



TOWN OF DISCOVERY BAY

"A COMMUNITY SERVICES DISTRICT"

SDLF PLATINUM-Level of Governance

Chair Carolyn Graham and Vice-Chair Kevin Graves

**NOTICE OF THE REGULAR MEETING
OF THE WATER & WASTEWATER COMMITTEE
OF THE TOWN OF DISCOVERY BAY
July 01, 2026 05:30 PM**

To Attend In-Person:

Discovery Bay Community Center, 1601 Discovery Bay Boulevard, Discovery Bay, CA 94505

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 81370654114

To Download Agenda Packet & Materials: <http://www.todb.ca.gov/>

A. ROLL CALL

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

B. PUBLIC COMMENTS (Individual Public Comments will be limited to 3 minutes)

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. CONSENT CALENDAR

All matters listed under the CONSENT CALENDAR are considered by the District to be routine and will be enacted by one motion.

C.1 Approve Water & Wastewater Committee DRAFT Meeting Minutes from June 3, 2026. Page 3

D. UPDATES & PRESENTATIONS

D.1 Wastewater Treatment Plant CIP Project Presentation Page 5
Sponsor(s): Gregory Harris, Herwit Engineering

E. DISCUSSION AND POSSIBLE ACTION

E.1 Discussion and Possible Recommendation to Award Contract to Herwit Engineering for Construction Management Services for Wastewater Capital Improvement Projects. Page 20
Sponsor(s): Aaron Goldsworthy, Water & Wastewater Manager

F. CORRESPONDENCE

G. FUTURE AGENDA ITEMS

H. ADJOURNMENT

Adjourn to the next Regular Meeting of the Water & Wastewater Committee 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.



**MINUTES OF THE REGULAR MEETING
OF THE WATER & WASTEWATER COMMITTEE
OF THE TOWN OF DISCOVERY BAY
June 03, 2026 05:30 PM**

Chair Carolyn Graham and Vice-Chair Kevin Graves

A. ROLL CALL

Meeting was called to order at 5:30pm.

Roll call was taken and all members were present.

B. PUBLIC COMMENTS (Individual Public Comments will be limited to 3 minutes)

None.

C. CONSENT CALENDAR

Moved By Vice-Chair Kevin Graves

Seconded By Chair Carolyn Graham

Motion to approve the Consent Calendar.

Motion Carried (2 to 0)

C.1 Approve Water & Wastewater Committee DRAFT Meeting Minutes from April 1, 2026.

C.2 Notice of Completion - Well 5A Destruction.

C.3 Notice of Completion - Cathodic Protection Test Station Repair Project.

D. UPDATES & PRESENTATIONS

D.1 Well 8 Update

Presented by Water & Wastewater Manager Aaron Goldsworthy.

- Well 8 is built.
- Only outstanding item is PG&E hookup.
- PG&E is scheduled for no later than July 30, 2026.
- Once PG&E work is complete, Veolia can begin initial start-up procedures.

Sand Point Pipeline Project

- LSCE is reviewing proposal.

E. DISCUSSION AND POSSIBLE ACTION

None.

F. CORRESPONDENCE

None.

G. FUTURE AGENDA ITEMS

None.

H. ADJOURNMENT

Meeting was adjourned at 5:43pm.

Kelly Rajala

Kelly Rajala



Town of Discovery Bay CIP Improvements Project Update

Discovery Bay Plant No. 2



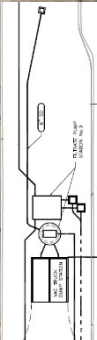
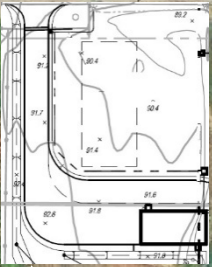
7/1/2026

Image © 2026 Vexcel Imaging US, Inc.

