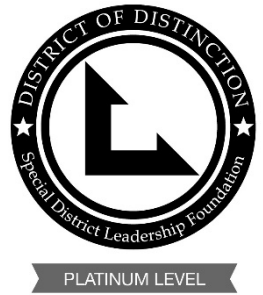




TOWN OF DISCOVERY BAY

A COMMUNITY SERVICES DISTRICT

SDLF Platinum-Level of Governance



President – Michael Callahan • Vice-President – Carolyn Graham • Director – Kevin Graves • Director – Bryon Gutow • Director – Ashley Porter

**NOTICE OF THE REGULAR MEETING
OF THE WATER AND WASTEWATER COMMITTEE
OF THE TOWN OF DISCOVERY BAY
Wednesday, March 6, 2024, 5:30 P.M.**

TO ATTEND IN PERSON: The meeting will be held at the Community Center located at 1601 Discovery Bay Boulevard.

In addition to physical attendance at the address indicated above, the Town of Discovery Bay Community Services District is offering the following teleconferencing options as an alternative means for the public to participate in this meeting.

TO ATTEND BY ZOOM WEBINAR: <https://us06web.zoom.us/j/81370654114>

TO ATTEND BY PHONE: +1 (669) 444 9171 or +1 (719) 359 4580 **WEBINAR ID:** 813 7065 4114

Download Agenda Packet and Materials at <http://www.todb.ca.gov/>

Water and Wastewater Committee Members

Chair Kevin Graves

Vice-Chair Ashley Porter

A. ROLL CALL

1. Call business meeting to order 5:30 p.m.
2. Roll Call.

B. PUBLIC COMMENTS (Individual Public Comments will be limited to a 3-minute time limit)

During Public Comments, the public may address the Committee on any issue within the District's jurisdiction which is not on the Agenda. The public may comment on any item on the Agenda at the time the item is before the Committee for consideration. Any person wishing to speak will have 3 minutes to make their comment. There will be no dialog between the Committee and the commenter as the law strictly limits the ability of Committee members to discuss matters not on the agenda. We ask that you refrain from personal attacks during comment, and that you address all comments to the Committee only. Any clarifying questions from the Committee must go through the Chair. Comments from the public do not necessarily reflect the viewpoint of the Committee members.

C. DRAFT MINUTES TO BE APPROVED

1. Approve Water and Wastewater DRAFT Special Meeting minutes of February 21, 2024.

D. DISCUSSION

1. Discussion and Possible Feedback Regarding the Upgrade to the Programmable Logic Controller of the Newport Lift Station.
2. Discussion and Possible Feedback Regarding Mobile Modular Designs for the New District Office.

E. FUTURE DISCUSSION/AGENDA ITEMS

F. ADJOURNMENT

1. Adjourn to the next Standing Water and Wastewater Committee meeting on April 3, 2024, at the Community Center located at 1601 Discovery Bay Boulevard.

"This agenda shall be made available upon request in alternative formats to persons with a disability, as required by the American with Disabilities Act of 1990 (42 U.S.C. § 12132) and the Ralph M. Brown Act (California Government Code § 54954.2). Persons requesting a disability related modification or accommodation in order to participate in the meeting should contact the Town of Discovery Bay, at (925) 634-1131, during regular business hours, at least forty-eight hours prior to the time of the meeting."

"Materials related to an item on the Agenda submitted to the Town of Discovery Bay after distribution of the agenda packet are available for public inspection in the District Office located at 1800 Willow Lake Road during normal business hours."



TOWN OF DISCOVERY BAY

A COMMUNITY SERVICES DISTRICT



SDLF Platinum-Level of Governance

PLATINUM LEVEL

President – Michael Callahan • Vice-President – Carolyn Graham • Director – Kevin Graves • Director – Bryon Gutow • Director – Ashley Porter

**MINUTES OF THE SPECIAL MEETING
OF THE WATER AND WASTEWATER COMMITTEE
OF THE TOWN OF DISCOVERY BAY
Wednesday, February 21, 2024, 5:30 P.M.**

Water and Wastewater Committee Members

Chair Kevin Graves

Vice-Chair Ashley Porter

A. ROLL CALL

1. Called business meeting to order 5:30 p.m.
2. Roll Call was taken, and all members were present including Director Porter who joined the meeting remotely due to a medical emergency.

B. PUBLIC COMMENTS (Individual Public Comments will be limited to a 3-minute time limit)

- The speaker questioned if a dollar amount would be mentioned for the site survey. Director Graves stated that item is on today's agenda.

C. DRAFT MINUTES TO BE APPROVED

1. Approve Water and Wastewater DRAFT Special Meeting minutes of January 17, 2024.

Vice-Chair Porter made a Motion to Approve the January 17, 2024 Draft Meeting Minutes.

Chair Graves seconded.

Vote: Motion Carried – AYES: 2, NOES: 0, ABSTAINED: 0, ABSENT: 0

D. UPDATES

None.

E. DISCUSSION

1. Discussion and Possible Feedback Regarding Mobile Modular Designs for the New District Office.

Presented by Josh Dean with Mobile Modular.

- Mobile Modular presented two options for new District Office Buildings.
- Option A was approximately 7000 ft² with a cost of approximately \$3,772,000.00. (\$399/ft²). This option is for the site next to the Community Center at 1601 Discovery Bay Blvd.
- Option B was approximately 5500 ft² with a cost of approximately \$2,290,000.00 (\$311/ft²). This option is for the site of the existing District Office Building on Willow Lake Road.
- Both options are shown with 9ft. ceilings.
- Approximate costs include foundations but do *not* include site work.
- Committee would like to discuss options at the March 6th Water & Wastewater Committee.

2. Discussion and Possible Feedback Regarding Additional Security Camera Installation.

Presented by Assistant General Manager Allan Cantando.

- Committee tasked staff with researching security needs in the Town.
- Staff feels the Newport Water Treatment Plant needs additional security.
- Town currently contracts with Flock and Denalect for security.
- Committee would like staff to research additional security companies and products.

F. FUTURE DISCUSSION/AGENDA ITEMS

None.

G. ADJOURNMENT

1. Adjourned at 6:15p.m. to the next Standing Water and Wastewater Committee meeting on March 6, 2024, at the Community Center located at 1601 Discovery Bay Boulevard.

DRAFT



Town of Discovery Bay

"A Community Services District"

STAFF REPORT

**AGENDA ITEM:
D1**

Agenda Title: Discussion and Possible Feedback Regarding the Upgrade to the Programmable Logic Controller of the Newport Lift Station.

