CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

Non-Agendized Matters: Members of the public are invited to address the Board on matters which are not on the Agenda. Each speaker is limited to three (3) minutes. The Board will set aside thirty (30) minutes for public comments.

Agendized Matters: Members of the public may comment on Agenda items before action is taken, or after the Board has discussed the item. Each speaker is limited to five (5) minutes.

ITEMS TO BE ADDED, WITHDRAWN, OR REORDERED ON THE AGENDA
At the discretion of the Board, all items appearing on this agenda, whether or not expressly listed as an Action Item, may be deliberated and may be subject to action by the Board.

ACTION ITEMS:
1. SHARED SERVICES AND BUSINESS PROCESS UPDATE:

Recommendation: Receive information and take action as the Board desires.

2. REGIONAL WATER ISSUES UPDATE:

Recommendation: Receive information and take action as the Board desires.

3. LEGISLATIVE PLATFORM:

Recommendation: Adopt the proposed legislative platforms.

4. CLOSED SESSION:

PURSUANT TO SECTION 54957:
PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Title: General Manager

RETURN TO OPEN SESSION.

5. ANNUAL PERFORMANCE EVALUATION FOR GENERAL MANAGER:

Recommendation: Take action as the Board desires.
6. MESA WATER RELIABILITY FACILITY OUTREACH CENTER:

Recommendation: Adopt design Concept No. 2 and direct staff to finalize the layout for final Board approval prior to proceeding with design.

REPORTS:
7. REPORT OF THE GENERAL MANAGER:

8. DIRECTORS’ REPORTS AND COMMENTS:

INFORMATION ITEMS:
9. OTHER (NO ENCLOSURE):

In compliance with California law and the Americans with Disabilities Act, if you need disability-related modifications or accommodations, including auxiliary aids or services in order to participate in the meeting, or if you need the agenda provided in an alternative format, please contact the District Secretary at (949) 631-1206. Notification 48 hours prior to the meeting will enable Mesa Water District (Mesa Water) to make reasonable arrangements to accommodate your requests.

Agenda materials that are public records, which have been distributed to a majority of the Mesa Water Board of Directors (Board), will be available for public inspection at the District Boardroom, 1965 Placentia Avenue, Costa Mesa, CA and on Mesa Water’s website at www.MesaWater.org. If materials are distributed to the Board less than 72 hours prior or during the meeting, the materials will be available at the time of the meeting.

ADJOURN TO A REGULAR BOARD MEETING SCHEDULED FOR THURSDAY, NOVEMBER 12, 2015 AT 6:00 P.M.
MEMORANDUM

TO: Board of Directors
FROM: Paul E. Shoenberger, P.E., General Manager
DATE: October 22, 2015
SUBJECT: Shared Services and Business Process Update

RECOMMENDATION

Receive information and take action as the Board desires.

STRATEGIC PLAN

Goal #3: Be financially responsible and transparent.
Goal #6: Provide outstanding customer service.

PRIOR BOARD ACTION/DISCUSSION

This item was discussed at the June 2, 2015 Executive Committee.

DISCUSSION

Shared Services
Mesa Water® engaged the services of LA Consulting (LAC) to evaluate shared services. Mr. Harry Lorick will present to the Board of Directors.

Business Process Update
The Business Process Implementation project is on schedule. The full implementation will result in significant benefit for Mesa Water®. When all tasks are implemented, Mesa Water® will recognize an improvement of an estimated $2 million annually in operational savings. Generally, Mesa Water® is anticipating project cost savings through three scenarios:

1. Continuing service with improved processes with fewer labor hours
2. Doing more work with improved processes and the current resources (i.e. increasing efficiency and level of effort)
3. Combination of the scenarios 1 and 2

The implementation will improve current and future business processes and establish a systematic approach and business culture of performance and accountability for Mesa Water’s current and next generation of employees. The end result will establish staff efficiency and effectiveness while maintaining Mesa Water’s allegiance to its customer service oriented philosophy. Below, staff is highlighting four specific process improvements that we are working on:

1. Purchasing Process
2. Payroll/Timecard
3. District Performance Based Work Plan
4. Board and Committee Packet
1. **Purchasing Process**

   Nearly every employee at Mesa Water® goes through the purchasing process multiple times per year. The current process has many manual steps and is ready for streamlining. Mesa Water® is simplifying and automating the procurement process by eliminating the use of spreadsheets and setting up and utilizing the automation capabilities of the Microsoft Great Plains Financial System (MGP). The consultant has interviewed key employees and established the current process in a detailed work flow organized by the purchasing of Goods; Professional Services; and Construction as each have different requirements.