HERWIT
ENGINEERING

DISCO BAY WWTP NO. 2

Discovery Bay Plant No. 2



New Maintenance Entrance and Vac Truck Storage Building

New Vac Truck Dump Station and Filtrate PS No. 3

Replace Solar Mixers

**Replace Belt Press No. 1
Repair Solar Dryers**

THE LITTLE BELT PRESS THAT CAN'T ANYMORE



Replace Belt Press No. 1 with new Model



BELT PRESS NO. 1

- **New Larger 1.5 Meter Press to Match Belt Press No. 2 and No. 3**
- **New Grinder**
- **New Sludge Feed Pump**
- **New Polymer System**
- **New Sludge Cake Pump**
- **New Air Compressor and Air Dryer**
- **New Controls**
- **Retrofit Piping to Accommodate Larger Equipment**

DRYERS C&D NEED A NEW ROOF ALSO

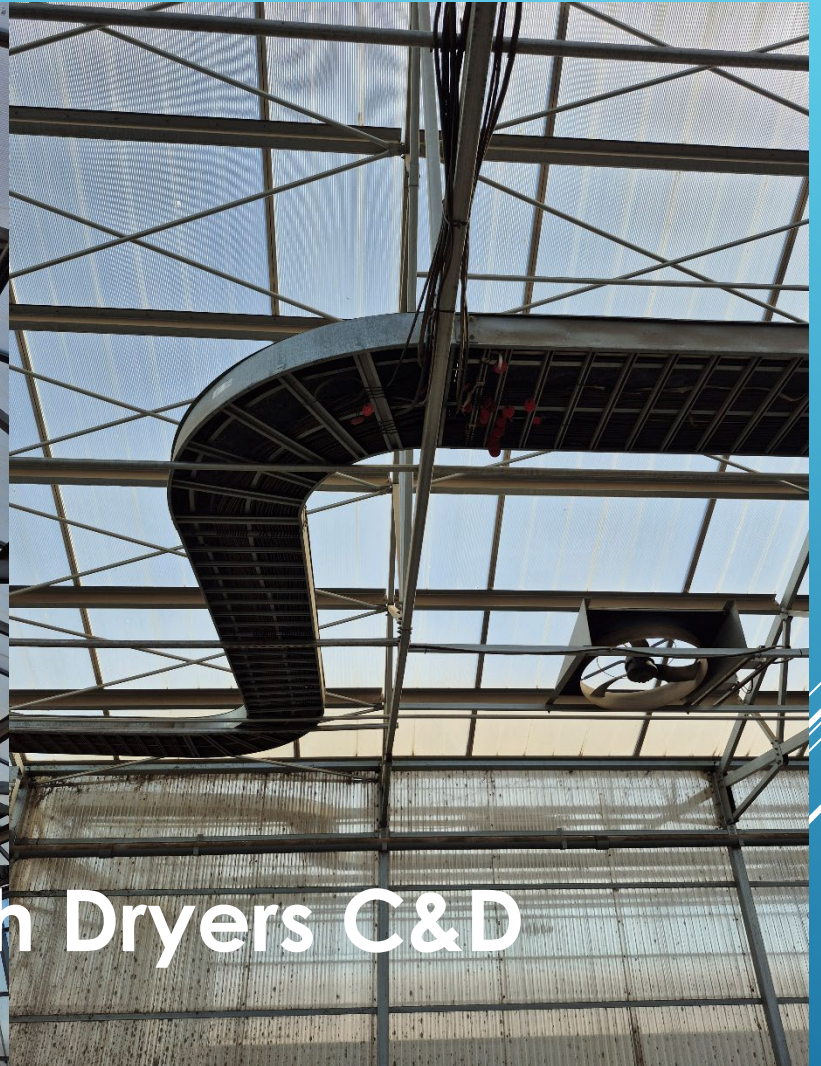


TOO HOT IN THE HOTHOUSE



- **Conduits are Melting**
- **Conduits Pulled Apart**
- **Wire is Compromised**

REPLACE CONDUITS IN DRYERS A&B



- Cable Tray to Match Dryers C&D

OUR FIRST MOLE IS NOT FEELING SO GOOD



REPAIRS TO SOLAR DRYERS

- **Replace Roofing on Dryers C&D**
- **Replace Doors and Track on Dryers A&B**
- **Replace Controls in Control Panel for A&B**
- **Replace all Conduit and Wire with Cable Tray and New Wire for A&B.**
- **Replace All Instruments for Dryers A through D**
- **Replace One Mole in Dryer B**
- **Dryers Rehabbed for the Next 20 Years**