Meeting Date: March 6, 2024

Prepared By: Aaron Goldsworthy, Water/Wastewater Manager

Submitted By: Dina Breitstein, General Manager

RECOMMENDED ACTION:

To Inform the Water and Wastewater Committee regarding the in-house lift station program annual upgrade of the Newport Lift Station "(LS)" Programmable Logic Controller "(PLC)."

EXECUTIVE SUMMARY:

The Town, along with Veolia, has been upgrading the district's lift station PLCs on an annual basis. The ongoing program upgrade project is being conducted in-house by Veolia. The lift station upgrades completed to date are D, E, F, J, and R. The next lift station to upgrade is the Newport LS.

The Newport LS is one of the district's largest lift stations. It receives flows from the Lakeshore development LS, The Lakes development LS's and the Bixler Dr. LS. The Newport LS takes the flow and pushes the wastewater to the Valve Station through a force main. The PLC installed at the Newport LS has limited its access from the SCADA system. The access is "view only." Upgrading the lift stations PLC allows remote access to control the pumps in the two wet wells. This also enables the operators to control and handle issues that arise more effectively, timely, and efficiently.

The District's Water and Wastewater Contractor, Veolia North America, is committed to continuing the lift station program upgrades. The decision to conduct the upgrades and improvements in-house was to reduce costs and to streamline the program project.

FISCAL IMPACT:

\$89,500

PREVIOUS RELEVANT BOARD ACTIONS FOR THIS ITEM:

None.

ATTACHMENTS:

None.

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Custom Modular Solutions

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Mobile Modular is a nationwide custom modular solutions provider. Our experts will partner with you every step of the way, from design to engineering to installation. We ensure your building is installed on time and within your budget. Our custom modular solutions are ideal for a wide range of applications and uses.



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Custom Solutions for All Major Industries



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Types of Custom Modular Solutions

- Classrooms
- Dormitories
- Administrative Space
- Courtrooms
- Government Offices
- Restrooms
- Medical Clinics
- Cafeterias
- And more!



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Capabilities of Custom Modular Solutions

- Design Build
- Turnkey Services
- Sustainable Design
- Construction Management
- Foundation Design and Installation
- Utility Design and Installation
- Platforms, Ramps, Sidewalks
- Steps and Canopies
- Site Development
- Multiple Stories
- Customizable
- High-End Exterior and Interior Finishes



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National Memberships & Affiliations

Sourcewell 

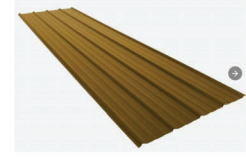
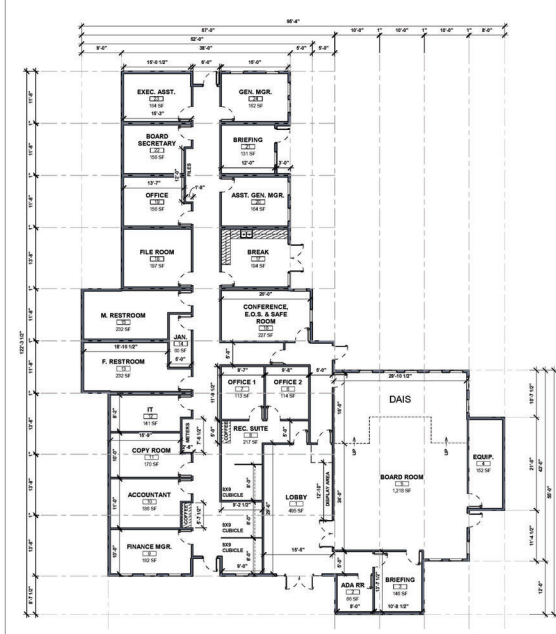
Awarded Contract

Contract # 120822-MMR



Town of Discovery Bay Offices – Option A

3D RENDERING DEPICTS APPROXIMATE LOOK OF FINISHES. FINAL SELECTIONS MAY VARY.



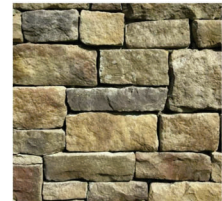
COPPER COLOR METAL ROOF



MAIN SIDING
HARDIE PANEL TEXTURED (SAND)



ACCENT SIDING
VERTICAL METAL (RED)



ACCENT SIDING
STONE VENEER

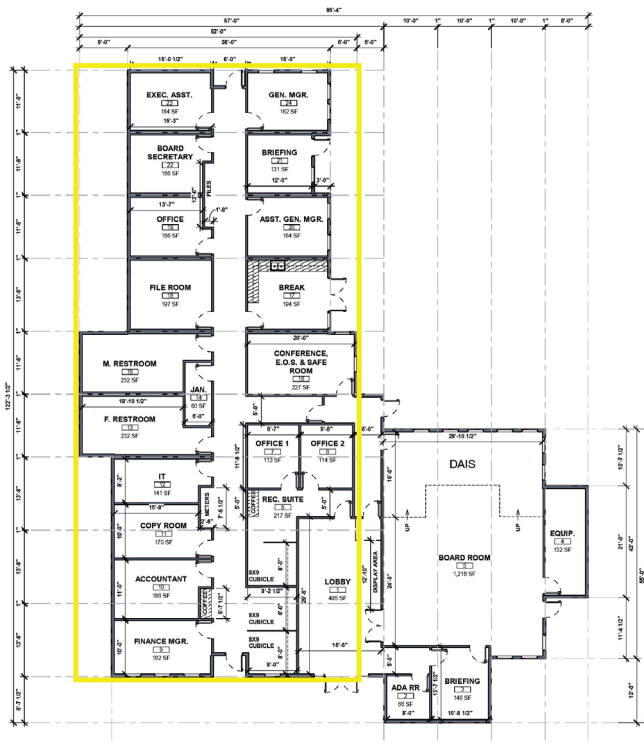
	MOBILE MODULAR CUSTOM MODULAR SOLUTIONS 144-371-0204 WWW.MOBILEMODULAR.COM	SHEET NO. A1 DATE: 11/11/2024 PROJECT: TOWN OF DISCOVERY BAY OFFICES - OPTION A DRAWN BY: [Name] CHECKED BY: [Name]	PRELIMINARY FLOORPLAN
	THIS DRAWING IS THE PROPERTY OF MOBILE MODULAR. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MOBILE MODULAR.		