   An improved and simplified procurement work flow has been developed and approved by the management team. The consultant has conducted a detailed desk review of the Buyer position identifying the processes of utilizing MGP in its current state, spreadsheets, and manual filing systems. The Administrative Services Department has completed a draft of a Procurement Policy based on the improved process. The next step is to implement the improved process utilizing the existing capabilities within MGP 2010. We are anticipating implementation to begin in December, 2015.

2. **Payroll/Timecard**

   Mesa Water’s current approach to the payroll/timecard process is complicated and takes too much employee time to complete. The employees of Mesa Water’s largest department fills out hand written paper forms daily that are then entered into a time management system. There are over 900 different labor codes to charge that have been in existence for over eight years. The goal is to consolidate the time keeping function into one system and simplify/automate the payroll process using the existing payroll system and eliminating spreadsheets. The challenges with the current systems have been identified and various solutions have been provided. Consultant and staff have thoroughly reviewed options, discussed various scenarios with labor attorneys, discussed with Mesa Water’s payroll provider, and reviewed with the management team.

   Mesa Water® will work with LA Consulting and Sophos Solutions to simplify the labor accounts and labor payroll codes. The labor accounts will reflect those of an actual payroll system and include Regular Time (Working), Non-Regular Time (Vacation, Sick, etc.), and Projects (Capital and Developer) resulting in approximately 12 labor codes and 30 project codes. The NovaTime Timekeeping software will be discontinued and payroll information will be entered directly into the Sentric Payroll System.

   These simplified steps are developed in a manner that allows Mesa Water to “pay” an employee and not designed to “measure an employee’s performance”. Mesa Water® will utilize an existing system where we plan our work, monitor the results, ensure accountability, and measure performance as a team.

3. **District Performance Based Work Plan**

   Staff is working towards a complete performance based process that includes a recently completed work plan for each department providing the management team a “playbook” for the year and future work reporting process. All departments have defined activities with allocated (planned) labor time and the capability to measure results. The efforts of scheduling on a two week basis combined with the capability to track actual performance to a plan helps Mesa Water® achieve the goal of complete transparency and knowledge of planned work efforts between all departments. This allows for better coordination and communication and a complete team
approach for conducting business for Mesa Water’s ratepayers. The next step is to begin the work reporting process that will link the work plan, scheduling and performance monitoring together for a complete improvement process. This effort will benefit Mesa Water® in the following ways:

- Clearly defining the work activities that staff performs;
- Providing a performance based work plan that establishes efficiency and effectiveness goals;
- Labor resources fully planned for the year;
- Capability to fully schedule work; and
- Establishes a process to monitor results

We are anticipating implementation of work reporting to begin in February, 2016.

4. **Board & Committee Packets**
A major success was achieved by Mesa Water staff with implementing good management practices of planning, scheduling, and reporting the internal/external labor efforts associated with producing the Board/Committee Packets. The Board and Committee Meetings were planned out in an annual calendar that includes the actual meeting date and due dates for all staff reports and presentations. A monthly meeting is conducted by staff to confirm the current Board and Committee agendas and a two-month look ahead. Due dates are confirmed and results are reported back to the management team. A complete management process is in place that includes accountability. This serves as an excellent example that efficiency and effectiveness is based on a great process and not software.

The 2013 estimate of time and cost for direct staff support of Board/Committee Packets based on the Business Process Evaluation was 4,837 hours equating to a cost of $297,400 annually. Mesa Water staff conducted current time studies for Board and Committee packet development that included light and heavy agendas. The employees recorded their actual time which was then converted to an annual estimate resulting in 2,028 hours equating to a cost of $89,800 annually. The difference between the 2013 consultant estimate and the current 2015 estimate shows a major reduction in time expended (42%) for this effort.