REDIRECT BELT PRESS FILTRATE FROM LAGOON NO. 2 TO HEADWORKS



Current Belt
Press Filtrate
Discharge
Piles Sludge in
Corner of
Lagoon No. 2

02/28/2025 09:23

02/28/2025 09:24

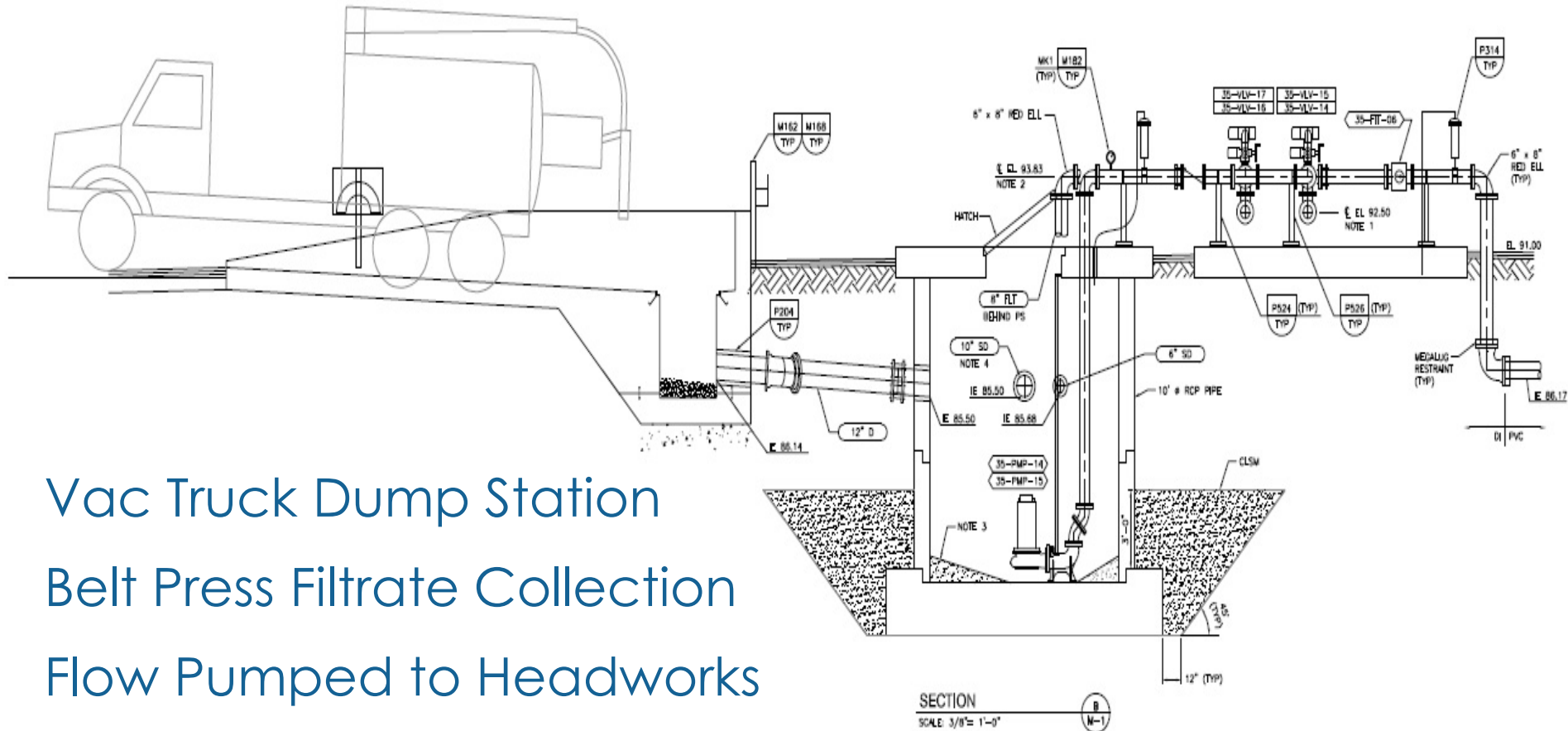
New Solar Mixers

- ▶ Mixers Increase Pond DO
- ▶ Mixers Control Odors
- ▶ Mixers Control Mosquitos