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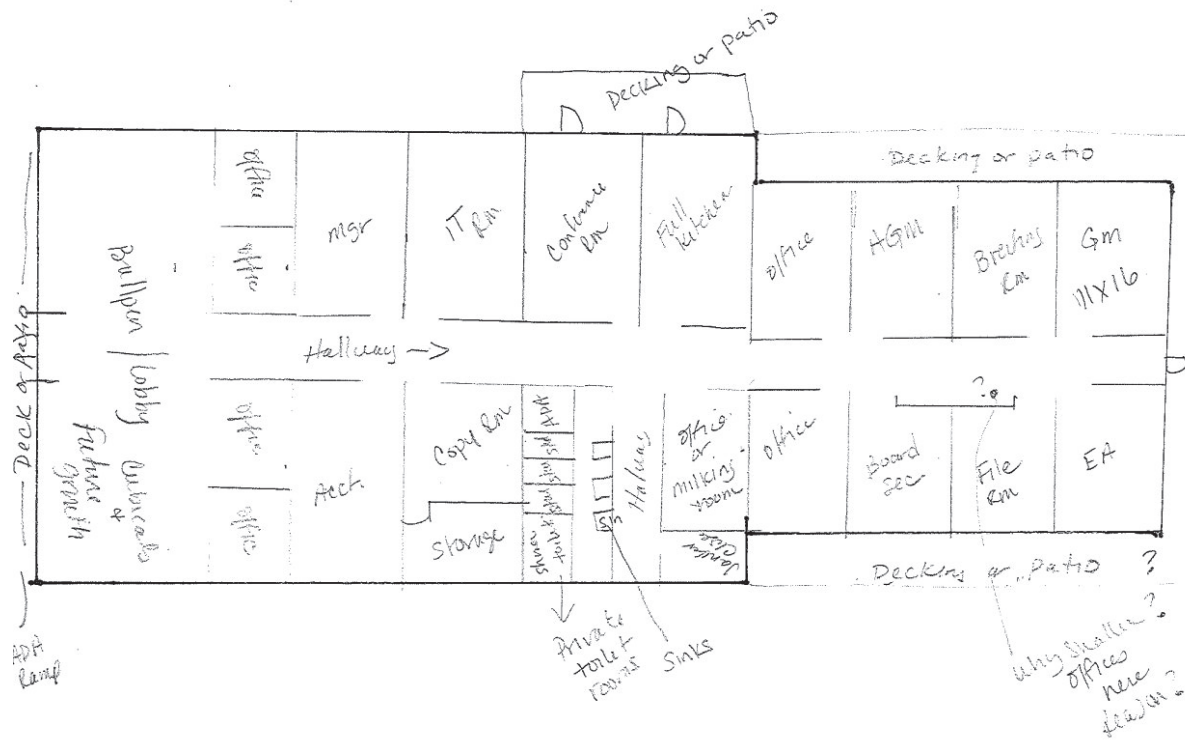
Town of Discovery Bay Offices – Option A Placement on Site



Town of Discovery Bay Offices – Developing Option B

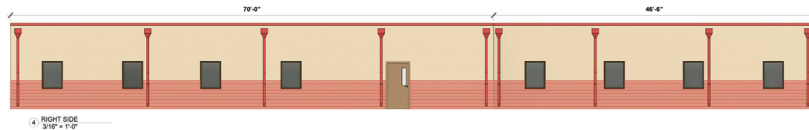
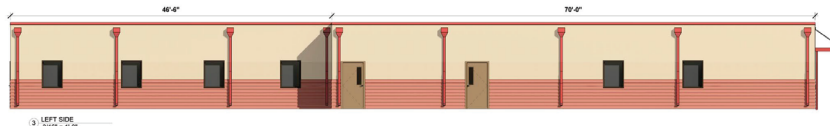
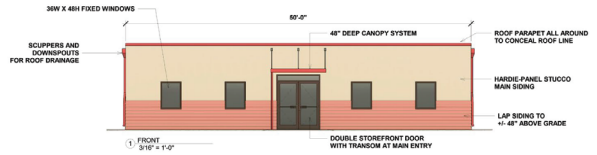
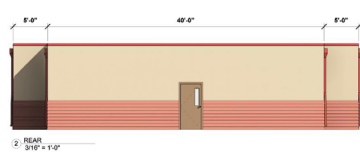
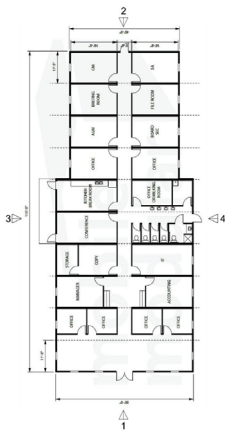


