Coordination

- January 2026 Board action completed DSRSD ROW acquisition
- Staff working with City of Pleasanton and DSRSD on ROW acquisition


Progressive Design-Build (PDB) Overview

- Enables innovation
- Risk mitigation
- Value engineering
- Cost transparency and competitive pricing
- Accelerated project schedule



How does PDB Work?

Phase 1: Pre-Construction Phase

- Basis of design
- Detail design up to 60% 
- Value engineering and constructability reviews
- Iterative cost estimates through 60% guaranteed maximum price (GMP)

Early procurement packages for long-lead equipment

GMP at
60% Design

Phase 2: Construction Phase

- Final design submittals
- Construction, including early procurement packages
- Start up, commissioning, and acceptance testing
- Training

Off-Ramp
Provision

Zone 7 may exercise an
“off-ramp”

PDB Procurement

Competitive Procurement Process

- Received proposals from six firms
- Selection based on:
 - Qualifications
 - Approach
 - Separate evaluation from owner's representative for best value

PDB Contract Award Recommendation

- Garney Pacific, Inc. (Garney Pacific), in partnership with Hazen and Sawyer, was the highest ranked firm
- Garney Pacific was unanimously recommended to provide the PDB services

Owner's Representative Support Services

Carollo Engineers, Inc., previously authorized to provide Owner's Representative services

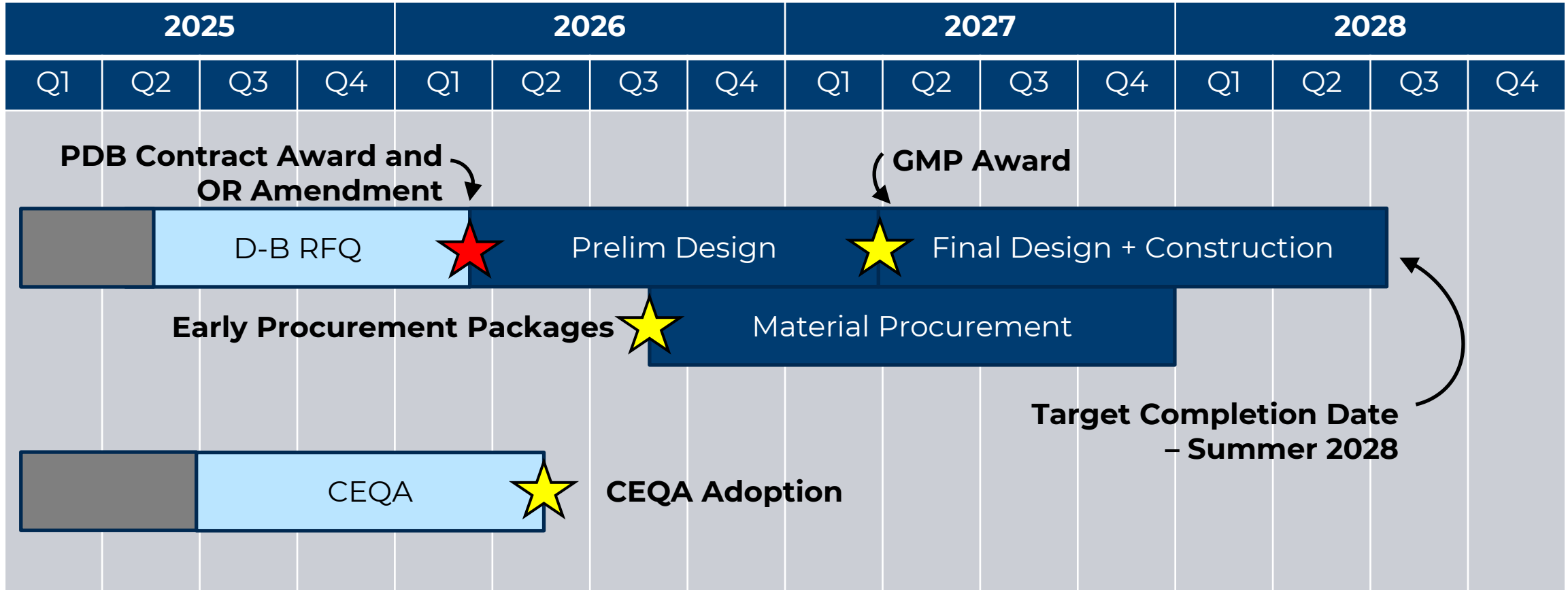
Pre-Construction Services Scope

- Cost confirmation
- Review technical submittals and procurement deliverables
- Evaluate risk assessment
- Assist with GMP negotiation
- Support right-of-way acquisition

Recommendation

Amend contract to provide support services during the Pre-Construction Phase

Project Schedule and Upcoming Actions



Project Costs

Project Component	CIP Budget
Mochó PFAS Treatment Plant (MTP)	\$48.5M
MGDP RO Replacement/Expansion	\$4.6M
Production Well Replacements	\$1.3M
Total	\$54.4M

Recommendation

- Authorize the General Manager to negotiate, execute, and amend as needed, a professional services agreement with Garney Pacific, Inc., for Progressive Design-Build Pre-Construction Services for the Mocho PFAS Treatment Plant Project, in an amount not-to-exceed \$4,200,000, which includes a 10% contingency.
- Authorize the General Manager to amend the existing contract with Carollo Engineers, Inc., for continued Owner's Representative Support Services for the Mocho PFAS Treatment Plant Project, in an amount of \$1,670,000, which includes 10% contingency, for a total not-to-exceed amount of \$2,413,000.



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Questions?