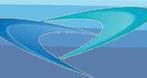




Exbourne / West Belmont Water Tank Recoating Projects

Kat Wuelfing, General Manager
Sarah Scheidt, Operations Manager
Brandon Laurie, District Engineer

February 17, 2026



Our Goals Today & Through this Outreach Process

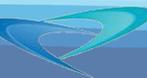
Share a bit about MPWD and Project Specifics

Construction work is inherently disruptive - Better understand any concerns from neighbors

Share how we are minimizing neighborhood impacts

Select a tank color that reflects the preferences of the neighbors that will see it most

Share feedback received through the workshop and survey with Staff, Engineering Team and Board



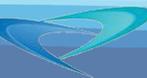
Tanks are Critical Infrastructure

MPWD's system includes approx. 95 miles of pipeline and 11 tanks over 6 sites. These tanks are critical for:

1. Supplying water for customer use,
2. Maintaining and managing water pressure throughout the system,
3. Providing adequate water pressure to support firefighting throughout the community, and
4. Storing water to be available during unexpected emergencies.

The level of storage and pressure control that the tanks provide to our system contributes to our ISO PPC Class 2 rating, which is a factor insurance companies strongly consider in the underwriting and pricing of property insurance, and plays a key role in keeping residential and commercial property insurance rates lower in the community.

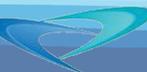
Exbourne (W) tank circa. 2008



Project Background

- Mid-Peninsula Water District (MPWD) recoating two of our water tanks starting March 2026: Exbourne (W) and West Belmont (N)
- Condition assessments show significant wear
- Included in August 2024 Capital Improvement Program Update
- Designed by our District Engineer
- Contractor selected via competitive bid process: Euro Style Management

<p>EXISTING PIPE INFORMATION Size: N/A Type: N/A Year Installed: N/A Static Pressure Range (psf): N/A</p>			<p>EXBOURNE TANK (WEST) RECOATING</p>														
<p>PROJECT BACKGROUND The Exbourne Tanks in combination with Herson Tank provide water to Zone 2. The Exbourne site has two tanks with 1 MG (West) and 1.5 MG (East) capacities. A 2023 coating investigation of the West Tank concluded the exterior paint system was weathered, chalked, and in fair to poor condition with some localized rust development and topcoat peeling. The interior lining was in poor condition above the highest water level (HWL) and fair below the HWL. The lining of the interior roof has failed and corrosion of the roof structure will continue to advance unless coating replacement occurs. The report recommended spot repairs and an overcoat of the exterior and a full removal/replacement of the interior lining.</p>			<p>PROPOSED IMPROVEMENTS Recoat the West Tank's exterior and interior.</p>														
<p>PROJECT BENEFITS The Exbourne Tank (West) Recoating will extend the service life of the tank an additional 20-30 years.</p>			<p>PROJECT BUDGET (2024)</p> <table border="1"> <tr> <td>Exterior Spot Repair / Overcoat</td> <td style="text-align: right;">\$ 100,000</td> </tr> <tr> <td>Interior Relining</td> <td style="text-align: right;">\$ 350,000</td> </tr> <tr> <td>Subtotal Construction</td> <td style="text-align: right;">\$ 450,000</td> </tr> <tr> <td>Planning, Design & Construction Support</td> <td style="text-align: right;">\$ 115,000</td> </tr> <tr> <td>Construction Inspection</td> <td style="text-align: right;">\$ 45,000</td> </tr> <tr> <td>Contingency (±10%)</td> <td style="text-align: right;">\$ 65,000</td> </tr> <tr> <td>Project Budget</td> <td style="text-align: right;">\$ 675,000</td> </tr> </table>	Exterior Spot Repair / Overcoat	\$ 100,000	Interior Relining	\$ 350,000	Subtotal Construction	\$ 450,000	Planning, Design & Construction Support	\$ 115,000	Construction Inspection	\$ 45,000	Contingency (±10%)	\$ 65,000	Project Budget	\$ 675,000
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<p>PCG Pakpour Consulting Group, Inc. 6601 Owens Drive, Suite 230 Pleasanton, CA 94588 P: 925.224.7717 www.pcgengr.com</p>	<table border="1"> <tr> <td>JOB No.</td> <td>10012.07</td> </tr> <tr> <td>DATE</td> <td>06/21/24</td> </tr> <tr> <td>SCALE</td> <td>AS NOTED</td> </tr> <tr> <td>DRAWN BY</td> <td>BL</td> </tr> <tr> <td>CHKD</td> <td>JP</td> </tr> </table>	JOB No.	10012.07	DATE	06/21/24	SCALE	AS NOTED	DRAWN BY	BL	CHKD	JP		<p>CAPITAL IMPROVEMENT PROGRAM EXBOURNE TANK (WEST) RECOATING PROJECT 24-08</p>	<p>Original 2024</p>			
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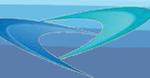


