AGENDA

MEETING OF THE
SAN ANTONIO WATER SYSTEM
BOARD OF TRUSTEES
September 1, 2020, 9:00 A.M.
6th Floor Board Room #609
Administrative Offices
2800 U. S. Hwy 281 North, San Antonio, Texas 78212

NOTICE TO THE PUBLIC. This meeting will be held in person at SAWS’ Headquarters, however, some Trustees may participate remotely by videoconference and their attendance will be counted. The public may attend the meeting in person in the board room and participate in the public comment portion of the meeting. However, SAWS will require that the public follow certain social distancing practices at the meeting, including, those related to the wearing of masks and spacing of attendees. SAWS may require attendees to view the meeting from another room if space within the board room cannot safely accommodate those in attendance. In the event there are any technical difficulties in broadcasting the two-way audio visual deliberation to the public in the board room, then those attendees will be provided another room to watch and listen to the live meeting.

Members of the public are also encouraged to watch the meeting live online at http://www.saws.org/live. All members of the public, and SAWS’ staff, are strongly encouraged to use this link to watch the meeting live online.

Finally, any member of the public who wants to participate in the public comment portion of the meeting, but does not wish to attend the meeting in person, may do so by submitting written comments by email at PublicComment@saws.org by 3:00 p.m. Monday, August 31st. Please include your name and the number of the agenda item to which your comment applies. All comments must be limited to 300 words or less in total (not per item). All written public comments will be available to the Board prior to or at the beginning of the meeting and will become a part of the public record. The Board Chair may, in her discretion, have some or all of the submitted comments read aloud.

SAN ANTONIO WATER SYSTEM
HANDICAPPED ACCESSIBILITY STATEMENT
The San Antonio Water System Buildings and Meeting Rooms are accessible to individuals with disabilities. Accessible visitor parking spaces as well as the accessible entrance and ramp are located at the west side main entrance of the SAWS Headquarters Building, Tower I, 2800 U.S. Highway 281 North. Individuals with disabilities in need of auxiliary aids and services, including Deaf interpreters, must request such aids and services forty-eight (48) hours prior to the meeting. For assistance, contact the Board Administrator at 210-233-3537 or 711 (Texas Relay Service for the Deaf).
Swearing in of individuals appointed to the San Antonio Water System Board of Trustees (Tina J. Flores, Acting City Clerk for the City San Antonio)

1. MEETING CALLED TO ORDER.

2. Announcements.
   A. The San Antonio Water System Board of Trustees will, during the Meeting, close the Meeting and hold an Executive Session pursuant to and in accordance with Chapter 551 of the Texas Open Meetings Act. The Board of Trustees may, at any time during the Meeting, close the Meeting and hold an Executive Session for consultation with its attorneys concerning any of the matters to be considered during the Meeting pursuant to Chapter 551 of the Texas Open Meetings Act.

3. Minutes.
   A. Approval of the Minutes of the San Antonio Water System Board of Trustees Regular Board Meeting of July 7, 2020.


5. Public Comment.

CONSENT AGENDA ITEMS

Items 6 – 26

ITEMS CONCERNING THE PURCHASE OF EQUIPMENT, MATERIALS AND SUPPLIES

6. A Resolution accepting recommendations regarding the contracting for certain services, equipment, materials, and supplies, and authorizing the acceptance of bids as follows: (DOUG EVANSON – YVONNE TORRES)
   A. Award of New One Time Purchases of Materials, Equipment and Services.

   No items for this Meeting.

   B. Award of New and Renewal Annual Goods & Services Requirement Contract and Maintenance Agreements. Estimated annual purchases are based on unit prices bid. Actual totals and quantities may vary from the estimate.

   1. Acceptance of the best value bid of Mountain States Pipe & Supply Co. to provide: annual contract for lease of meter reading using photo technology solution, Bid No. 20-19059, for a total of $611,164.50.
2. Acceptance of the bid of Carahsoft Technology Corporation to provide: annual contract for Salesforce Lightning Service Cloud Unlimited Edition licenses, (DIR-TSO-4288), Bid No. 20-18104, for a total of $547,735.12.

3. Acceptance of the bid of San Antonio Armature Works, Inc. to provide: annual contract for electric motor repair large motors (251 HP or greater), Bid No. 20-8073, Group 2, for a total of $765,601.00.

4. Acceptance of the bid of Brenntag Southwest, Inc. to provide: annual contract for sulfuric acid, Bid No. 20-0026, for a total of $314,190.00.

5. Acceptance of the bid of Austin Armature Works, LP to provide: annual contract for wastewater submersible pump unit repair services, Bid No. 20-5053, for a total of $679,535.00.

6. Acceptance of the bid of Clovity, Inc. to provide: annual contract for the purchase, installation, implementation and maintenance of human temperature screening system, Bid No. 20-20057, for a total of $205,500.00.