**FINANCIAL IMPACT**

There is no financial impact.

**ATTACHMENTS**

None
MEMORANDUM

TO: Board of Directors
FROM: Paul E. Shoenberger, P.E., General Manager
DATE: October 22, 2015
SUBJECT: Regional Water Issues Update

RECOMMENDATION

Receive information and take action as the Board desires.

STRATEGIC PLAN

Goal #1: Provide a safe, abundant, and reliable water supply.
Goal #7: Actively participate in regional water issues.

DISCUSSION

There are numerous regional water supply issues currently under assessment and development. The following regional water supply topics will be presented and discussed at the October 17, 2014, Board workshop:

1. Orange County Groundwater Basin Conditions: This update will include information on the status of the basin’s accumulated overdraft and the FY2015 plans for a potential reduction in the basin pumping percentage should the drought conditions persist.

2. Protective Elevations Performance: This update will include the status of the Talbert Barrier protective groundwater elevations and an overview of the plans to extend the Talbert Barrier.

3. Ocean Desalination Update: This update will include a summary of the status on the development of the State Water Resources Control Board (SWRCB) Ocean Desalination Policy, Huntington Beach Ocean Desalination Project, and an overview on the status of the Carlsbad Ocean Water Desalination Project.

4. Groundwater Water Replenishment System (GWRS) Expansion Update: This update will include a review on the status of the GWRS expansion and a viewing of the Photo Bob construction video.

5. Orange County Water District Long-Term Facilities Plan (LTFP): This update will provide an overview of OCWD’s LTFP and the various projects being considered a priority for OCWD.

6. Metropolitan Water District (MWD) Allocation Update: This update will discuss the steps that will be considered should MWD consider going into an allocation mode in calendar year 2016.

ATTACHMENTS

None.
MEMORANDUM

TO: Board of Directors
FROM: Stacy Taylor, Public & Government Affairs Manager
DATE: October 22, 2015
SUBJECT: Legislative Platforms

RECOMMENDATION

Adopt the proposed legislative platforms.

STRATEGIC PLAN

Goal #1: Provide a safe, abundant, and reliable water supply.
Goal #2: Practice perpetual infrastructure renewal and improvement.
Goal #3: Be financially responsible and transparent.
Goal #4: Increase public awareness about Mesa Water® and about water.
Goal #5: Attract and retain skilled employees.
Goal #6: Provide outstanding customer service.
Goal #7: Actively participate in regional water issues.

PRIOR BOARD ACTION/DISCUSSION

This item is updated annually for the Mesa Water District (Mesa Water®) Fall Board Workshop.

DISCUSSION

The purpose of developing Mesa Water’s legislative platforms is to establish a philosophical basis for policy principles and positions, agreed upon by the Board, in order to assist District staff and its legislative advocates in monitoring, identifying, evaluating, and prioritizing legislation that may impact Mesa Water® and the interests of its constituents. Furthermore, Mesa Water® has been increasingly engaged with state legislation and industry groups, such as the Association of California Water Agencies, California Special Districts Association, and others, as well as with regional and local industry associations, in order for the District to be involved with, and influence, water issue discussions and policy decisions that can impact Mesa Water® and its constituents.

Mesa Water’s proposed legislative platforms (see Attachment A) establish advocacy guidelines which allow the District to respond in a timely manner to certain types of legislation affecting the District (i.e., infrastructure funding and fiscal policies, water pricing and conservation, water resources public policy, water quality mandates, development/treatment of new local water supplies including desalination, local governance/transparency issues, etc.). Any legislative issues with complex implications requiring further clarification will be presented to the Board for further guidance.

Mesa Water’s legislative platforms will be updated on an as-needed basis and, minimally, annually.

The District’s legislative platforms contribute to all of Mesa Water’s strategic plan goals.
FINANCIAL IMPACT

There is no financial impact.