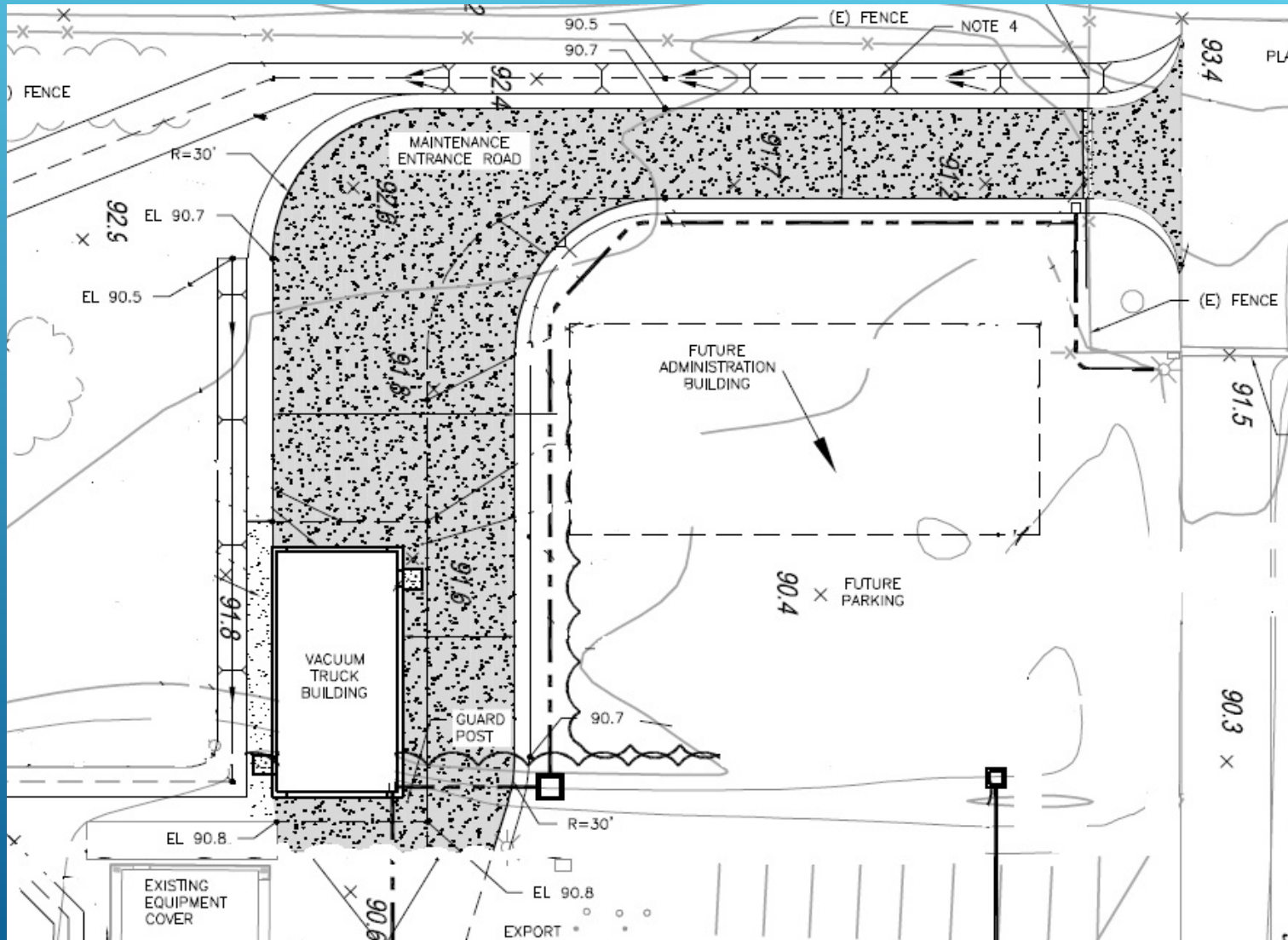
Current Solar Mixers are 20 Years Old. Only 1 Spins