**CAPITAL IMPROVEMENT CONTRACTS**

**PROJECTS INVOLVING IMPROVEMENTS, EXTENSIONS AND ADDITIONAL CAPACITY**

**Water and Sewer Line Improvements**

7. A Resolution awarding a construction contract to Cruz Tec, Inc. in an amount not to exceed $545,278.52 in connection with the 2019 CMOM Package 2 Project. (ANDREA BEYMER – GAIL HAMRICK-PIGG)

8. A Resolution awarding a construction contract to Cruz Tec, Inc. in an amount not to exceed $833,828.22 in connection with the 2019 Dead End Water Main Elimination Project. (ANDREA BEYMER – JUAN GOMEZ)

9. A Resolution awarding a construction contract to D Guerra Construction, LLC in an amount not to exceed $1,000,115.00 in connection with the Meadowlark 16-inch Water Main Replacement Project. (ANDREA BEYMER – JUAN GOMEZ)

10. A Resolution approving Change Order No. 2 in an amount not to exceed $143,256.87 for the additional project work in connection with the Multiple Sewershed Package 7A Project. (ANDREA BEYMER – JOE CARRENO)

11. A Resolution approving additional funds to the existing professional services contract with Arcadis U.S., Inc. in an amount not to exceed $128,565.00 in connection with the 2017 Pipelines Condition Work Order Contract - Package VIII. (ANDREA BEYMER – GAIL HAMRICK-PIGG)
12. A Resolution awarding a professional services contract to CP&Y, Inc. in an amount not to exceed $700,000.00 in connection with the 2020 Production Facilities Engineering Work Order Contract I. (ANDREA BEYMER – JUAN GOMEZ)

13. A Resolution awarding a professional services contract to LNV, LLC in an amount not to exceed $500,000.00 in connection with the 2020 Production Facilities Engineering Work Order Contract II. (ANDREA BEYMER – JUAN GOMEZ)

14. A Resolution awarding a professional services contract to Tetra Tech, Inc. in an amount not to exceed $1,292,781.00 in connection with the King Street Pump Station Improvements Project. (ANDREA BEYMER – JUAN GOMEZ)

15. A Resolution awarding a professional services contract to Lockwood, Andrews, and Newnam, Inc. in an amount not to exceed $608,000.00 in connection with the Ranch Town No. 2 Pump Station Improvements Project. (ANDREA BEYMER – JUAN GOMEZ)

16. A Resolution awarding a professional services contract to Black & Veatch Corporation in an amount not to exceed $570,380.00 in connection with the University Additional Ground Storage Tank Project. (ANDREA BEYMER – JUAN GOMEZ)

REPLACEMENT AND ADJUSTMENT PROJECTS

Governmental Relocations and Replacements

17. A Resolution approving expenditures in an amount not to exceed $179,493.90 for the adjustment of water and sewer facilities by the City of San Antonio in connection with the Barbara Drive Drainage Phase II Project. (ANDREA BEYMER – GAIL HAMRICK-PIGG)

18. A Resolution approving expenditures in an amount not to exceed $1,170,726.15 for the adjustment and replacement of water and sewer facilities by the City of San Antonio in connection with the Seeling Channel Phase III Project. (ANDREA BEYMER – GAIL HAMRICK-PIGG)

19. A Resolution approving expenditures in an amount not to exceed $403,910.10 for the adjustment of water and sewer facilities by the City of San Antonio in connection with the West Gerald Avenue: New Laredo Highway to Somerset Road Project. (ANDREA BEYMER – GAIL HAMRICK-PIGG)

20. A Resolution approving an Interlocal Agreement with the City of Balcones Heights; authorizing expenditures in an amount not to exceed $201,572.46 for the replacement of water facilities by the City of Balcones Heights in connection with the Vivian Lane: Ronald Lane To Gentleman Road Project. (ANDREA BEYMER – GAIL HAMRICK-PIGG)
21. A Resolution authorizing expenditures in the amount of $590,000.00 being the Special Commissioners Award in condemnation litigation between the System and David Neal Pape, Jeffery Pape, Rose Eleanor Pape and Grady Christian Pape for a 1.547 acre permanent sewer easement and 0.971 acre temporary construction easement for the E-4 Bulverde Area Sewer Capacity Relief and Storage at Loop 1604 Project; authorizing the System’s Legal Counsel to take all necessary action to prosecute the case to a final judgment. (NANCY BELINSKY – BRUCE HABY)

22. A Resolution approving the acquisition of a permanent sewer easement being approximately 0.211 acres and a temporary construction easement being approximately 0.176 acres from Southwest Independent School District No. 015-912, for the Sun Valley Reroute Project in an amount not to exceed $56,200.00. (NANCY BELINSKY – BRUCE HABY)

23. A Resolution approving a lease renewal addendum with the Texas Medical Association for a twelve-month renewal term at the Texas Medical Association Building for approximately 1,163 sf of office space located at 401 W. 15TH Street, Suite 985, Austin, Texas in an amount not to exceed $52,390.56 for the twelve-month lease renewal term. (NANCY BELINSKY – DONOVAN BURTON – BRUCE HABY)

24. A Resolution awarding a construction contract to Talon/LPE, Ltd. in an amount not to exceed $121,000.00 in connection with the Northeast Service Center Underground Storage Tank Permanent Removal Project. (ANDREA BEYMER – JUAN GOMEZ)

25. A Resolution authorizing the submission of applications to the Bureau of Reclamation, an agency of the United States Department of the Interior, for grant funding assistance from the WaterSMART Grant Program. (DONOVAN BURTON – DAN CROWLEY)

26. A Resolution approving a services contract extension with Genuine Parts Company DBA Napa Auto Parts in an amount not to exceed $1,820,000.00 for the period of October 1, 2020 through September 30, 2021, in connection with fleet parts management and supply services. (JAIME CASTILLO – CARLOS MENDOZA)