ATTACHMENTS

Attachment A: Proposed Legislative Platforms
Attachment B: Redline Proposed Legislative Platforms
Calendar year 2016 marks the second half of California’s two-year (2015-’16) legislative session, with the State legislature slated to reconvene on Monday, January 4, 2016. It is expected that legislative proposals and ongoing discussion of issues from the first year of session will return in 2016, including legislation that could significantly impact Mesa Water District (Mesa Water®).

Implementation of the Sustainable Groundwater Management Act (“SGMA”) - with legislation that passed in 2014, and clean-up legislation that passed in 2015, mandating sustainable groundwater management - will require ongoing monitoring of this and related issues, including streamlined adjudication. Also of interest will be the 2014 Water Bond (“Proposition 1”) project approvals and funding process, as well as the ongoing Bay Delta Conservation Plan which has now been separated into two efforts—California WaterFix, and California EcoRestore.

The State legislature explored several other water industry issues in 2015, including, but not limited to: CEQA reform, desalination, flood management, statewide public goods fee, submetering, water/energy nexus, water district consolidation, water pricing and water rates assistance programs (“lifeline” rates), water quality, water reuse (i.e., recycling, stormwater/urban runoff, etc.) water storage, water use efficiency, and the Waters of the United States (“WOTUS”) rule. These discussions will continue throughout the second year of the legislative session.

Additionally, despite the predicted El Nino, California’s drought is forecast to remain into next year, with probable, and possibly permanent, drought-related legislation and regulations. Listed below for the Board’s consideration are Mesa Water’s proposed legislative platforms for anticipated high-priority public policy issues in 2016 that may be relevant to the District:

- **Water Rates** – Mesa Water® supports local rate-setting control with rate structures, set by publicly-elected boards and councils, that best serve customers and comply with the law. Furthermore, Mesa Water® supports cost-based water rates that:
  - represent the true, full cost of water services, including the cost of District operations and infrastructure funding to ensure water system sustainability; and,
  - harmonize the concepts of conservation and legality, with rates that provide a strong price signal for ratepayers to conserve while also complying with legal mandates (i.e., Article X of the CA Constitution; SB X7-7: The Water Conservation Act of 2009; and, Propositions 13, 26, and 218).

- **Proposition 218 ("Prop 218")** – Mesa Water® supports Article XIII C and D of the California Constitution (Proposition 218) regarding government service assessments, fees, rates and taxes, specifically:
  - the “2/3 vote” required from the legislature and voters for approval of new levies; and,
  - the “special benefit and proportionality requirements” provision which directly connects the special benefits received with reasonable proportionate costs, and ensures that assessments imposed for property-related (water) services must not exceed the proportional cost of the services attributable to the parcel.
• **Water Rate Assistance Programs (“WRAP”)** – Mesa Water® supports “WRAP” (also called “lifeline” rates) programs that comply with Prop 218 of the California Constitution OR are funded either voluntarily or via nonrestricted/non-water-rates revenues.

• **Orange County Groundwater Basin** – Mesa Water® opposes any potential streamlined process for adjudicating groundwater basins, including the Orange County groundwater basin which is currently managed by the Orange County Water District (OCWD).

• **Proposition 1 (2014 Water Bond)** – Mesa Water® supports Proposition 1 funding for OCWD’s priority projects.

• **Water Desalination** – Mesa Water® supports CalDesal in its desalination advocacy efforts, as well as the local and regional development of cost-effective and environmentally sensitive water desalination projects statewide, including ocean water desalination and the proposed Huntington Beach project, in order to enhance the availability and reliability of local and regional water supply sources, and improve water supply reliability for Orange County, Southern California, and statewide. Mesa Water® supports an increase in the per-project grant funding cap for Proposition 1 desalination grant funds.

• **Water Conservation** – Mesa Water® supports accounting for water resource and supply investments, such as desalination and water recycling, as part of any potential statewide effort to update urban water conservation goals.

