



**WATER
AGENCY**

**AMEND THE PROGRESSIVE DESIGN-BUILD
SERVICES CONTRACT TO AUTHORIZE THE
EARLY WORKS PACKAGE FOR THE
MOCHO PFAS TREATMENT PLANT**

Zone 7 Board Meeting
August 19, 2026

Mariza Sibal, Associate Civil Engineer

Agenda

- Mocho Wellfield Background and Location
- Mocho PFAS Treatment Plant (MTP)
 - Project Overview and Progressive Design-Build Implementation
 - Early Works Package for Long-Lead Equipment
 - Project Schedule and Upcoming Actions
- Recommendation

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

Mocho Wellfield Production

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

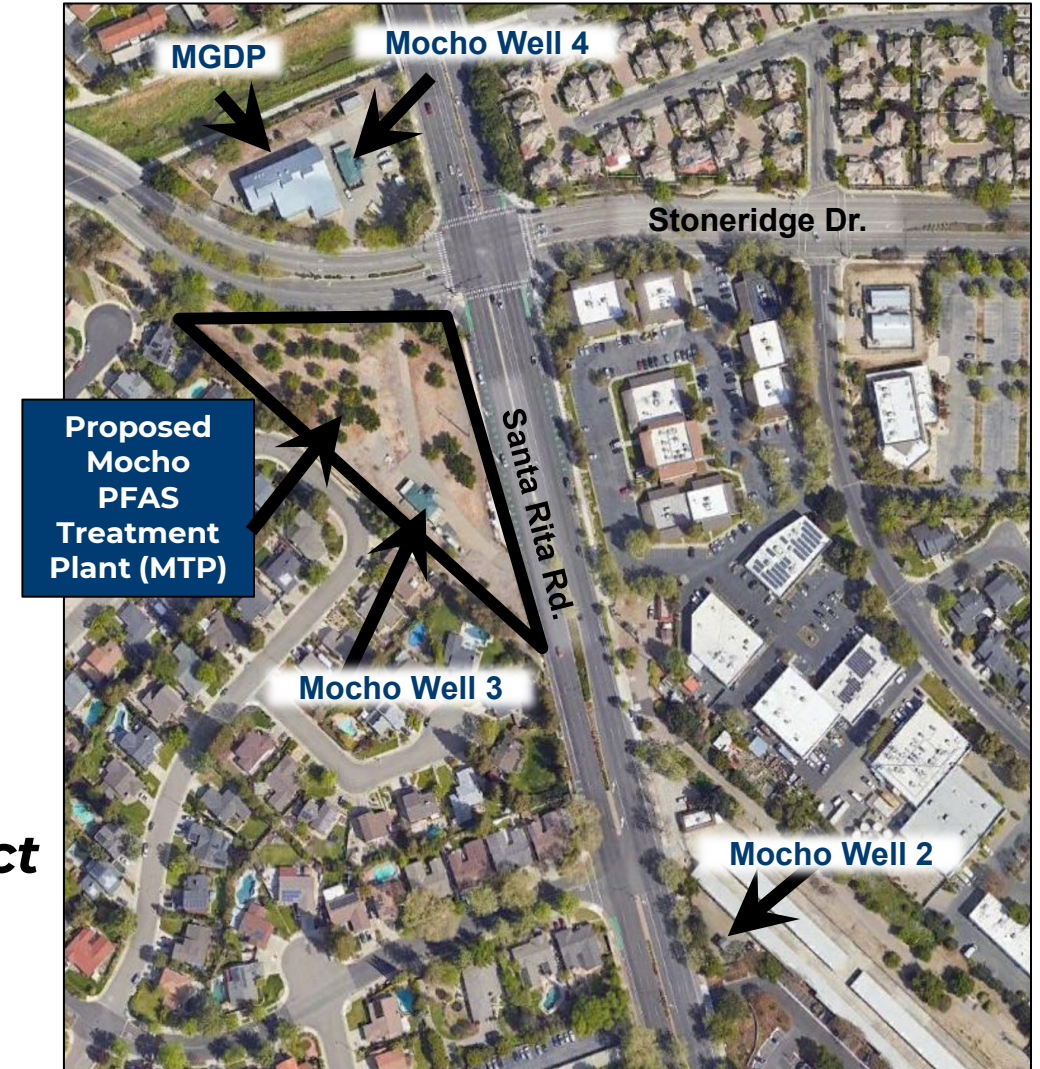
Significant reduction in system redundancy

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

The Mocho PFAS Treatment Plant (MTP) project will restore production and salt management



MTP Project Overview

Project Scope

- PFAS removal vessels, piping upgrades, site improvements, trails preservation
- MGD capacity upgrade
- Electrical switchgear upgrades
- Well pump replacements

