



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

**MINUTES OF THE SPECIAL MEETING
OF THE WATER AND WASTEWATER COMMITTEE
OF THE TOWN OF DISCOVERY BAY
Wednesday, November 20, 2024, 5:30 P.M.**

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 was taken, and all members were present.

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

None.

C. DRAFT MINUTES TO BE APPROVED

1. Approve Water and Wastewater DRAFT Meeting Minutes of November 6, 2024.

Vice-Chair Porter made a Motion to Approve the November 6, 2024 Draft Meeting Minutes.

Chair Graves seconded.

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

D. PRESENTATIONS

1. Mobile Modular.

Presented by Joshua Dean with Mobile Modular.

- Presentation was to provide update on the design contract, modular building proposal and site work estimate.
- One large tree and a shed will need to be removed from the site.
- New parking includes secure parking for employees and the Board, additional public parking including accessible parking, three EV charging stations, and nine future-ready EV spaces.
- CMU wall with gate for sound and visual separation from community pool area.
- Landscaping using Contra Costa County indigenous plants and trees.
- Design review packet was submitted to Contra Costa County.
- Sound masking was added to several rooms in the building.
- Operable partition was added to the Board Room.
- Additional public restrooms were added per code requirements.
- Dedicated nursing room per CA requirements.
- Sprinkler system included.
- Standing seam metal roof.
- Three coat stucco with integral color.
- Stone wainscot at front facing parts of building.
- Overview:

Rough order of magnitude pricing discussed at previous Board meeting presentation:

- Approximately \$450,000 for design agreement.
- \$4M building.
- \$2.5M site plan.
- \$7M total.

- New items added:
 - Bullet proofing: \$160,000.
 - Operable partition in Board Room: \$52,000.
 - Additional restrooms: \$30,000.
 - Furniture: \$58,000.
 - Subtotal of additional items is \$300,000.

- Demo work and removal of existing structure and tree: \$45,000.
- Mobile Modular Proposal: \$3,994,820.

This presentation as well as the CEQA determination and construction manager recommendation will be brought to the next Board of Directors meeting.

Public comment:

- Speaker mentioned the HVAC system, solar and ethernet wiring. He also mentioned excluded items such as landscaping.

E. UPDATES

None.

F. DISCUSSION

None.

G. FUTURE DISCUSSION/AGENDA ITEMS

None.

H. ADJOURNMENT

1. Adjourned at 6:07p.m. to the next Standing Water and Wastewater Committee meeting on December 4, 2024, at the Community Center located at 1601 Discovery Bay Boulevard.