ITEMS FOR INDIVIDUAL CONSIDERATION

CAPITAL IMPROVEMENT CONTRACTS

PROJECTS INVOLVING IMPROVEMENTS, EXTENSIONS AND ADDITIONAL CAPACITY

Developer Customer Contracts

27. A Resolution approving Utility Service Agreements to provide water and/or wastewater service to the tracts listed below requiring potential oversizing of mains (OVR), and/or are located outside the San Antonio Water System water and/or wastewater Certificate of Convenience and Necessity (CCN). (ANDREA BEYMER – TRACEY LEHMANN)
<table>
<thead>
<tr>
<th>No.</th>
<th>Tract Name</th>
<th>Developer</th>
<th>Acres</th>
<th>W EDUs</th>
<th>WW EDUs</th>
<th>CoSA / CoSA ETJ / Outside</th>
<th>EARZ / CZ</th>
<th>JBSA</th>
<th>Board Reason</th>
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<tr>
<td>1</td>
<td>Fischer Meadows Tract</td>
<td>Fischer Road Investments LLC</td>
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<td>795</td>
<td>CoSA</td>
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<td>CCN</td>
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<td>INSIDE</td>
</tr>
<tr>
<td>2</td>
<td>Talley Road 25.85-Acres Tract</td>
<td>Talley Wise Retail, Ltd.</td>
<td>25.85</td>
<td>165</td>
<td>165</td>
<td>CoSA ETJ</td>
<td>OUTSIDE</td>
<td>Y</td>
<td>OVR/IFC</td>
<td>INSIDE</td>
<td>INSIDE</td>
</tr>
</tbody>
</table>

**Total** 160.94 975 960

**MISCELLANEOUS ITEMS**

28. A Resolution ratifying the actions of the Senior Vice President/Chief Operating Officer in authorizing expenditures in the amount of $2,092,570.00 to Johnson Controls for rental of emergency chillers for the continued operation of the Port San Antonio Building No. 356 Chilled Water Plant.  
*(STEVE CLOUSE – JAIME CASTILLO – CARLOS MENDOZA)*

29. A Resolution ratifying the actions of the Senior Vice President/Chief Operating Officer in authorizing expenditures in the amount of $408,573.00 to Marshall Distributing for the transport of diesel fuel to operate emergency generators for the continued operation of the Port San Antonio Building No. 356 Chilled Water Plant.  
*(STEVE CLOUSE – JAIME CASTILLO – CARLOS MENDOZA)*

30. **BRIEFING SESSION.**

A. Briefing and deliberation regarding the Vista Ridge Project

B. Briefing and deliberation regarding SAWS Financial Update

31. Inquiries of the Board of Trustees for future briefings and/or follow-up action.

32. The Regular Session of the September 1, 2020 Regular Board Meeting is hereby recessed to hold an Executive Session and discuss the matters listed pursuant to Sections §551.071 and §551.089 of the Texas Open Meetings Act.

33. **EXECUTIVE SESSION.**

A. Consultation with attorneys regarding legal matters related to the SAWS Advance Metering Infrastructure Initiative (ConnectH20) pursuant to Texas Government Code Section 551.071 and deliberation regarding security audits and devices pursuant to Texas Government Code Section §551.089.
B. Consultation with attorneys regarding advice on legal matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, pursuant to Texas Government Code §551.071.

34. The Regular Session of the Regular Board Meeting of September 1, 2020, is hereby reconvened.

35. Adjournment. THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES MEETING OF SEPTEMBER 1, 2020, IS HEREBY ADJOURNED.
This remote videoconference meeting is necessary due to the COVID-19 emergency and to protect the health of the public, SAWS’ staff and Board of Trustees to the best of our ability.

NOTICE TO THE PUBLIC. SAWS Headquarters at 2800 Highway 281 North, San Antonio, Texas 78212, is closed to the public due to the COVID-19 emergency. There will not be a physical meeting held at SAWS Headquarters. However, the public may view the live meeting by going to http://www.saws.org/live. All members of the public, and SAWS staff are strongly encouraged to use this link to view the meeting.

Members of the public who wish to speak to the SAWS Board of Trustees during the public comment portion of the agenda may do so by calling SAWS at 210-233-2210, and register to speak by leaving their name, phone number and the item, if any, on which they wish to speak. Registration to speak shall be open for one hour beginning at 8:00 a.m. ending at 9:00 a.m. on July 7, 2020. The SAWS Board meeting will begin at 10:00 a.m. After the meeting begins, each registrant will be invited to speak in the order of registration. Each person must be available to speak when asked or will lose their opportunity to address the Board. Each person will be given up to 2 minutes to speak; however, the Board Chairman will have the discretion to reduce this time allotment and limit the total number of speakers in order to ensure that the meeting is orderly and managed within technological capabilities.

Finally, any member of the public who wants to participate in the public comment portion of the meeting, but does not wish to speak during the public comment portion of the agenda, may do so by submitting written comments by email at PublicComment@saws.org by 3:00 p.m. Monday, July 6th. Please include your name and the number of the agenda item to which your comment applies. All comments must be limited to 300 words or less in total (not per item). All written public comments will be available to the Board at the meeting and will become a part of the public record. The Board Chair may, in his discretion, have some or all of the submitted comments read aloud.

Members of the public who wish to listen to the meeting, but do not have access to the internet may also register to listen to the meeting using the same process above by leaving just their name and phone number. Any registrant who does not specifically request to speak to the Board will be limited to listening only and will not be called upon to speak.

These streamlined meeting standards are based upon the Governor’s temporary suspension of certain open meeting requirements in response to the COVID-19 crisis.


**Board Members Present:**
Berto Guerra, Jr., Chairman  
Ron Nirenberg, Mayor  
Pat Jasso, Vice Chair  
Amy Hardberger, Secretary  
Pat Merritt, Assistant Secretary  
David P. McGee, Trustee  
Eduardo Parra, Trustee

**Board Members Absent:**
None

1. **MEETING CALLED TO ORDER.**

The meeting of the San Antonio Water System Board of Trustees was held on July 7, 2020, and called to order at 10:10 a.m. by Chairman Berto Guerra.