Costs and Funding

- Adopted CIP Budget \$55M
- May secure grant opportunities in excess of \$26M, from a combination of DWR grant funding and the Emerging Contaminant Forgivable Loan program through the State Revolving Fund



Progressive Design-Build (PDB) Overview

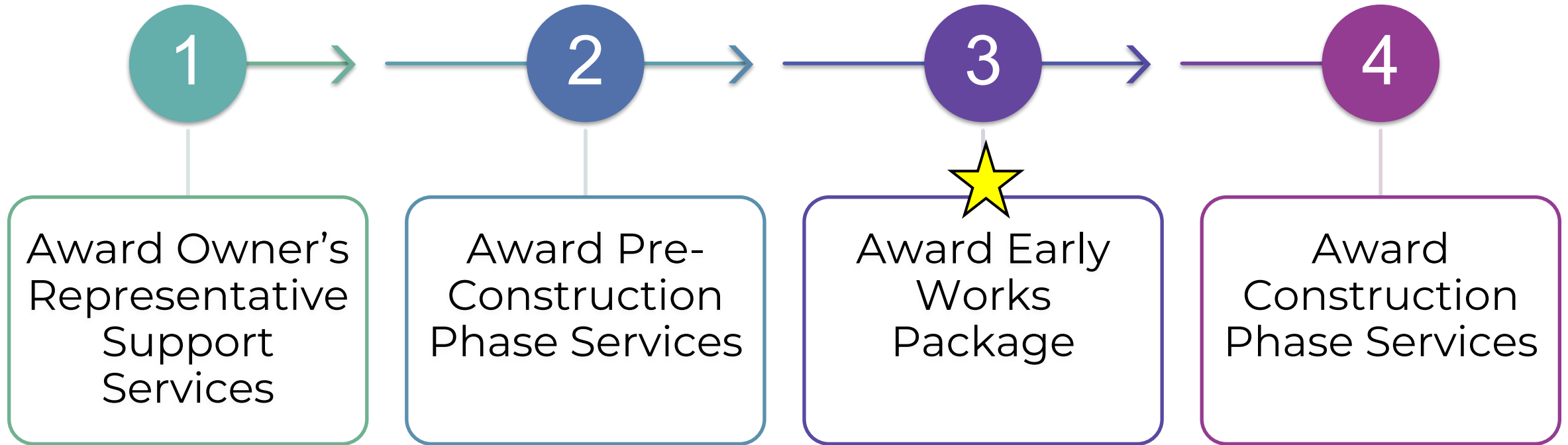
PDB is authorized under Public Contract Code and consistent with Zone 7's Procurement Policy

Benefits:

- Qualifications based selection
- Accelerated project schedule
- Early equipment procurement
- Cost transparency and competitive pricing
- Value engineering



How does PDB Work?



1 Owner's Representative Support Services

Carollo Engineers, Inc., previously completed the conceptual design report and was authorized to provide Owner's Representative services

Pre-Construction Services Scope

- Review technical submittals, costs and procurement plan
- Assist with and review Early Works Package
- Assist with Guaranteed Maximum Price (GMP) negotiation, risk assessment and mitigation, and right-of-way acquisition

- Garney Pacific was awarded the PDB contract in March 2026 for Pre-Construction Support Services
 - Basis of Design
 - Assess need for/prepare Early Works Package(s)
 - Progress design to 60% phase
 - Value engineering
 - Development of 60% GMP

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Early Works Package (EWP) Procurement

- Procurement of long-lead electrical switchgears, transformers, motor control centers, and variable frequency drives
- Provides multiple benefits to the Project:
 - Supports Project schedule by enabling completion 9-12 months earlier
 - Significantly reduces schedule risk
 - DWR grant eligibility



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Early Works Package (EWP) Procurement

- Received bids and "open book pricing" from multiple suppliers
- Competitive selection based on:
 - Specification and technical compliance
 - Costs
 - Delivery schedule
 - Vendor reliability and support
- EWP cost: \$3.8M



4 Next Step: PDB Construction Phase

- Negotiate and finalize GMP
- Amend PDB contract to authorize Construction Phase services in March 2027
 - Final design submittals
 - Construction
 - Start up, commissioning, acceptance testing, and training

Project Schedule and Upcoming Actions



Next Steps

- Continue progressing design
- Community meeting planned for September 2026
- Continue coordinating with the City of Pleasanton to secure land rights
- Negotiate GMP and award Construction Phase Services in March 2027



Recommendation

- Authorize the General Manager to negotiate and execute an amendment to Contract A26-67-GAR with Garney Pacific, Inc., to authorize the Early Works Package for long-lead electrical equipment for the Mocho PFAS Treatment Plant Project, in the amount of \$4,200,000, including a 10% contingency, increasing the total contract not-to-exceed amount from \$4,200,000 to \$8,400,000.



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Questions?