• **California Environmental Quality Act (CEQA) Reforms** – Mesa Water® supports the efforts of ACWA in streamlining CEQA to enhance efficiencies and reduce redundancies in the environmental review/permitting process and eliminate unnecessary, costly, and time-consuming litigation and related delays.

• **MWDOC/Met Delta Solution** – Mesa Water® supports the efforts of Municipal Water District of Orange County (MWDOC), Metropolitan Water District of Southern California (Met), and/or Southern California Water Committee (SCWC) to achieve a long-term solution for the Sacramento-San Joaquin River Delta that includes optimal statewide water supply reliability, sustainability and quality, and Delta ecosystem health and restoration for the public benefit.

• **Federal Drought Legislation** – Mesa Water® supports the efforts of ACWA and/or Met in collaborating with U.S. representatives to develop bipartisan federal drought legislation.
Proposed Legislative Platforms
Proposed October 22, 2015

Calendar year 2015 marks the second half of California's two-year (2015-'16) legislative session, with the State legislature slated to reconvene on Monday, January 4, 2016. It is expected that legislative proposals and ongoing discussion of legislative issues from the first year of the prior session will most likely return in the next session, including legislation that could significantly impact Mesa Water District (Mesa Water®).

Implementation of the Sustainable Groundwater Management Act (“SGMA”) -- with legislation that passed in 2014, and clean-up legislation that passed in 2015, mandating sustainable groundwater management -- will require ongoing monitoring of this and related issues, including streamlined adjudication. Also of interest will be the 2014 Water Bond (“Proposition 1”) project approvals and funding process, as well as the ongoing Bay Delta Conservation Plan which, although groundwater legislation has been separated into two efforts—California WaterFix and California EcoRestore.

The State legislature explored several other water industry issues in 2015, including, but not limited to: CEQA reform, desalination, flood management, statewide public goods fee, submetering, water/energy nexus, water district consolidation, water pricing and water rates assistance programs (“lifeline” rates), water quality, water reuse (i.e., recycling, stormwater/urban runoff, etc.) water storage, water use efficiency, and the Waters of the United States (“WOTUS”) rule. These passed, further discussions will continue throughout the second year of the legislative session.

Additionally, despite the predicted El Nino this topic are expected. Furthermore, California’s drought is forecast to conditions will likely remain into the next year, with probable -- and possibly permanent -- continued drought-related legislation and regulations are anticipated. Listed below for the Board’s consideration are Mesa Water’s proposed legislative platforms for anticipated high-priority public policy issues in 2016 that may be relevant to the District:

- **Water Rates** – Mesa Water® supports local rate-setting control with rate structures, set by publicly-elected boards and councils, that best serve customers and comply with the law. Furthermore, Mesa Water® supports cost-based water rates that:
  
  - represent the true, full cost of water services, including the cost of District operations and infrastructure funding to ensure water system sustainability; and,

- harmonize the concepts of conservation and legality, with rates that provide a strong price signal for ratepayers to conserve while also complying with legal mandates (i.e., Article X of the CA Constitution; SB X7-7: The Water Conservation Act of 2009; and, Propositions 13, 26, and 218; etc.).
• **Proposition 218 ("Prop 218")** – Mesa Water® supports Article XIII C and D of the California Constitution (Proposition 218) regarding government service assessments, fees, rates and taxes, specifically:
  
  o the “2/3 vote” required from the legislature and voters for approval of new levies; and,
  
  o the “special benefit and proportionality requirements” provision which directly connects the special benefits received with reasonable proportionate costs, and ensures that assessments imposed for property-related (water) services must not exceed the proportional cost of the services attributable to the parcel.

• **Water Rate Assistance Programs ("WRAP")** – Mesa Water® supports “WRAP” (also called "lifeline" rates) programs that comply with Prop 218 of the California Constitution OR are funded either voluntarily or via nonrestricted/non-water-rates revenues.

• **Orange County Groundwater Basin** – Mesa Water® opposes any potential streamlined process for adjudicating groundwater basins, including the Orange County groundwater basin which is currently managed by the Orange County Water District (OCWD).

• **Proposition 1 (2014 Water Bond)** – Mesa Water® supports Proposition 1 funding for OCWD’s priority projects.