2. **Announcements.**

   A. The San Antonio Water System Board of Trustees will, during the Meeting, close the Meeting and hold an Executive Session pursuant to and in accordance with Chapter 551 of the Texas Open Meetings Act. The Board of Trustees may, at any time during the Meeting, close the Meeting and hold an Executive Session for consultation with its attorneys concerning any of the matters to be considered during the Meeting pursuant to Chapter 551 of the Texas Open Meetings Act.

3. **Minutes.**

   A. Approval of the Minutes of the San Antonio Water System Board of Trustees Regular Board Meeting of May 5, 2020.

   Chairman Guerra asked if there were any corrections to the minutes. Hearing none, he stated the minutes were approved as presented.

4. **Ceremonial and Recognition Items.**

   None

5. **Public Comment.**

   Chairman Guerra stated there was one individual who submitted written comments and he would read the written comments from Richard Gonzales. Mr. Gonzales would like to know how SAWS intents to help the citizens of San Antonio during this crisis. Water was a natural resource and should be treated that way, especially in times of a crisis. Water belongs to all of us. Let no one entity control it.

   Linda Curtis stated she was from Bastrop as a voice for residents and the four counties impacted by Vista Ridge. The truth was no one but Mother Nature knew how much and how
fast we could pump these painfully-slow recharging aquifers without permanent damage. No one believed that SAWS would cut back if there was a problem, not the Post Oaks Savannah Groundwater Conservation District, not SAWS senior management, and certainly not Scott Carlson who got his hoodwinked land owners into one-sided allegiance years ago just after he plead “no contest” to stealing $2.4 million. She stated SAWS had shown nothing but disrespect and disregard for not only the rural communities, largely made up of elderly and the working poor, but its own ratepayers by aiding and abetting Belford Engineering high-rollers and other special interests involved in Vista Ridge. She learned just after the meeting last month that SAWS may well have dumped at least 10 million gallons per day of Vista Ridge water for at least 58 days, but who would know given how management had been allowed to hide public information. SAWS senior manager held a press conference on April 15, when now the process was delivering water to SAWS with no press or the public allowed near the place. To add to that, about 200 feet away was Mud Creek, the media could have seen SAWS was dumping the most expensive water in Texas in the midst of a pandemic and having its way with the good people of San Antonio. She asked what kind of public utility did this with ratepayers and distant neighbors, and how long was the Board going to let this cruel charade continue.

Reinette King stated she was one of the leaders in an effort to place the SAWS Accountability Act on the May 2021 ballot to finally let the voters do what the City refused now to do, to reign in our rogue public water utility. She told the Board they had an opportunity to prove to the community they sincerely care about what the community was going through. She asked the Board to agree to release the following records without her having to file an Open Records Request and wait ten days, or the months it takes if attorneys contend the request to ask for an Attorney General opinion to try to avoid the Freedom of Information Act. She requested the following information within 48 hours: the amount of water purchased since April 15, the price paid for water purchased, the amount of water delivered to customers, discharge monitoring reports, and hydrostatic testing reports filed with TCEQ for Vista Ridge since January 1, 2020.

Stan Mitchell stated he had asked City Council for years to reform SAWS. In February 2019, he requested an audit of Vista Ridge with no results. A coalition of groups from across the political spectrum called the SAWS Accountability Act was kicking off a municipal mission drive to place the SAWS Accountability Act on the May 2021 ballot. SAWS Trustees could save them the personal risk of gathering 20,000 signatures while asking the Mayor to move SAWS act provisions expeditiously through Council. The SAWS Accountability Act would limit the terms of the general manager to eight years with a retention election of four more years, and the value shall not exceed ten times that of the lowest paid full-time SAWS employee, similar to city manager pay restrictions passed by voters in 2018. The Act stated that the SAWS Board of Trustees were appointed by the City Council and may be terminated. The Board was limited to two, four-year terms and may not hold over more than 30 days. It would prohibit SAWS lobbying without prior approval from Council. It would require the SAWS Board and the general manager to be subject to federal, state and local ethics rules. And finally, the SAWS Act would require an independent performance audit of contracts over $1 billion before contracts were signed and would require an independent performance audit of Vista Ridge. Details were available at the SAWSAct.org website.