What does Tank Recoating Do?

- Extends the life of the tanks by protecting the steel from rust and degradation.
- Tanks generally need to be recoated every 20-30 years – and the decision is based on inspections by third-party experts.
- Tank replacement easily costs 10x more than recoating, and has a much longer construction timeframe.
- Not paint – special engineered coating project certified by NSF as safe for use on surfaces that are in contact with drinking water.
- The other tanks on the sites will need to be recoated in the near future – currently anticipated 2027-2029.



Image credit: <https://www.highperformancecoatings.org/resources/interior-wet-coatings-protecting-water-tanks-from-corrosion>

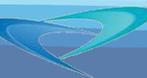


Project Locations

EXBOURNE WATER TANKS



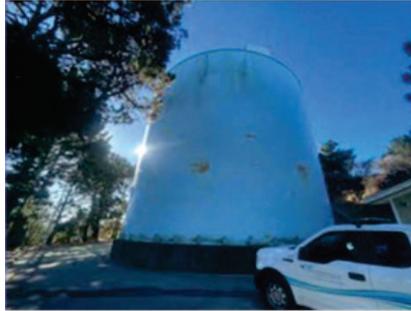
WEST BELMONT WATER TANKS



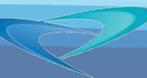
Project Overview

- West Belmont (N) Tank: Exterior spot repairs with new overcoat.
- Exbourne (W) Tank: Removal and replacement of the interior lining and exterior spot repairs/overcoat
- Safety Upgrades: Both tanks will receive new interior ladders, ladder safety systems, roof safety gates, and level indicators. West Belmont (N) will also receive a ventilation blower and additional roof venting.

W BELMONT WATER TANK



EXBOURNE WATER TANK



What does the Project Mean to Neighbors?

- Water service will NOT be interrupted
- Duration
 - Begin early March 2026 with completion by July 1, 2026
 - Each tank site will be approximately 5-7 weeks each,
 - The project webpage at MidPeninsulaWater.org/water-tanks will be updated as more specific schedule details are known.
- Work Hours 8 am – 5 pm on weekdays, no work on weekends or holidays



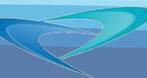
Questions?



Concerns?



Other
Considerations
?



What does the Project Mean to Neighbors?

- Noise
 - Sand blasting and other equipment during standard working hours
 - We *may* need a generator to run a de-humidifier 24/7. If we do need to use the generator, we are working with the contractor on ways to minimize/muffle the sound.
- Vehicular Traffic
 - Construction vehicular traffic on the streets leading to and from the tank sites
 - No street closures are anticipated as part of this work.



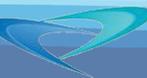
Questions?



Concerns?



Other
Considerations
?