• **Water Desalination** – Mesa Water® supports CalDesal in its desalination advocacy efforts, as well as the local and regional development of cost-effective and environmentally sensitive water desalination projects statewide --, including ocean water desalination and the proposed Huntington Beach project --, in order to enhance the availability and reliability of local and regional water supply sources, and improve water supply reliability for Orange County, Southern California, and statewide. Mesa Water® supports an increase in the per-project grant funding cap for Proposition 1 desalination grant funds throughout California.

• **Water Conservation** – Mesa Water® supports accounting for water resource and supply investments -- such as desalination and water recycling -- as part of any potential statewide effort to update urban water conservation goals.

• **National Pollutant Discharge Elimination System (NPDES) Permitting** – Mesa Water® supports the Association of California Water Agencies (ACWA) in its efforts with the State Water Resources Control Board (SWRCB) to clarify, develop and finalize the statewide general NPDES permit, and its compliance-related costs and standards, in order to ensure the efficient and effective achievement of the SWRCB’s regulatory objectives for drinking water systems’ discharges to surface waters.

• **California Environmental Quality Act (CEQA) Reforms** – Mesa Water® supports the efforts of ACWA in streamlining CEQA to enhance efficiencies and reduce redundancies in the environmental review/permitting process and eliminate unnecessary, costly, and time-consuming litigation and related delays.
• **MWDOC/Met Delta Solution** – Mesa Water® supports the efforts of the Municipal Water District of Orange County (MWDOC), and the Metropolitan Water District of Southern California (Met), and/or the Southern California Water Committee (SCWC) to achieve a long-term solution for the Sacramento-San Joaquin River Delta that includes optimal statewide water supply reliability, sustainability and quality, and Delta ecosystem health and restoration for the public benefit.

• **Federal Drought Legislation** – Mesa Water® supports the efforts of ACWA and/or Met in collaborating with U.S. representatives to develop bipartisan federal drought legislation.
ACTION ITEMS:

4. CLOSED SESSION:

PURSUANT TO SECTION 54957:
PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Title: General Manager
RECOMMENDATION

Take action as the Board desires.

STRATEGIC PLAN

Goal #1: Provide a safe, abundant, and reliable water supply.
Goal #2: Practice perpetual infrastructure renewal and improvement.
Goal #3: Be financially responsible and transparent.
Goal #4: Increase public awareness about Mesa Water® and about water.
Goal #5: Attract and retain skilled employees.
Goal #6: Provide outstanding customer service.
Goal #7: Actively participate in regional water issues.

DISCUSSION

This item has been agendized to provide the Board the opportunity to discuss the General Manager’s contract terms and conditions of employment, and take action if desired.

FINANCIAL IMPACT

There is no financial impact for the discussion of this item unless action is taken by the Board.

ATTACHMENTS

None.
MEMORANDUM

TO: Board of Directors
FROM: Phil Lauri, P.E., Assistant General Manager
DATE: October 22, 2015
SUBJECT: MWRF Outreach Center Conceptual Design

RECOMMENDATION

Adopt design Concept No. 2 and direct staff to finalize the layout for final Board approval prior to proceeding with design.

STRATEGIC PLAN

Goal #4: Increase public awareness about Mesa Water® and about water.
Goal #6: Provide outstanding customer service.
Goal #7: Actively participate in regional water issues.

PRIOR BOARD ACTION/DISCUSSION

The Board has previously discussed a vision for the Mesa Water Reliability Facility (MWRF) Outreach Center at the spring and fall 2014 Board Workshops.

The Board awarded a contract to IBI Group for professional architectural services for a not-to-exceed amount of $184,699 at the May 14, 2015 Board Meeting.

BACKGROUND

Mesa Water® implemented this project to investigate the feasibility of reconfiguring and potentially expanding its functional uses of the MWRF Operations and Administration Building. The goal of this evaluation is to include a multi-purpose room and educational forum that would complement Mesa Water’s existing demonstration garden while maintaining the existing operational functions. In an effort to optimize the use of Mesa Water’s Operations and Administration facilities, this space may additionally function as a visitor’s center with exhibits and signage for tours, water education, and as a center for District-hosted school tours that meet the requirements of the State of California curriculum standards.