Dr. Meredith McGuire was deeply concerned about the extent to which SAWS residential ratepayers were being severely hurt by the rate structure made in 2015. The issue of
affordability of water had become a national problem. She referenced *The Guardian* that raised the issue of water shutoffs which threaten a large proposition of U.S. households, and were going to worsen in places like San Antonio as the economic impacts of the COVID-19 crisis leave low-income households even worse off. SAWS needed to do much more than puny affordability discounts. *The Guardian* pointed out major discrepancies in many water systems treatment of water-intensive businesses, such as bottling plants. Its journalist discovered that Detroit was shutting off water for residents with arrearages of $150, but they did not shut off water for Coke or Pepsi when they were in arrears for much, much more money. What made this so appalling was that those companies were paying so little for water that one plant producing 9.36 million cases could gross between $19.73 million to $23.36 million annually. The journalist observed that at least the cost of water at that utility was the same to industry as it was to ratepayers. She asked if SAWS threatened water shutoffs for water-intensive customers in arrears. SAWS tap water was the source of the primary ingredients of products of Coca-Cola, Pepsi, HEB, Cott Beverages, and Big-Red Bottling, all among the top 100 general class customers. San Antonio Economic Development Foundation (SAEDF) had been boasting the value of the Vista Ridge pipeline. She read a quote from the SAEDF, “San Antonio will soon be recognized as a viable option for water-intensive operations that are considering expansion on new locations.” She stated what was doubling appalling about these SAEDF statements was that SAWS water cost much less to bottling companies than to residential customers. SAWS water supply fee was supposed to pay for the new water resources, including the extremely expensive Vista Ridge Pipeline Project. SAWS rates for businesses was greatly decreased. SAWS rates for the residential ratepayers were picking up the difference. She stated the change was so great that a bottling company paying $1,640,080 in 2015, would pay $1,396,890 for the same volume of water. In 2020, it should have paid $3,230,360, but SAWS rates dropped so much that the bottling company would have gotten a discount of nearly $750,000. SAWS was causing the impoverishment of tens of thousands of households who could not afford to pay their water rates. It’s also causing major problems about the kinds of ways that households could improve their circumstances because of ways SAWS rates were structured. She encouraged the Board to change the rates back to something much more fair to the residential ratepayers, and to not do any further shutoffs to households because they shouldn’t have to pay those kinds of amounts to be able to have water necessary for families’ health and life.

**CONSENT AGENDA ITEMS**

**Items 6 – 25**

**ITEMS CONCERNING THE PURCHASE OF EQUIPMENT, MATERIALS AND SUPPLIES**

6. A Resolution accepting recommendations regarding the contracting for certain services, equipment, materials, and supplies, and authorizing the acceptance of bids as follows: (DOUG EVANSON – YVONNE TORRES)

A. Award of New One Time Purchases of Materials, Equipment and Services.

1. Approving a one-time purchase from Ancira Enterprises, Inc. dba Ancira Chrysler Jeep Dodge to provide: twenty-four each 6,300 GVWR (minimum) 4x2 wide and short bed extended club, double, super cab pickups, Bid No. 20-20046, Group A, for a total of $602,400.00.
2. Approving a one-time purchase from Grande Truck Center to provide: eight each 11,000 GVWR (minimum) two wheel drive extended cab truck with installed service body, Bid No. 20-20046, Group B, for a total of $445,256.00.

3. Approving a one-time purchase from Xylem, Inc. Dewatering to provide: two each 8” x 8” trailer mounted backup trash pumps, Bid No. 20-20045, Group 1, for a total of $148,882.00.

4. Approving a one-time purchase from Wisdom Pumps, LLC to provide: one each 12” x 12” trailer mounted backup trash pumps, Bid No. 20-20045, Group 2, for a total of $116,347.00.

5. Approving a one-time purchase from Olympus Technologies, Inc. to provide: tube-in-tube heat exchangers, Bid No. 20-20040, for a total of $368,100.00.

6. Approving a one-time purchase from Huber Technology, Inc. to provide: waste hauler septage receiving station, Bid No. 20-20039, for a total of $433,886.00.

7. Approving a one-time purchase from Thompson Pipe Group, Inc. to provide: large diameter CSC repair materials for L301 and B303 adapters, Bid No. 20-20041, Groups 1, 2, 3, and 5, for a total of $150,634.00.

8. Approving a one-time purchase from TT Technologies, LLC to provide: pipe bursting equipment, Bid No. 20-20018, for a total of $1,000,567.32.

B. Award of New and Renewal Annual Goods & Services Requirement Contract and Maintenance Agreements. Estimated annual purchases are based on unit prices bid. Actual totals and quantities may vary from the estimate.

1. Acceptance of the bid of Granite Telecommunications, LLC to provide: multi-year contract for backup internet service, Bid No. 20-1183 for a total of $105,000.00.

2. Acceptance of the bid of Core and Main, LP to provide: annual contract for PVC SDR-26 pipe and fittings, Bid No. 20-0155, for a total of $360,436.35.

CAPITAL IMPROVEMENT CONTRACTS

PROJECTS INVOLVING IMPROVEMENTS, EXTENSIONS AND ADDITIONAL CAPACITY

Water and Sewer Line Improvements

7. A Resolution awarding a construction contract to SAK Construction, LLC in an amount not to exceed $1,558,947.87 in connection with the 2019 CMOM Package 4 (EARZ) Project. (ANDREA BEYMER – GAIL HAMRICK-PIGG)
8. A Resolution approving Change Order No. 1 in an amount not to exceed $938,944.17 to the construction contract with Facilities Rehabilitation, Inc. in connection with the Multiple Sewershed Package 8 – Replacement Project. (ANDREA BEYMER – JOE CARRENO)

9. A Resolution awarding a professional services contract to Unintech Consulting Engineers, Inc. in an amount not to exceed $1,434,967.00 in connection with the 2020 CMOM Package 1. (ANDREA BEYMER – GAIL HAMRICK-PIGG)

10. A Resolution awarding a professional services contract to Bain Medina Bain, Inc. in an amount not to exceed $499,875.00 in connection with the 2020 CMOM Package 2. (ANDREA BEYMER – GAIL HAMRICK-PIGG)

11. A Resolution awarding a professional services contract to Pape-Dawson Consulting Engineers, Inc. dba Pape-Dawson Engineers, Inc. in an amount not to exceed $400,541.78 in connection with the 2020 CMOM Package 3 (Applewhite - Urgent). (ANDREA BEYMER – GAIL HAMRICK-PIGG)