Tank Color at Exbourne Site

- Five color options – based on typical tank colors in our area.
- We will paint the second tank at Exbourne the same that is selected this time.
- We encourage all neighbors to complete the survey, which is what we will base the selection on.
- Survey must be completed by Monday February 23rd: MidPeninsulaWater.org/water-tanks
- Survey includes opportunities for feedback on all aspects of the project.
- All survey results, including tank color, will be shared with our Board on Thursday February 26th.
- West Belmont tank will remain the same blue that the tanks currently are.

1 SKY BLUE



2 DARK BLUE



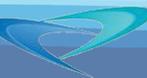
3 NEUTRAL GREEN



4 SAGE GREEN



5 LIGHT BEIGE



Neighborhood Feedback & Communication

- Letters and brochure sent in early February with project and survey information
- Webpage will be updated throughout the project
- Project Survey - <https://form.jotform.com/260257228002043>
 - Color preferences
 - Primary interests in project
 - Neighborhood impacts
 - Project understanding
 - Any other comments
- As of this morning, 13 responses have been received
- In-person & Zoom Workshop – February 17, 2026 at 6:30pm
- Presentation to the Board – February 26, 2026 at 6:30pm meeting

PROJECT SURVEY

Provide feedback on the project, including your preferences for the tank color that you feel best suits the neighborhood aesthetic. Please respond to this survey by February 23, 2026.

START HERE

Home Customer Service Board of Directors Organization Projects Water Conservation Contact Us (855) 581-8841 Pay Bill

MID-PENINSULA WATER DISTRICT

Exbourne / West Belmont Water Tank Recoating Projects

February 2, 2026

Project Background

The Mid-Peninsula Water District (MPWD) will be recoating two of our water storage tanks in Spring 2026. These projects are necessary to maintain and extend the life of these critical pieces of our water system infrastructure. This work will take place at our Exbourne tank site, located at the end of Altaura Way (accessed through Exbourne Ave.), and our West Belmont tank site, located at the end of Belmont Canyon Rd. MPWD conducted a condition assessment on Exbourne's west tank and West Belmont's north tank. This assessment concluded the coating (specialty engineered paint) on Exbourne (W) is showing significant wear on the interior and exterior and the West Belmont (N) tank's coating is wearing on the exterior. If the recoating is not completed, the steel tanks will continue degrading and ultimately result in the need for substantially more costly and time-intensive repairs and/or full tank replacements. These projects were included in the August 2024 update of MPWD's Capital Improvement Program (CIP) and prioritized by senior for completion in 2026. You can learn more about our CIP [here](#).

This project was designed by our District Engineer and competitively bid by qualified contractors. MPWD awarded the project to Euro Style Management at its January 2026 Board meeting by Resolution 2025-01. Euro Style Management recently completed similar projects on the Peninsula, including work on water tanks in the Cities of Redwood City, Palo Alto, and South San Francisco (Westborough Water District) and in Berkeley.

Project Locations



PROJECT SURVEY

Provide feedback on the project, including your preferences for the tank color that you feel best suits the neighborhood aesthetic. Please respond to this survey by February 23, 2026.

START HERE

CUSTOMER CONNECT

MID-PENINSULA WATER DISTRICT
1075 Old County Road, Suite A, Belmont, CA 94002
tel: 855.581.8841 | fax: 855.581.4338 | MPWD@mpwd.net

Dear Neighbor,

The Mid-Peninsula Water District (MPWD) will be recoating two of our water storage tanks in Spring 2026. This work will take place at our Exbourne tank site, located at the end of Altaura Way, and our West Belmont tank site, located at the end of Belmont Canyon Road. These projects are necessary to maintain and extend the life of these critical pieces of our water system infrastructure. The work will include recoating (applying special paint) to the exterior at both tank sites and the interior at the Exbourne tank site.

In the enclosed brochure, the MPWD is providing further details about the project, project locations, timelines, customer surveys, and FAQs.

We invite all interested community members to share their feedback and learn more through our upcoming workshop and survey so we can better understand any concerns, minimize local impacts, and provide input on a tank color that reflects the preferences of the neighbors that will use it most.