Town of Discovery Bay Offices – Developing Option B

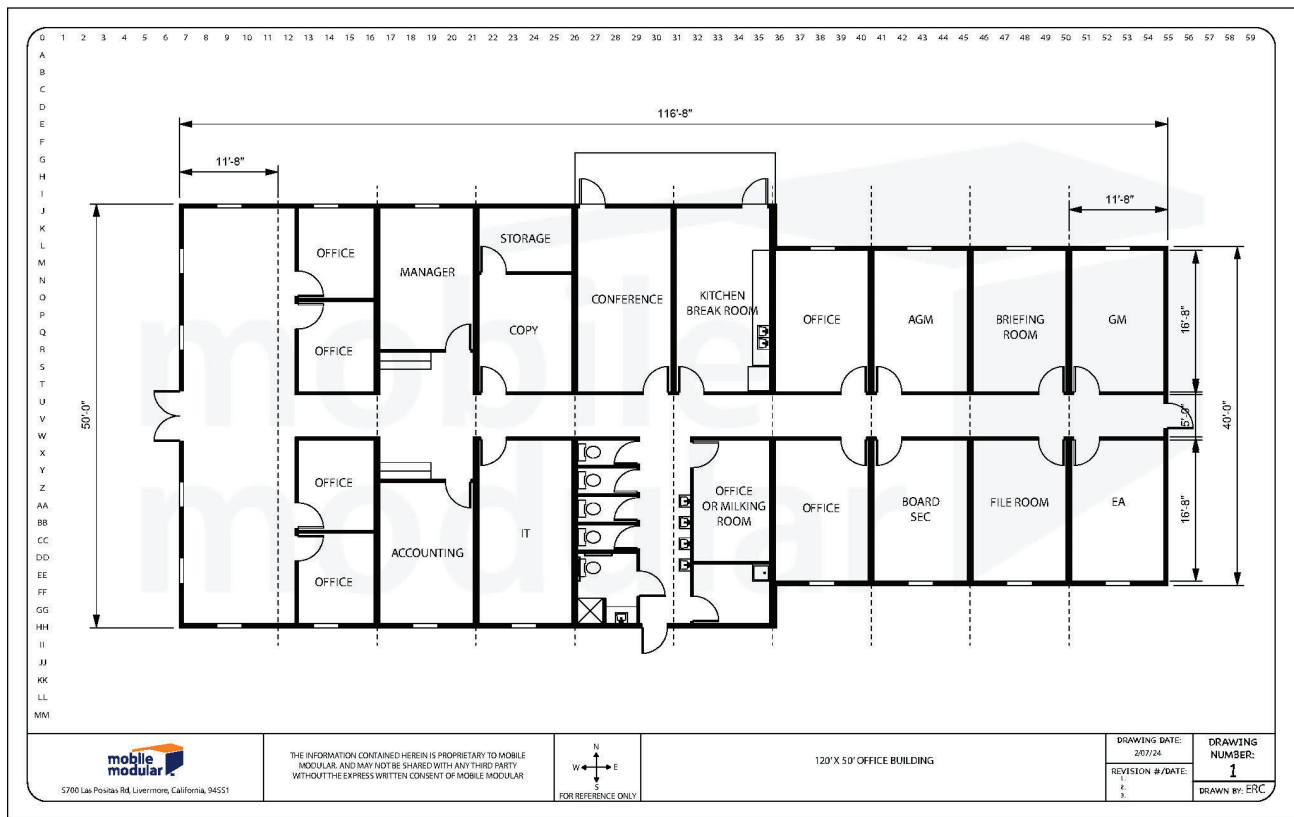


Town of Discovery Bay Offices – Option B

NOTE: RENDERING AND ELEVATIONS DEPICT APPROXIMATE MATERIALS IN A GENERIC LIGHTING CONDITION. FINAL LOOK MAY VARY. PLEASE REFER TO PRODUCT SAMPLES AND COLORS.

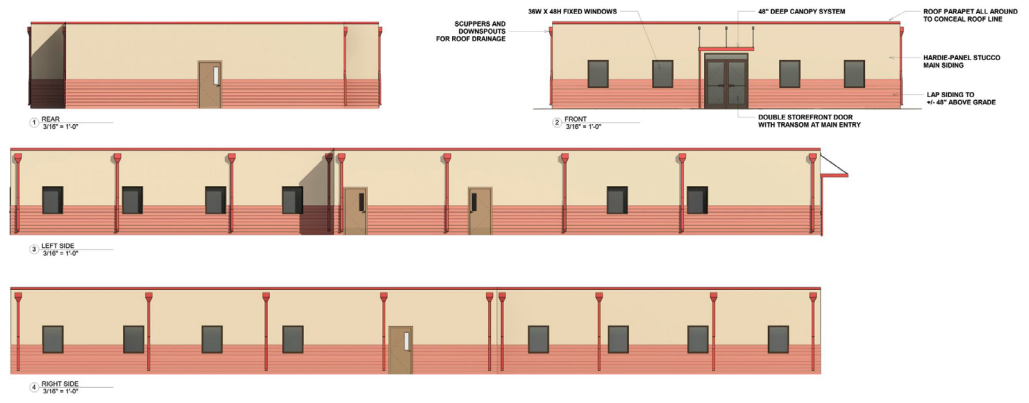


Town of Discovery Bay Offices – Option B



Town of Discovery Bay Offices – Option B

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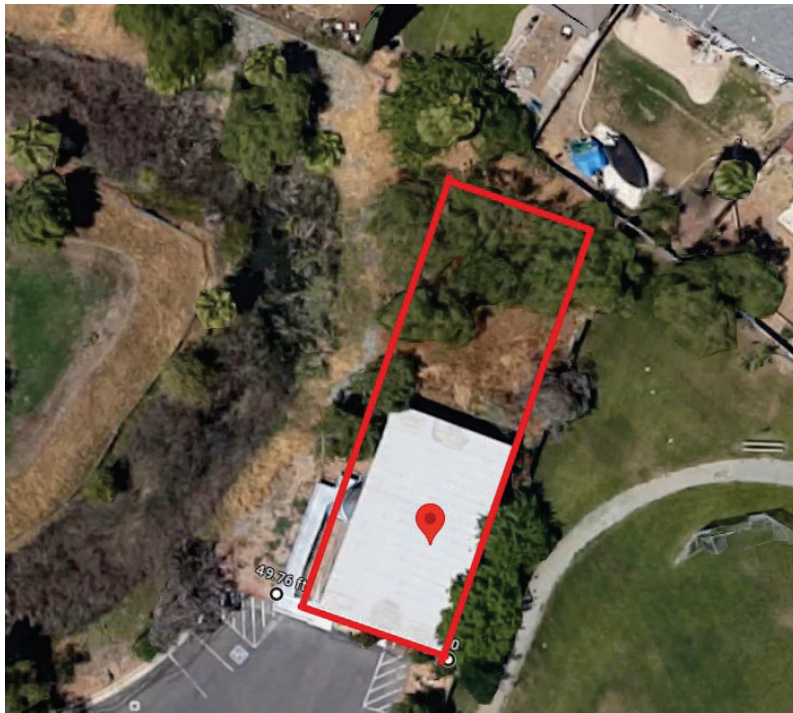



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PROJECT NO.	DATE	BY	CHKD.
A1	10/20/2023	JL	JL
REV.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	10/20/2023	JL
2	REVISED PER COMMENTS	11/01/2023	JL
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MOBILE MODULAR

Town of Discovery Bay Offices – Option B



MOBILE MODULAR

Town of Discovery Bay Offices – Option A Placement on Site





Town of Discovery Bay – New Town Modular Office Building - Project Synopsis

Project Goal:

To Provide a cost-effective, Turnkey Modular Solution, to include: Architectural/Engineering/Modular design services, 100% Construction Drawings, Site preparation, Parking lot development, Permitting, Utility connection, landscaping, hardscapes, Trellis/Awnings, life safety systems, and Modular Building Delivery and installation to include exterior and interior finishing, and furniture if required. Our goal is to provide a complete modular solution to fit your need. All designs to be generated with ADA and Title-24 compliant considerations.