02/28/2025 09:22

Vac Truck Dump Station and Filtrate PS No. 3



Vac Truck Storage Building

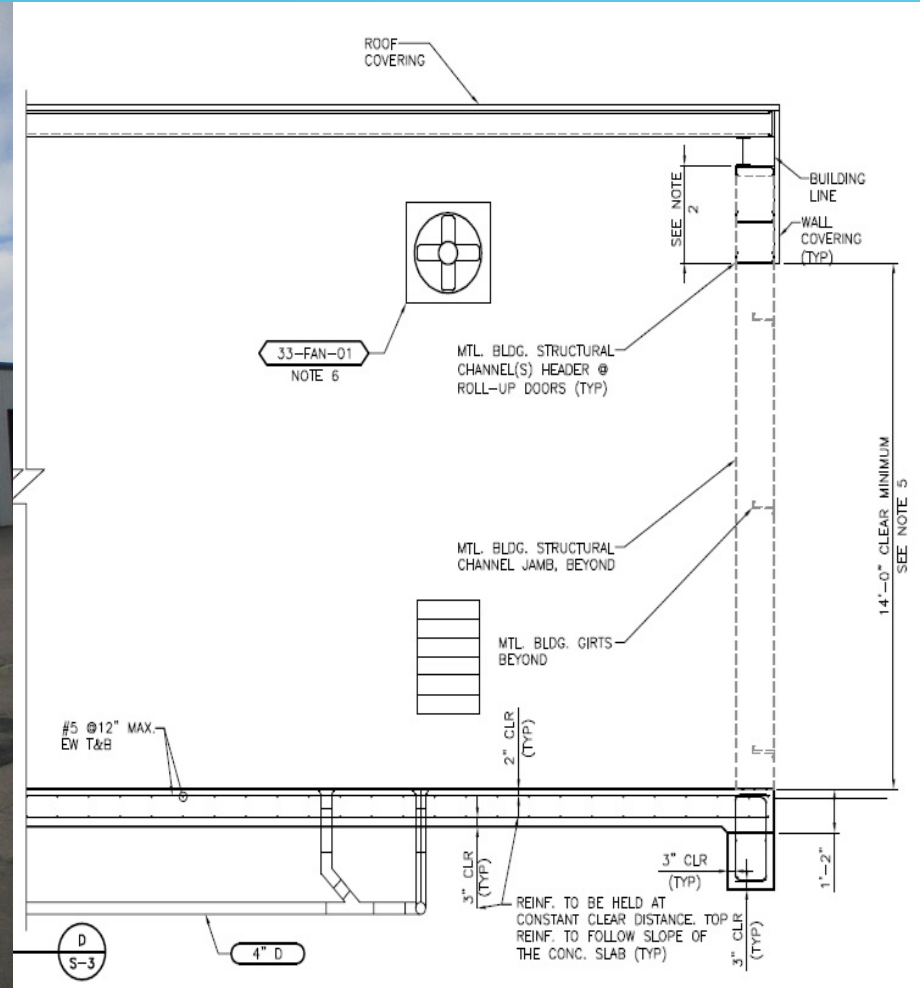


Vac Truck Storage Building



- ▶ Similar Construction to Existing Building
- ▶ Will Have Roll Up Doors

02/28/2025 09:57



SCHEDULE AND COSTS

- **Bids for Construction Due July 28, 2026**
- **Award at August 5 Board Meeting**
- **Notice To Proceed September 1, 2026**
- **Construction Completion September, 2027**
- **Estimated Construction Cost \$4.5 Million**



Town of Discovery Bay

"A Community Services District"

STAFF REPORT

Agenda Title: Discussion and Possible Recommendation to Award Contract to Herwit Engineering for Construction Management Services, for Wastewater Capital Improvement Projects.

Meeting Date: July 1, 2026

Prepared By: Aaron Goldsworthy, Water & Wastewater Manager

Submitted By: Dina Breitstein, General Manager

RECOMMENDED ACTION:

Staff recommends that the Water & Wastewater Committee recommend that the Board of Directors take the following action:

- Award and authorize the General Manager to execute a contract with Herwit Engineering, in the amount of \$327,860, for Construction Management Services as outlined in the scope of work for the Capital Improvement Projects listed below, and a 10% contingency for a total amount not to exceed \$360,646.

EXECUTIVE SUMMARY:

The Town of Discovery Bay's wastewater facilities require targeted capital improvements to maintain regulatory compliance, operational efficiency, and workplace safety. The 2025 Capital Improvement Plan (CIP) Miscellaneous Improvements Project includes several wastewater system upgrades for which professional engineering and construction management support is needed during bidding, construction, startup, and closeout.