The workshop is will be held February 17, 2026, 6:30 p.m., 1075 Old County Road, Suite A, Belmont, CA 94002 and online via Zoom at MidPeninsulaWater.org/zoom. We encourage you to attend in person if possible.

We request that all neighbors complete a brief online survey to help us select the Exbourne tank color at MidPeninsulaWater.org/water-tanks and gather additional feedback. Please respond to this survey by February 23, 2026.

If you would like to attend the workshop, please contact us at MPWD@mpwd.net.

CUSTOMER CONNECT

MID-PENINSULA WATER DISTRICT
1075 Old County Road, Suite A, Belmont, CA 94002
tel: 855.581.8841 | fax: 855.581.4338 | MPWD@mpwd.net

PROJECT LOCATIONS

EXBOURNE WATER TANKS

WEST BELMONT WATER TANKS

PROJECT BACKGROUND

The Mid-Peninsula Water District (MPWD) will be recoating two of our water storage tanks in Spring 2026. These projects are necessary to maintain and extend the life of these critical pieces of infrastructure located in Belmont and West Belmont. The tanks are steel tanks coated with a specialty engineered paint. The paint is showing significant wear on the interior and exterior and the West Belmont (N) tank's coating is wearing on the exterior. If the recoating is not completed, the steel tanks will continue degrading and ultimately result in the need for substantially more costly and time-intensive repairs and/or full tank replacements. These projects were included in the August 2024 update of MPWD's Capital Improvement Program (CIP) and prioritized by senior for completion in 2026. You can learn more about our CIP [here](#).

CUSTOMER CONNECT

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FREQUENTLY ASKED QUESTIONS

Q. What does Mid-Peninsula Water District (MPWD) do?
MPWD provides drinking water and fire service water to more than 30,000 residents and 500 businesses, and with seven emergency interties to neighboring water systems, is an integral part of the peninsula's connected water system. The MPWD was established in 1929 and has been serving the community for more than 95 years. MPWD's service area includes the City of Belmont and portions of the Cities of San Carlos, Redwood City, and Unincorporated San Mateo County.

Q. Why are these tanks being recoated now?
These tanks are critically important to MPWD's water system and our ability to provide high quality service. Recoating these tanks greatly minimizes long-term corrosion and avoids the much higher cost of full tank replacements in the future. The proposed improvements will extend the tank service lives an additional 20-30 years.

Q. What happens if this work is not done?
If this work is not completed, the tanks' steel will degrade and require much more extensive repairs or even full replacement. The costs of these repairs or replacement would be borne by MPWD customers with such work costing potentially more than 10 times the cost to recoat the tanks. Furthermore, a more extensive project would necessitate a longer and more disruptive construction process than the recoating work.

Q. What do the tanks do for the system?
MPWD's system includes approximately 95 miles of pipeline and 11 tanks over 6 sites. These tanks are critical for (1) supplying water for customer use, (2) maintaining and managing water pressure throughout the system, (3) providing adequate water pressure to support firefighting throughout the community, (4) and storing water to be available during unexpected emergencies.

Q. Does the condition of the interior tank coating affect my water quality?
Water quality is not negatively affected by the condition of the tank. The coatings protect the steel tanks from rust and corrosion, and are all certified by NSF as safe for use on surfaces that are in contact with drinking water.

Continued on next page

Why This Project Matters to the Community

Water Reliability

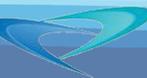
- Improvements ensure our community continues to have a safe, reliable, and high-quality potable water supply for years to come.

Sustainability

- Extending the life of the tanks is more cost-effective and environmentally friendly than a full replacement.
- Proposed improvements will extend the service life of the tanks an additional 20-30 years.

Safety & Compliance

- Upgrading safety appurtenances such as ladder fall protection and roof gates ensures our operators can safely maintain the system.



Other Questions?

- The website FAQ will be updated with any new project questions.
- Feedback and questions here will be provided to the Board at the February 26th meeting, as well as to other staff and engineering team.