Per the Board’s direction, a Consultant was retained to provide professional architectural services to evaluate and develop three design concept levels that would meet the aforementioned goals. Listed below is a scope of work summary for each of the three concept levels:

- **Minimal Improvements**: This option includes consideration of using the existing “multi-purpose room” in the MWRF Operations and Administration Building as a joint meeting space for District meetings, events and public tours. Improvements would include updated lighting and audio visual equipment, installation of a heating ventilation and air condition (HVAC) system, interior and exterior finish improvements, updated restrooms, installation of a catering prep kitchen; and consideration of educational décor and exhibits.

- **Moderate Improvements**: This option includes consideration of rehabilitating and remodeling the existing MWRF Operations and Administration Building (i.e., Within the existing building
footprint) to achieve an optimized functional use of the space through relocation of the restrooms, meeting rooms, water quality lab, control room, and installing a multi-purpose room that could function as an educational forum and possibly a boardroom. This option would completely reconfigure the existing facility space to integrate the installation of a multi-purpose room with Mesa Water’s Demonstration Garden. The multi-purpose room would contain all the same improvements identified in the minimal option but with a focus put on streamlining the functional uses of the existing space. Additionally, this option considers accommodating on-site school assemblies for local students.

- **Major Improvements**: This option includes consideration of demolishing the existing MWRF Operations and Administrative Building and constructing a new facility that would allow for the routine operational uses and provide for a dedicated multi-purpose room and dedicated education room. Reconstruction of the building may allow for a more efficient and functional use of the existing space and better meet Mesa Water’s public education and outreach goals. A newly constructed building could potentially consider a second floor option that would maximize the footprint of the site. This option includes accommodating industry conferences in addition to on-site school assemblies for local students as well as an indoor/outdoor tour forum.

The Consultant has coordinated with Mesa Water® by meeting with each stakeholder group, including, Engineering & Operations, Public & Government Affairs, and Administrative Services Departments. The Consultant has considered Mesa Water®’s functional needs, supporting space & utility requirements, and other pertinent parameters for the following functions:
- Public outreach meetings and events
- MWRF operational needs
  - Water quality lab
  - SCADA control room
  - Equipment Storage
- Educational Programs
- Board & Committee Meetings

Design coordination meetings held on June 1, 9, and 17, 2015 established the required amenities to allow the MWRF Outreach Center to accommodate the aforementioned activities. The Consultant also conducted a site visit and performed a preliminary structural and mechanical/electrical/plumbing (MEP) assessment to allow the Consulting team to understand the ability to relocate interior partition and bearing walls and to accommodate the development of the three design concepts (Attachment A).

**DISCUSSION**

Preliminary design concepts were presented to the Mesa Water® staff working group on August 19, 2015. Each of the proposed design concepts were developed using the aforementioned criteria, site investigation findings, and functional needs described by Mesa Water’s working group. Evaluation of each of the design concepts provides the following findings:
### Concept No. 1

<table>
<thead>
<tr>
<th>Advantages</th>
<th>Challenges</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Achieves functional multi-purpose space objective</td>
<td>• Multi-purpose room non-adjacent to MWRF Garden area</td>
</tr>
<tr>
<td>• Integrates w/Gisler Parking Project</td>
<td>• Operational functional areas not separated from public areas</td>
</tr>
<tr>
<td>• Moderate construction impacts</td>
<td>• Storage for MWRF operations requires relocation outside of the building</td>
</tr>
</tbody>
</table>

Estimated Construction Costs: $1.4 Million

### Concept No. 2

<table>
<thead>
<tr>
<th>Advantages</th>
<th>Challenges</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Achieves optimum layout w/MWRF Garden &amp; Nano Room areas</td>
<td>• Requires reconfiguration of all spaces</td>
</tr>
<tr>
<td>• Supports separate public and MWRF operational functional areas</td>
<td>• Storage for MWRF operations requires relocation outside of the building</td>
</tr>
<tr>
<td>• No major structural impacts</td>
<td>• Maintaining MWRF operations during construction</td>
</tr>
</tbody>
</table>