Herwit Engineering has already completed the design phase and prepared biddable documents for the project, and the project is proceeding through the construction bid process. Staff is requesting authorization for Herwit to provide Task 2 construction services under its Exhibit A scope of work in the base amount of \$327,860, plus a 10% contingency, for a total not-to-exceed amount of \$360,646.

Scope of Work:

The attached scope of services states that Herwit prepared its proposal based on issues discussed with the District and that the work will support the 2025 CIP Miscellaneous Improvements Project during the construction phase. The current schedule anticipates advertising for bids in June 2026, receiving bids in July 2026, issuing notice to proceed in August 2026, and completing construction and startup in September 2027.

Under Task 2, Herwit would provide construction-phase services that include weekly remote construction meetings with meeting notes, review of shop drawings and equipment coordination, responses to RFIs and field questions, preparation of change orders, specialty site inspections, final inspection and acceptance, startup testing coordination, and preparation of record drawings.

The scope also states that permit and application fees will be paid by the District, project approvals will be obtained by the District, and the District remains the approving authority for the project. Herwit will not provide full-

time inspection or full-time site supervision, but will inspect key project elements for compliance with the construction documents and act as the construction manager.

Items specifically excluded from the scope include surveying, geotechnical services, permitting, material testing, daily or full-time construction inspection, and SCADA programming or SCADA construction.

Itemized Task Breakdown:

- Conduct weekly Zoom meetings \$26,000
- Review shop drawings / coordinate equipment \$46,200
- Answer RFIs, field questions, phone calls, and coordination \$46,200
- Prepare change orders \$8,320
- Conduct specialty site inspections \$181,300
- Conduct final inspection and acceptance \$4,260
- Startup testing \$4,260
- Preparation of record drawings for \$8,320
- Markup on subconsultants \$3,000

Wastewater CIP Projects:

The 2025 CIP Miscellaneous Improvements Project includes the following wastewater facility improvements:

- Vacuum Truck Dump Station Improvements: design a new vacuum truck dump station, including associated drain piping and upgrades to the existing decant pump station for improved solids handling and operational safety.
- Belt Press No. 1 Replacement: replace the existing Belt Press No. 1 with a modern unit, including necessary piping and electrical modifications for installation and reliable operation.
- Electrical Cable Tray Installation in Solar Dryers A and B: replace outdated conduit systems with new cable trays to improve electrical safety, maintenance access, and reliability.
- Replacement of Solids Dredge Anchor Blocks: replace anchor blocks at the sludge lagoons to improve dredge system performance and structural security.
- Rehabilitation of Solar Circulators in Sludge Lagoon No. 2: rehabilitate the existing solar mixers to extend asset life and support lagoon performance.
- Vacuum Truck Metal Building Cover: design a new metal building cover to protect the vacuum truck and improve workplace safety.
- Pipe Leak Repairs at Mixed Liquor Pump Stations: identify and repair piping leaks to maintain pumping efficiency and reduce maintenance needs.
- Dewatering Return Settling Box at Lagoon No. 2: design a settling box with bypass and drain piping to improve solids settling and operational flexibility.

FISCAL IMPACT:

Base Contract: \$327,860 + 10% Contingency: \$32,786 = Total \$360,646. All project costs budgeted for in the adopted FY26-27 Wastewater CIP budget.

PREVIOUS RELEVANT BOARD ACTIONS FOR THIS ITEM:

June 19, 2024 - Fiscal Year 2025-2026 Budget Adoption Approved by Board Action.
August 20, 2025 - Herwit Engineering Design Contract Approved by Board Action.

ATTACHMENTS:

1. Wastewater CIP Miscellaneous Improvement Projects Engineering Cost Estimate
2. Wastewater CIP Miscellaneous Improvement Projects Scope of Services

DBCSD 2025 CIP Miscellaneous Improvements Project
HERWIT Engineering Cost Estimate