12. A Resolution awarding a professional services contract to Weston Solutions, Inc. in an amount not to exceed $1,754,734.64 in connection with the Central Sewershed Package 14. (ANDREA BEYMER – GAIL HAMRICK-PIGG)

13. A Resolution awarding a professional services contract to Tetra Tech, Inc. in an amount not to exceed $681,869.00 in connection with the Bitters Ground Storage Tank Replacement Project. (ANDREA BEYMER – JUAN GOMEZ)

**REPLACEMENT AND ADJUSTMENT PROJECTS**

14. A Resolution approving the expenditure of additional funds in an amount not to exceed $213,943.47 payable to the City of San Antonio in connection with the Downtown Streets Reconstruction: Main, San Pedro, and Navarro Project. (ANDREA BEYMER – GAIL HAMRICK-PIGG)

**EASEMENT AND REAL PROPERTY**

15. A Resolution authorizing the expenditures of funds in an amount not to exceed $2,115,000.00 being the Special Commissioners Award in condemnation litigation between the System and JM Assets, LP and JM Assets AMS TIC, LLC for fee simple title to a 24.98 acre tract for the W-6: Hwy 90 to SW Military Drive Sewer Main Project. (NANCY BELINSKY – BRUCE HABY)

**MISCELLANEOUS ITEMS**

16. A Resolution awarding a professional services contract to Kimley-Horn and Associates, Inc. in an amount not to exceed $1,500,000.00 in connection with the 2020 Water Production Facilities Painting and Rehabilitation Engineering Work Order Contract I. (ANDREA BEYMER – JUAN GOMEZ)
17. A Resolution awarding a professional services contract to Freese and Nichols, Inc. in an amount not to exceed $1,500,000.00 in connection with the 2020 Water Production Facilities Painting and Rehabilitation Engineering Work Order Contract II. (ANDREA BEYMER – JUAN GOMEZ)

18. A Resolution awarding a professional services contract to Keenology Corporation dba CIPPlanner Corporation in an amount not to exceed $250,000.00 for the analysis, designing, configuring and implementing enhancements to the Contract & Project Management System Module. (SREE PULAPAKA)

19. A Resolution accepting the offer from Emerson Process Management Power & Water Solutions, Inc. in an amount not to exceed $858,983.00 for professional services, hardware, and software in connection with the Steven M. Clouse WRC Unit 1, Leon Creek WRC Unit 2, and Medio Creek WRC Unit 3 Ovation 3.3 to 3.X Evergreen Program. (SREE PULAPAKA)

20. A Resolution awarding a services contract to Alsay Incorporated in an amount not to exceed $119,880.00 for the period ending December 4, 2020, in connection with the System’s Water Well Mitigation Program. (DONOVAN BURTON – SCOTT HALTY)

21. A Resolution ratifying the actions of the Senior Vice President/Chief Operating Officer in approving the Third Amendment to Services Contract for Food Services Management Provider with True Flavors, LLC in an amount not to exceed $70,500.00 in connection with providing additional services as a result of the COVID-19 pandemic. (STEVE CLOUSE – CARLOS MENDOZA)

22. A Resolution delegating the presentation and review of the Quarterly Investment Report to the San Antonio Water System Audit Committee. (DOUG EVANSON)

23. A Resolution awarding a services contract to Pipeline Video Inspection, LLC dba AIMS Companies in an amount not to exceed $2,325,994.65 for the period July 15, 2020 through December 31, 2021, with a one-year renewal option in connection with the Sanitary Sewer System Wide Cleaning and Inspection of Collection System Small Assets. (JEFF HABY – ANNETTE DURON)

24. A Resolution approving settlement of the lawsuit of Keith Andrew Vincent against the San Antonio Water System; approving the System’s financial obligation in the amount of $120,000.00 for purposes of the settlement. (NANCY BELINSKY)

25. A Resolution accepting the recommendation of the Audit Committee of the San Antonio Water System to approve a salary adjustment for Stacey Isenberg, Chief of Internal Audit of the System. (DAVID MCGEE, CHAIRMAN, AUDIT COMMITTEE)

Chairman Guerra stated Item 16 was pulled for individual discussion and consideration. He asked if there were any other items in the Consent Agenda that should be pulled for individual discussion or consideration.
Mr. Parra made a motion to approve the Consent Agenda Items 6 – 25, except Item 16. Mr. McGee seconded the motion.

Consent Agenda Items 6 – 25, except Item 16, were unanimously approved. Verbal voting.

Chairman Guerra moved to Item 16 that was pulled for further discussion and individual consideration, a resolution awarding a professional services contract to Kimley-Horn and Associates, Inc. in an amount not to exceed $1,500,000.00 in connection with the 2020 Water Production Facilities Painting and Rehabilitation Engineering Work Order Contract I. Trustee Eduardo Parra had recused himself from any discussion and vote on the item.

Ms. Jasso made a motion to approve Item 16. Mr. McGee seconded the motion.

After no further discussion, Item 16 was unanimously approved. Verbal voting. Trustee Parra recused himself from the vote on Item 16.