Sequence of Events (Tentative & Non-Exhaustive)

- Design Contract Execution
- Design & Pre-Construction Phase (100% CDs)
 - Evaluation + Planning + Municipality research + A/HJ review
 - Modular Building + Component Design
 - Full Site (A/E)
 - Land Use Application
 - Security Fencing & Sound Wall (if required)
 - Life Safety
 - MEP design
 - Low Voltage design
 - Foundation
 - Landscaping + Irrigation Design
 - Permitting
- Site Development & Prep
 - Mobilization
 - General Site Prep & Layout
 - Construction entrance
 - Tree protection
 - Fencing as required
 - Dust Protection
 - Place Dumpsters and Construction equipment
 - Pre-Con Meetings + Site Safety + Site Supervision
 - Demolition
 - Clearing and Grubbing
 - Contour grading
 - Retention / Detention installation
 - Utility lateral routing
 - Rough Grading


MOBILE MODULAR MANAGEMENT CORPORATION
Mobile Modular is a division of McGrath RentCorp | 800.944.3442 | mobilemodular.com

Town of Discovery Bay Offices - Synopsis



- Modular Foundation installation "Pit" Style
 - Footings
 - Stem Wall
 - Access points
 - Ventilation
 - Moisture Protection
 - Pest Prevention
- Modular Delivery and installation (some items are subject to power & water added to building)
 - Modular Fabrication
 - Freight units to site & Stage
 - Crane install units onto "pit" style foundation
 - Buildings installed at grade level
 - Weld units onto foundation
 - Fit and Finish Buildings
 - Install Exterior Siding
 - Install complete roofing system
 - Install Signage
 - Deliver furniture
 - MEP crossovers and connections
- Site Finishing + Additional Modular Finishing
 - MEP Utility Connections & Final Install
 - Includes backfill and grading
 - Low Voltage / Data - Comm Installation
 - Life Safety systems Installation
 - Paint Modular interior walls
 - Install Modular flooring
 - Install Modular ceiling
 - Parking Lot installation
 - Hardscape installation
 - Finish Grading
 - Trellis / canopy installation
 - Gutter installation
 - Landscaping
 - Fencing and sound wall installation as required
- Substantial Completion
 - Punch list and repair
 - Final Cleaning
 - Close out process & Documentation

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A horizontal band with a teal background featuring a wavy, water-like texture. The text is overlaid on this band.

Water & Wastewater Office Options

Town of Discovery Bay

Requirements

- The America's Water Infrastructure Act (AWIA) was signed into law on October 23, 2018, and is enforced by the U.S. Environmental Protection Agency (EPA). The AWIA requires community drinking water systems serving more than 3,300 people to develop a Risk and Resilience Assessment (RRA) to identify risks from malevolent acts and natural hazards within the water system. The EPA provided guidelines to cover the areas of assessment that are required in the AWIA.
- To comply with AWIA, an official from the District must sign the certification stating that the RRA was completed in accordance with AWIA, and the signed certification must be submitted to the EPA water resilience website before June 30, 2021.

Requirements/Needs

- America's Water Infrastructure ACT Risk(s) (public accessibility to secure treatment process water & wastewater)
- Safety and Security (physical, doors, cameras, alarms, gates, - Cyber and natural hazard Safety and security)
- Sufficient staff space (privacy, conference rooms)
- Room for future growth
- Energy efficient & OSHA Compliant
- Existing Board Chamber issues (size, location, privacy)
- Storage space (files, plans, records, cyber security) fire safety

Building Option Listing

- Option 1 - Stay in the Existing Building
- Option 2 – Leasing Rental Space
- Option 3 – New Building
- Option 4 – New Modular Building
- Option 5 – Purchase New Property with Office Space
- Option 6 – Remodel the Community Center
- Option 7 – New Facility at Existing Site
- Option 8 – Existing Building at Riverlake and DB Blvd

Option 1 – STAY IN EXISTING BUILDING



Viable Option?

REQUIREMENTS	MEETS	DOES NOT MEET
America's Water Infrastructure ACT Risk(s) (public accessibility to secure treatment process water & wastewater)		X
Existing Board Chamber issues (size, location, privacy)		X
Safety and Security (physical, doors, cameras, alarms, gates, - Cyber and natural hazard Safety and security)		X
Sufficient staff space (privacy, conference rooms)		X
Room for future growth		X
Energy efficient & OSHA Compliant		X
Storage space (files, plans, records, cyber security) fire safety		X

PROS & CONS

PROS	CONS
N/A	Building is too small
	Insufficient heating and air (OSHA issues)
	Floor has holes (rotting)
	Walls and siding (rotting)
	Security Issues (employee safety, open water treatment plant)
	no room for growth
	Office location is difficult for vendors and residents to find
	Infrastructure Growth (space needed) water tanks and Filters
	Lacks parking

Option 2 – LEASING RENTAL SPACE

LAKEVIEW BUSINESS PLAZA

Square footage available to lease – 2,284

Terms – month to month

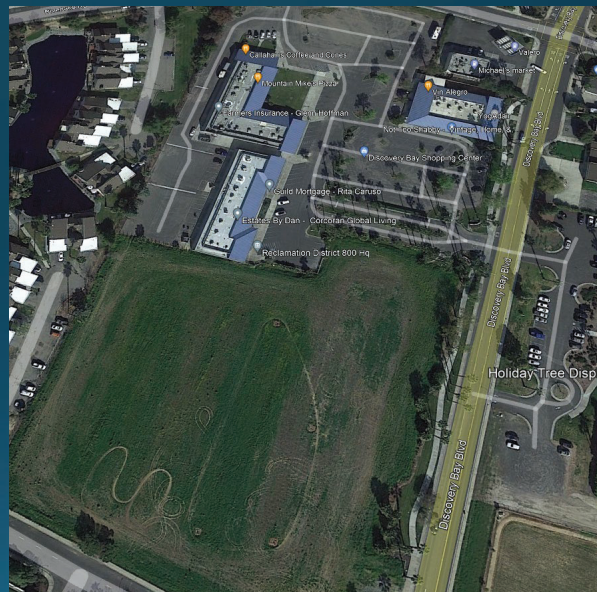


Option 2 – LEASING RENTAL SPACE

HOFMANN SHOPPING CENTER

Square footage available to lease – 2,200 or 4,800

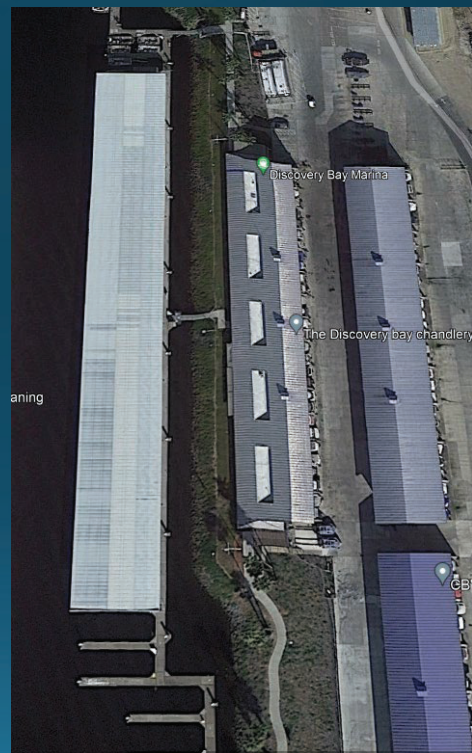
Terms – month to month, long term option only if the Tenant brings unit up to current building codes