Estimated Construction Costs: $2.1 Million

### Concept No. 3

<table>
<thead>
<tr>
<th>Advantages</th>
<th>Challenges</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Separate education &amp; multi-purpose room areas</td>
<td>• 2nd Floor may be aesthetic concern for adjacent community stakeholders</td>
</tr>
<tr>
<td>• Supports separate public and MWRF operational functional areas</td>
<td>• Maintaining MWRF operations during construction</td>
</tr>
<tr>
<td>• Storage for MWRF equipment &amp; spare parts</td>
<td>• Extensive construction impacts</td>
</tr>
</tbody>
</table>

Estimated Construction Costs: $5.4 Million

After careful analysis of each design concept, design Concept No. 2 appears to provide the most optimum use of the space, nicely augments Mesa Water’s educational themes of the deep aquifer concepts, and efficiently repurposes the existing building to a more streamlined use for both public meetings and operational needs. While concept No. 2 will provide Mesa Water’s customers with a more impactful meeting forum and educational outreach experience given the layout adjacency of the multi-purpose room with the Demonstration Garden and Nano Room. The Consultant has developed interactive architectural renderings for the three main design layout concepts that will be presented at the fall 2015 Board Workshop. The Board’s input and direction will be incorporated into the final design layout concepts. This Board Workshop presentation will include an overview of the design objectives, design layouts, preliminary costs, and schedule.
FINANCIAL IMPACT

$36,207 has been expended to date of the Board approved contract for $184,699. Approximately $17,000 of the $30,000 budgeted in the FY 2015 was expended. The remaining $154,699 was budgeted and will be expended in FY2016.

ATTACHMENTS

Attachment A: Conceptual Design Plans 1, 2, & 3
NEW WALL
(E) CONCRETE BLOCK PERIMETER WALL
EXHIBITION SPACE
120 SF
Standby Generator
120 SF
Electrical Room
598 SF
Stair
Engineering & Operations Storage
657 SF
Women
Men
Stair
Elevator
92 SF
Mech.
Women
Men
Office
117 SF
SCADA Control Room
163 SF
Closed Session
120 SF
Kitchen
151 SF
Storage
120 SF
Board Room
1952 SF
726 SF
Foyer
195 SF
Water Quality Lab
197 SF
Mech.
Stair
151 SF
157 SF
Exhibition Space/Community Room
2027 SF
2027 SF
Closed Session
Room
2027 SF
159 SF
Conference Room
386 SF
Stair
Conference Room
125 SF
125 SF
Copy/Print Room
131 SF
Office
159 SF
125 SF
Computer Server Room
125 SF
MEETING ROOM
STORAGE
Stair
Exhibition Space/Community Room
2027 SF
125 SF
Computer Server Room
125 SF
Copy/Print Room
131 SF
Office
159 SF
Exhibition Space/Community Room
2027 SF
LEGEND
Circulation
Engineering & Operations
Public & Government Affairs
Shared Administration and Public & Gov't Affairs
Support Space
Utility
OPEN TO BELOW
OUTDOOR DECK
ARROW TELL BELLOP
Mesa Water District
CONCEPT 3 - FIRST FLOOR
CONCEPT 3 - SECOND FLOOR
CONCEPT 3 ENLARGED PLANS
MWRF OUTREACH CENTER
ARCHITECTS PLANNERS
38620
08/14/15
ARCHITECTS PLANNERS
IBI
Mesa Water District
CONCEPT 3 - FIRST FLOOR
CONCEPT 3 - SECOND FLOOR
CONCEPT 3 ENLARGED PLANS
MWRF OUTREACH CENTER
REPORTS AND INFORMATION ITEMS:

7. REPORT OF THE GENERAL MANAGER:
   • Other (no enclosure)
REPORTS AND INFORMATION ITEMS:

8. DIRECTORS' REPORTS AND COMMENTS:
There are no support materials for this item.