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**CAPITAL IMPROVEMENT CONTRACTS**

**PROJECTS INVOLVING IMPROVEMENTS, EXTENSIONS AND ADDITIONAL CAPACITY**

*Developer Customer Contracts*

<table>
<thead>
<tr>
<th>No.</th>
<th>Tract Name</th>
<th>Developer</th>
<th>Acres</th>
<th>W EDUs</th>
<th>WW EDUs</th>
<th>CoSA / CoSA ETJ / Outside</th>
<th>EARZ / CZ</th>
<th>JBSA</th>
<th>Board Reason</th>
<th>W CCN</th>
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<tr>
<td>1</td>
<td>Iron Horse Town Homes (Revised) Tract</td>
<td>Kherington Hadley</td>
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<td>35</td>
<td>OUTSIDE</td>
<td>INSIDE</td>
<td>N</td>
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<td>INSIDE</td>
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<td></td>
<td><strong>Total</strong></td>
<td></td>
<td><strong>5.09</strong></td>
<td><strong>35</strong></td>
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Andrea Beymer stated she wanted to follow up to the comments from the last board meeting by Mayor Nirenberg and Trustee Hardberger for service outside the CCN. Staff was in discussion with the City in terms of what SAWS could and could not enforce to include in the Utility Service Agreements (USA) from a land use perspective. She wanted to come back to the Board with findings and recommendations to have a growth policy discussion. She pointed out that the USA on the agenda was an existing USA, but the developer had asked for some changes. Although it was outside the wastewater CCN, there was an existing USA, and staff would ask for an increase in the EDUs for the development.
Bob Johnson presented the USA for the Iron House Town Homes Revised Tract. The request for the five-acre commercial tract would replace a previous USA that was approved for 12 EDUs in 2016. The developer was requesting 23 additional EDUs. The tract was located outside of Loop 1604 and west of the intersection of FM 1560 and Bandera Road. It was inside the City of Helotes, inside the water CCN, and just outside the sewer CCN. SAWS would use the funds to construct an 18-inch main in the future to eliminate the Iron Horse Lift Station, which currently provided service to this area. The development needed a 12-inch potable water main to provide the domestic and fire flow for this tract. There were mains with available capacity adjacent to the tract, so no water main extensions were needed. The tract was located just outside the sewer CCN. An 8-inch gravity main was needed to provide service to the development and an existing main with enough capacity on Iron Horse Way. No sewer main extensions were needed to provide service to this development. Although this tract was outside of the sewer CCN, there were little or no options available besides the SAWS sewer system to provide sewer service to the tract. To the north and to the east of the tract were properties that were served on individual septic tanks.

Staff recommended approval of the USA for the Iron House Town Homes Revised Tract.

Mr. Parra made a motion to approve Item 26. Ms. Merritt seconded the motion.

Ms. Hardberger asked what necessitated the change in the request or what caused the expansion of the request. Mr. Johnson responded he did not know the details of why the increase was requested, but the request just came in as an increase to the number of EDUs.

Ms. Hardberger stated she did not recall seeing a direct expansion before, and asked if there was any additional requirements to provide information on an expansion from a process standpoint. Mr. Johnson replied staff would request either a new engineering report or an amendment to the engineering report for the revised USA. The original request was for 12 EDUs and the increase was not too significant. The developer was doubling the current demand, but the existing 8-inch sewer main capacity was about 600 EDUs. The request did not raise a flag in terms of an issue of having enough capacity for the new development.

Ms. Hardberger inquired about the total number of EDUs. Mr. Johnson replied the total was 35 and included the original USA for 12 EDUs and the request for an additional 23 EDUs.

Ms. Hardberger asked if there was more focus on the existing infrastructure than on the impact of the development. Mr. Johnson replied adjacent to the tract was a residential development and there was existing 8-inch mains. The existing infrastructure had surplus capacity, and there was more than enough capacity to handle the single-family development. With any new development, the infrastructure would be evaluated to make sure there was enough capacity, but the 12 to 35 EDUs was not significant when compared with other developments.

Ms. Hardberger stated revisions to an existing USA was an example of something that would be interesting to understand from a process standpoint. She also stated she wanted to better understand the relationship between SAWS and the City. Ms. Beymer stated she understood.

Mr. Parra commented that it would be very helpful to know what was approved before to
understand the difference in what was included in the revision. He understood sometimes a developer had a Phase I and then a Phase II, and they were now able to do it all at the same time. Other times the developers want separate meters for all of the units, which didn’t mean they would be using more water but required more EDUs. He stated he did not have a problem with this tract because it was a small number and the Board had previously approved a portion of it. It would be interesting to learn more on future cases on why the request was made. Mr. Johnson confirmed. For this development, it was relatively insignificant. Typically, staff looked at the impact and the capacity and didn’t ask why changes were made. If there was not enough infrastructure with the increase in demand, then staff would discuss with the developer and make sure they put in infrastructure that was of sufficient capacity to handle the increase.

Ms. Hardberger agreed with Mr. Parra’s statement and stated she would want to standardize the process for an expansion. If somebody was asking for a change, it seems to make sense that they would have to say why the change was there and that all applicants would have to answer that so there was consistency across modifications to applications. Ms. Beymer stated she heard the Trustees comments, and offered to take this item off and bring it back next month so staff could answer these questions.

Mr. Parra stated it was not necessary, but it would be nice to have the information going forward. Ms. Hardberger agreed. The tract was small enough but was helping the Board think through the type of information that they would want to ask for and the process that they need to understand.

After no further discussion, Item 26 was unanimously approved. Verbal voting.

Water and Sewer Line Improvements

27. A Resolution awarding a construction contract to Insituform Technologies, LLC in an amount not to exceed $8,082,144.60 in connection with the BPC Central Large Diameter Package 1 Project. (ANDREA BEYMER – GAIL HAMRICK-PIGG)

Gail Hamrick-Pigg presented Item 27, the award of a construction contract for the BPC Central Large Diameter Package 1 Project. She commented on the progress for the program on conditions packages. Of all the assets that were identified in the Condition Remedial Measures Plan under the Consent Decree for 2020, about 88 percent were in service and the remaining were in construction at this point. This project was part of the Consent Decree and would address large diameter sewer mains that require rehabilitation due to condition. This project would rehabilitate approximately 12,356 feet of 24-inch through 60-inch existing sanitary sewer main and would use the cured-in-place pipe technique. The project included eight locations throughout the central watershed.