Option 2 – LEASING RENTAL SPACE

MARINA BOARDWALK

Square footage available to lease – no
space currently available

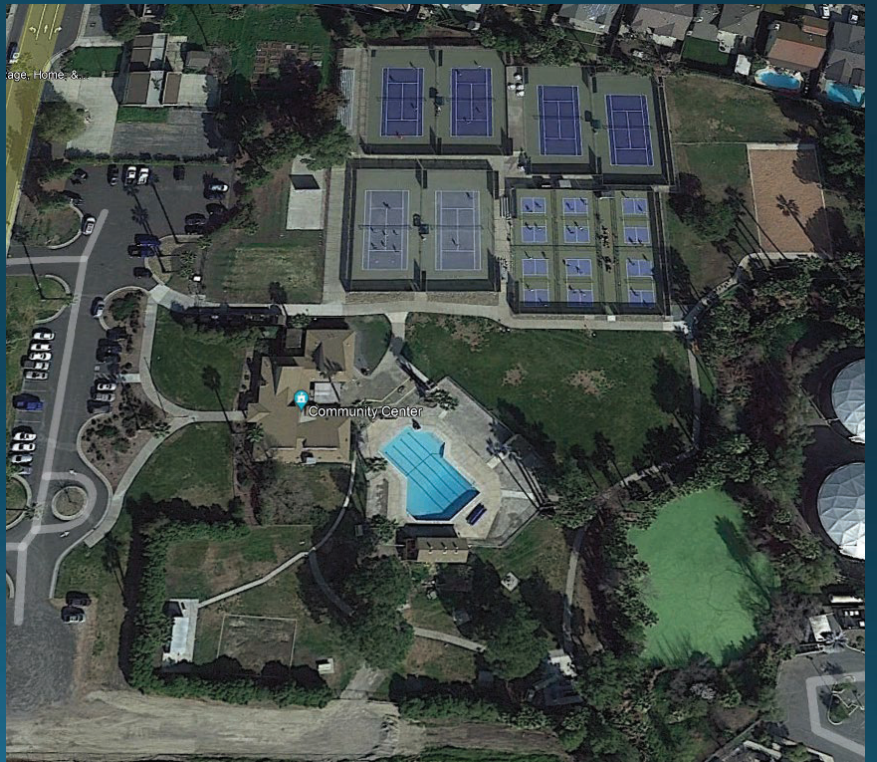


Viabile Option?

REQUIREMENTS	MEETS	DOES NOT MEET
America's Water Infrastructure ACT Risk(s) (public accessibility to secure treatment process water & wastewater)	X	
Existing Board Chamber issues (size, location, privacy)		X
Safety and Security (physical, doors, cameras, alarms, gates, - Cyber and natural hazard Safety and security)		X
Sufficient staff space (privacy, conference rooms)	At some locations (will need to construct)	X
Room for future growth		X
Energy efficient & OSHA Compliant	At some locations	
Storage space (files, plans, records, cyber security) fire safety	At some locations	

Option 3 – NEW BUILDING

Location – COMMUNITY CENTER PROPERTY



AETypic Contracted to Provide Three Design Concepts

Concept A was the preferred scheme

 **Conceptual Building Designs** 

Scheme A Conceptual Design (preferred scheme)

Advantages:

- Building Orientation
- Visual Transparency
- Number of Buildings
- Street Frontage
- Secure Parking Access

Disadvantages:

- Community Center Connection
- Proximity to Existing Trees



The floor plan diagram illustrates the layout of Scheme A. It features several rooms including a Boardroom, Lobby, Office, and various support spaces. The plan also shows the location of existing trees and view lines, indicating the building's orientation and its proximity to the community center and parking areas.

Viable Option?

REQUIREMENTS	MEETS	DOES NOT MEET
America's Water Infrastructure ACT Risk(s) (public accessibility to secure treatment process water & wastewater)	X	
Existing Board Chamber issues (size, location, privacy)	X	
Safety and Security (physical, doors, camera's, alarms, gates, - Cyber and natural hazard Safety and security)	X	
Sufficient staff space (privacy, conference rooms)	X	
Room for future growth	X	
Energy efficient & OSHA Compliant	X	
Storage space (files, plans, records, cyber security) fire safety	X	

PROS & CONS

PROS	CONS
Meets necessary requirements	Cost Estimate at \$13M +/-

Option 4 – NEW MODULAR BUILDING

Location – COMMUNITY
CENTER PROPERTY

Contacted design company

*Picture is only an example (not TODB
design)*



Option 4

- Enviroplex, Inc. out of Stockton California. Enviroplex specializes in pre-fabricated modular buildings.
- In order to start the project, TODB would need to have an architect draw up plans and have them approved through the local reviewing agency, Contra Costa County.
- Once approved and Enviroplex accepts our project, it is approximately 14-16 weeks to get the building fabricated, brought to site, and have it constructed.
- We would need a General Contractor to trench for Gas, Electric, low voltage etc.
- They have different ceiling options to include a standard 9 ft. ceiling as well as a vaulted ceiling, and a ridgeline ceiling option.
- For the construction costs, we should anticipate approximately \$400-\$425 a sq. foot.
- The above cost includes a concrete foundation, or we could go through a General Contractor and have the General Contractor company provide the foundation if the price was lower than what Enviroplex would charge.
- There are other costs for this option as well, architecture plans, parking lot, permitting, construction management etc..

Viable Option?

REQUIREMENTS	MEETS	DOES NOT MEET
America's Water Infrastructure ACT Risk(s) (public accessibility to secure treatment process water & wastewater)	X	
Existing Board Chamber issues (size, location, privacy)	Potentially meets	
Safety and Security (physical, doors, cameras, alarms, gates, - Cyber and natural hazard Safety and security)	Potentially meets	
Sufficient staff space (privacy, conference rooms)	Potentially meets	
Room for future growth	Potentially meets	
Energy efficient & OSHA Compliant	X	
Storage space (files, plans, records, cyber security) fire safety	Potentially meets	