Staff Hours at Indicated Rate													
Engineering Construction Support & Construction Management Services - 2025		Process Model Engineer	Supervising Engineer	Senior Engineer	Associate Engineer	Engineer	Supervising Designer	Designer 2	Administrative Assistant	HERWIT Labor Cost	Other Subs	Expenses	Total Cost
Task 2	CIP Miscellaneous Improvements Project			260				130					
Design Services													
A	Conduct Weekly Zoom Meetings (65 meetings x 1.5 hrs)			100						26,000		\$	26,000
B	Review Shop Drawings / Coordinate Equipment			120						31,200	15,000	\$	46,200
C	Answer RFIs / Field Questions / Phone Calls / Coordination			120						31,200	15,000	\$	46,200
D	Prepare Change Orders			32						8,320		\$	8,320
E	Conduct Specialty Site Inspections (16 mo/2 Trips/wk x 5 hrs)			680						176,800		4,500	\$ 181,300
F	Conduct Final Inspection and Acceptance			16						4,160		100	\$ 4,260
G	Startup & Testing			16						4,160		100	\$ 4,260
H	Preparation of Record Drawings			16				32		8,320		\$	8,320
	Markup on Subs										3,000	\$	3,000
Subtotal Construction Services				1100				32		290,160	33,000	4,700	\$ 327,860

Exhibit A

**Town of Discovery Bay Community Services District
Discovery Bay, California**

2025 CIP Miscellaneous Improvements Project

SCOPE OF SERVICES

This Scope of Services (Exhibit A) is incorporated into and made part of the Agreement for Consultant Services ("Agreement") entered into by the Town of Discovery Bay Community Services District (DBCSD) and HERWIT Engineering as of _____, 2026.

TASK ITEMS

HERWIT engineering has prepared the following engineering services proposals based on the issues discussed with the DBCSD. The purpose of this scope is to prepare biddable drawings and provide engineering services during construction for the 2025 CIP Miscellaneous Improvements Project.

Task 1 – Engineering Design Services (Complete)

Task 2 – Construction Services

- A. Conduct weekly construction meetings. Meetings to be remote over zoom and hosted by HERWIT. Prepare meeting notes of all meetings. (65 Total)
- B. Review shop drawings/coordinate equipment.
- C. Answer project Requests for Information (RFI's), field questions, phone calls and coordination.
- D. Prepare change orders as required.
- E. Conduct specialty site inspections to verify compliance with the construction documents.
- F. Conduct final inspection for acceptance.
- G. Witness and help coordinate Startup & Testing.
- H. Preparation of Record Drawings.

ASSUMPTIONS

- A. All fees for all permits and applications shall be paid by the District.
- B. All project approvals will be obtained by the District.
- C. The District is the approving authority for this project and is the final say on plan approval.
- D. HERWIT will not perform full time inspection and site supervision. HERWIT will inspect key elements of the project to verify compliance with the construction documents. HERWIT will act as the Construction Manager

WORK ITEMS NOT INCLUDED IN SCOPE

The following items are not included in this scope of work. It is our understanding that the following items that may be necessary for completion of the project are contracted to others as identified below.

- A. Surveying and Photometric / Topographic background of the existing plant are not included in this scope of services.
- B. Geotechnical services are not included in this scope of services
- C. Permitting is not included in this scope of services.
- D. Material testing is not included in this scope of services.
- E. Daily/full time construction inspection is not included in this scope of services.
- F. SCADA programming or SCADA construction is not included in this scope of services.

MISCELLANEOUS

There will be several subconsultants working under HERWIT Engineering to complete this project. These subconsultants and areas of responsibility are as follows.

- A. Electrical Engineering, Arostegui Engineers, Project Manager Leonel Arostegui
- B. Structural Design, CAPSTONE Structural Engineering, Project Manager Steve Stoll

SCHEDULE

HERWIT Engineering will begin immediately upon authorization of the Contract. The current project schedule is as follows:

Item Description	Date
Advertise for Bids for Construction	June, 2026
Receive Bids for Construction	July, 2026
Notice to Proceed	August, 2026
Construction and Startup Completion	September, 2027

The schedule assumes a 2-week review period by district staff at each submittal.

FEE

HERWIT Engineering will complete tasks identified below on a Lump Sum Not to Exceed Basis. The costs for all subconsultants are included in these costs. Subconsultant costs will be broken out separately on all invoices. Because of the variability in estimating the workload between tasks and subconsultants for a project of this size, the subconsultant's costs are an approximate breakdown and budget assignments may be moved between subconsultants and the Prime Consultant as needed as long as the total project cost is not exceeded.

Task 1 - Engineering Design Services (complete)	\$ 0.00
Task 2 - Construction Services	<u>\$ 327,860</u>
TOTAL	\$ 327,860