Option 5 – PURCHASE NEW PROPERTY WITH OFFICE SPACE

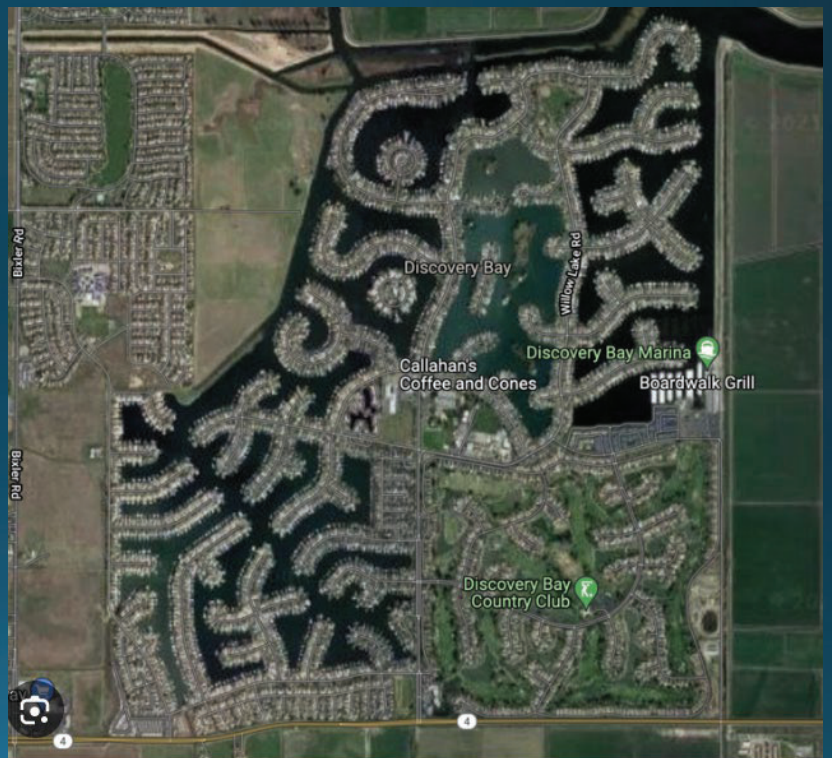
Location – SHOPPING CENTER IN
DISCOVERY BAY

Purchase price \$6.4M +/-

Square footage – approx. 38,000

Leases would pay mortgage

Existing Tenants 9 – Working with
Legal on TODB landlord
requirements



Viable Option?

REQUIREMENTS	MEETS	DOES NOT MEET
America's Water Infrastructure ACT Risk(s) (public accessibility to secure treatment process water & wastewater)	X	
Existing Board Chamber issues (size, location, privacy)	X	
Safety and Security (physical, doors, cameras, alarms, gates, - Cyber and natural hazard Safety and security)	Few added upgrades to meet	
Sufficient staff space (privacy, conference rooms)	X	
Room for future growth	X	
Energy efficient & OSHA Compliant	X	
Storage space (files, plans, records, cyber security) fire safety	X	

PROS & CONS

PROS	CONS
Meets all required needs	TODB Landlord (hire management co to mitigate any issues)

Option 5 – PURCHASE NEW PROPERTY WITH OFFICE SPACE

Location – DIRT LOT ACROSS
FROM THE COMMUNITY CENTER

Option is no longer available –
property under contract

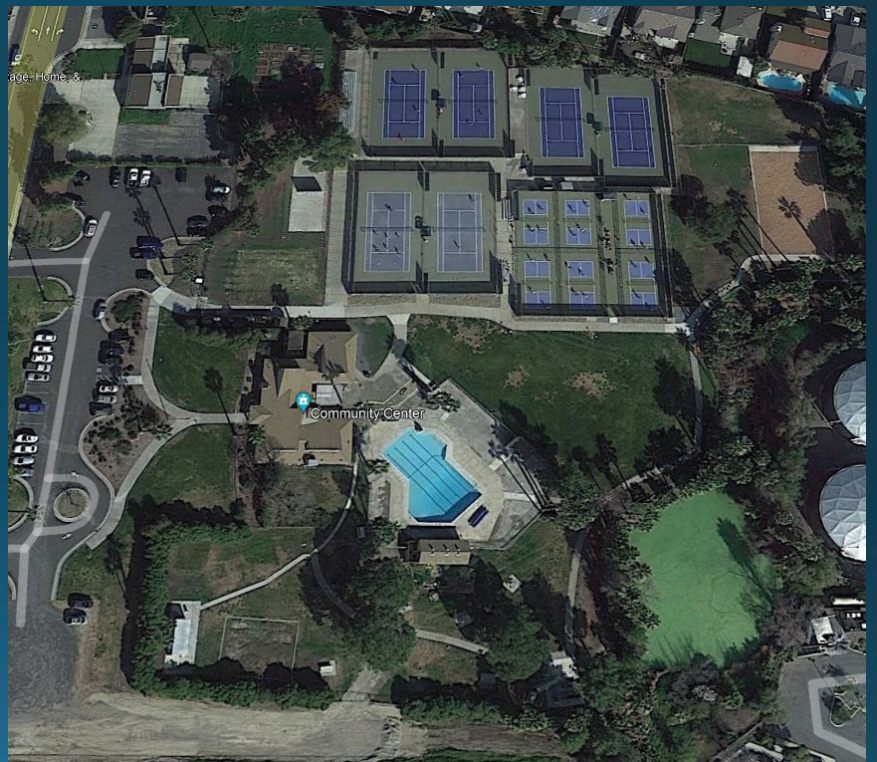


Option 6 – REMODEL THE COMMUNITY CENTER

Location – COMMUNITY
CENTER PROPERTY

Quote from AET to provide
cost estimate and potential
design concept. Move
forward with quote?

More to come on this option
(called AET, waiting on
return call of expected
design turnaround)



Viable Option?

REQUIREMENTS	MEETS	DOES NOT MEET
America's Water Infrastructure ACT Risk(s) (public accessibility to secure treatment process water & wastewater)	X	
Existing Board Chamber issues (size, location, privacy)	More information required	
Safety and Security (physical, doors, cameras, alarms, gates, - Cyber and natural hazard Safety and security)	More information required	
Sufficient staff space (privacy, conference rooms)	More information required	
Room for future growth	More information required	
Energy efficient & OSHA Compliant	More information required	
Storage space (files, plans, records, cyber security) fire safety	More information required	

PROS & CONS

PROS	CONS
Need more information	Need more information

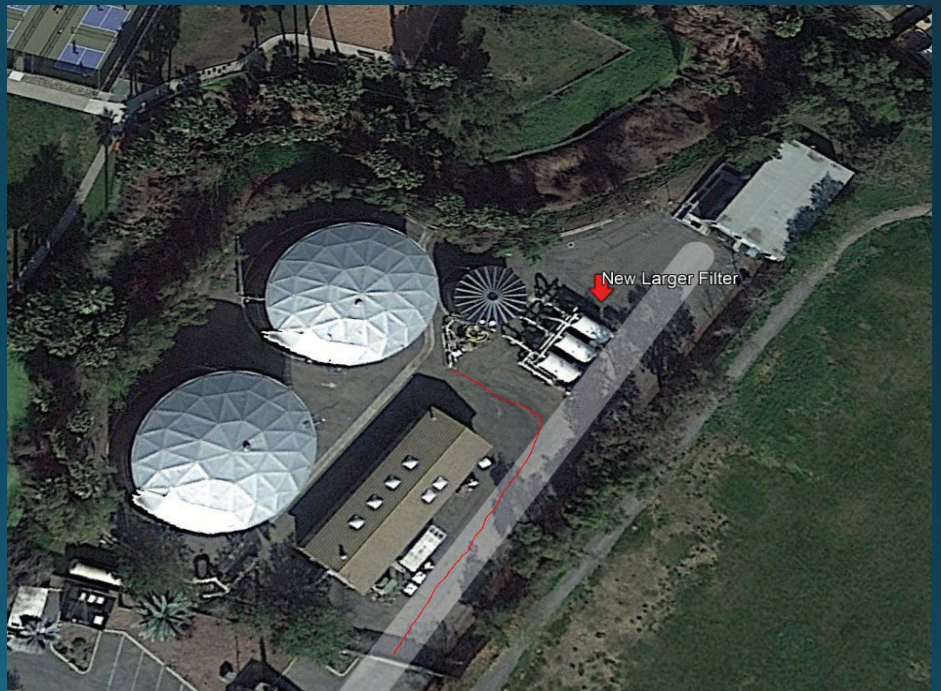
Option 7 – NEW FACILITY AT EXISTING SITE

Location –WILLOW LAKE ROAD

Tight space for parking and chemical deliveries

Open to the public – Opens up for potential for accidental or malevolent activity

New facility construction needed water tank, larger filters.



Viabile Option?

REQUIREMENTS	MEETS	DOES NOT MEET
America's Water Infrastructure ACT Risk(s) (public accessibility to secure treatment process water & wastewater)		X (not enough space to gate off)
Existing Board Chamber issues (size, location, privacy)		X
Safety and Security (physical, doors, cameras, alarms, gates, - Cyber and natural hazard Safety and security)		X
Sufficient staff space (privacy, conference rooms)	Potentially Meets	
Room for future growth		X
Energy efficient & OSHA Compliant	X	
Storage space (files, plans, records, cyber security) fire safety		X

Option 7a – NEW FACILITY AT EXISTING SITE

Location –WILLOW LAKE ROAD

Tight space for parking and chemical deliveries

Closed to the public – to prevent the potential for accidental or malevolent activity, causes inefficient workflow and problem resolution.

New facility construction needed: water tank, larger filters.



Viabile Option?

REQUIREMENTS	MEETS	DOES NOT MEET
America's Water Infrastructure ACT Risk(s) (public accessibility to secure treatment process water & wastewater)	X	
Existing Board Chamber issues (size, location, privacy)		X
Safety and Security (physical, doors, cameras, alarms, gates, - Cyber and natural hazard Safety and security)		X
Sufficient staff space (privacy, conference rooms)	Potentially Meets	
Room for future growth		X
Energy efficient & OSHA Compliant	X	
Storage space (files, plans, records, cyber security) fire safety	X	

PROS & CONS

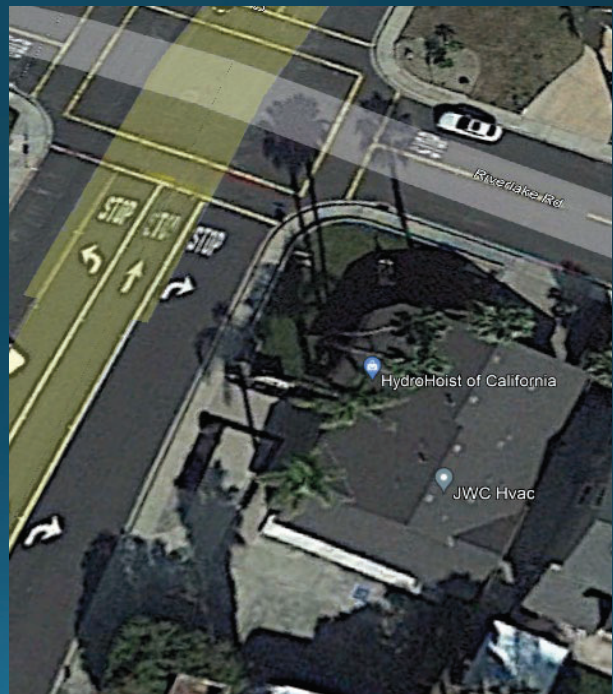
PROS	Challenges/CONS
Cost Effective	Not enough parking – due to the new filter tank(s) project, chemical deliveries, construction repairs, trash pick up, and deliveries.
Provides safe environment for staff and personnel	On site of the Districts largest and most productive well -No room for plant expansion if needed
Provides workspace for future growth	Limited room for future growth
Provides plant security	No residential persons on location, all inquiries or issues would be by appointment only.
	Would need to remodel the Community Center to include: office space, receptionist area, separation of board room from open common area – touching the cc could trigger new building code upgrades. Adds to the cost increase.
	Would cause workflow inefficiencies – billing inquiries resolution, no manager onsite, problem-solving, and conflict resolution will take longer as staff is spread in separate locations.
	Potentially burdensome to future staff
	Customer/Resident unfriendly. Potential to reputational risk and poor customer relations
	Would need temporary office space while the site work is being conducted

Option 8 – EXISTING BUILDING AT RIVERLAKE AND DB BLVD.

Location – CORNER OF DB BLVD AND RIVERLAKE ROAD

Purchase Price – N/A

Square footage or building layout– N/A



Viabile Option?

REQUIREMENTS	MEETS	DOES NOT MEET
America's Water Infrastructure ACT Risk(s) (public accessibility to secure treatment process water & wastewater)	X	
Existing Board Chamber issues (size, location, privacy)		X
Safety and Security (physical, doors, cameras, alarms, gates, - Cyber and natural hazard Safety and security)	Potentially meets	
Sufficient staff space (privacy, conference rooms)		x Limited
Room for future growth		x Limited
Energy efficient & OSHA Compliant	More information required	More information required
Storage space (files, plans, records, cyber security) fire safety	More information required	More information required

PROS & CONS

PROS	CONS
Moves us from current location	Not enough parking
	Building's location
	Limited room for future growth
	Tenants renting space

Committee Recommendation of Non-Viable Options

- Options # 1, 2, 7 and 8 – Committee Recommendation to Eliminate Options 1,2,7 & 8 at the August 16, 2023, Special Water & Wastewater Committee Meeting.

Board Decisions of Non-Viable Options

- Options # 1,2,7 and 8 – Eliminated by the Board of Directors at the September 6, 2023, Board Meeting.

Eliminated Non-Viable Options

- Options Number:
- Option 1 - Stay in the Existing Building
- Option 2 – Leasing Rental Space
- Option 7 – New Facility at Existing Site
- Option 8 – Existing Building at Riverlake and DB Blvd