Three bids were received, and the lowest responsible bidder was Insituform Technologies in the amount of $8,082,144.60. Insituform Technologies had done work for SAWS previously and were well known in the industry. The design engineer for this project was K. Friese & Associates, and the bid was a 39.8 percent decrease from the engineer's estimate. The total SMWVB participation was 1.66 percent, and the construction duration was 450 days.

She discussed a summary of the cost variance and the current bidding climate during the
pandemic. Staff met with the contractor to do a thorough analysis with every bid. Contractors were having concerns about the municipal CIP budget for 2021, and they were trying to bid aggressively to get as much work as possible. This was seen, especially in the cured-in-place trenchless rehabilitation component of the work. In this situation, the price for the cured-in-place pipe accounted for the majority of the low bid and the contractor had the equipment to do very long shots. The contractor was one of the major installer of cured-in-place pipe, and they wanted to start working as a prime on large projects again for SAWS.

Staff recommended the award of the construction contract to Insituform Technologies, LLC in the amount of $8,082,144.60.

Mr. McGee made a motion to approve Item 27. Ms. Merritt seconded the motion.

Mr. McGee had a question on the variance and asked if the difference was mostly labor costs adjustments or materials. Ms. Hamrick-Pigg replied it was material costs. The contractor mentioned that the cost of fuel, materials were going down, and they also just really wanted to get work back. The contractor was also coming up with ways to do longer shots of cured-in-place pipe to be more efficient and may be giving up even some of their profit to get a backload of work.

Mr. McGee stated he was really appreciative of a discount. It was just a unit cost reference point that should be looked at as some sort of a baseline to pay attention to going forward.

After no further discussion, Item 27 was unanimously approved. Verbal voting.

28. A Resolution awarding a construction contract to SAK Construction, LLC in an amount not to exceed $167,735,447.47 in connection with W-6 Upper Segment: Hwy 90 to SW Military Drive Sewer Main Project.

(ANDREA BEYMER – GAIL HAMRICK-PIGG)

Steve Clouse presented Item 28, the award of a construction contract for the W-6 Upper Segment: Hwy 90 to SW Military Drive Sewer Main Project. Staff actually started design on this project way back in 2007, so 13 years ago. This critical part of the system really needed improvement. It had been a long road full of delays, challenges and even a few restarts. It took help from leadership, who stepped in when we really needed them to get us here today. He recognized Gail Hamrick-Pigg, who worked in the consulting world on the preliminary engineering for W-6. Gail worked for other major utilities and had considerable private experience with other major tunneling projects, and SAWS was fortunate to have Gail here working on this project.

During advertisement of the project, staff faced the last challenge: COVID. Delay was not an option for this work. One of the first meetings was actually set for the same week that staff transitioned to work from home. With help from IS and Contracting, staff quickly moved to a WebEx prebid meeting, which was one of the very first. Staff provided a detailed video for a virtual site visit for all the contractors. Cores were drilled all along the route and the contractors were allowed to visit a site and view all the cores by appointment only. On top of all that, SAWS allowed electronic bid submission. He recognized Gail, IS and Contracting for keeping the project on schedule.
The W-6 project was the most costly and complex sewer pipeline project in San Antonio's history. It was over five miles of 104-inch gravity sewer main with depths up to 140 feet. The project included a half mile of open-cut trenchless and hand-mining installation, and eight deep access shafts for the work to building the tunnel. The project area was west of the Kelly Air Force Base runways. The upstream end of the project was west of Callaghan Road on Highway 90 near the Nelson Wolff Baseball Stadium. The project runs west along Highway 90, and then turns south and east along Military Drive. The majority of the project was located in the TxDOT right-of-way except for the construction shafts, which were located on the easement area outside the right-of-way. He reviewed the project location for the construction shafts and the tunnel.

The project was required by the Consent Decree and was included as a specifically named project in the Early Action Plan. The project would eliminate the most significant capacity constraint in the collection system and the many dreaded sanitary sewer overflows (SSO) from this constraint. The pipe in this area wasn’t big enough to carry stormwater flow or carry growth flows for the future. The service area for the pipe was an immense geographic area running all the way from Fair Oaks to down below Loop 1604 and Loop 410. The constrained area supported by the W-6 serves over half a million people per day. He discussed the public notice SSOs caused at least partially by the western watershed constraint, and some of the ways staff had mitigated the capacity programs. There had been a total of 34 public notices along this capacity constraint. One of SAWS engineers, Jeff Brown, came up with an idea to convert the Medio Creek recycled water line. The Medio Creek recycled water line took treated effluent and pumped it over to the western distribution leg of the recycled water system. The recycled water line was next to the W-6 line just upstream of the constraints. Jeff’s idea was to take the recycled water line and reverse the direction. A pump station was built right at the W-6 line and the sewer was pushed over to Medio Creek, where there was available capacity. In 2019, the Board approved what was known as the Pinn Road Bypass, and it helped to relieve most, but not all, of the wet weather SSOs. This emergency sewer bypass would continue to be operated throughout the duration of the W-6 construction project. When the project was done, the former recycled water line would be put back in service supporting the recycled water system. The new sewer line was expected to be in service in June 2023, and the Consent Decree compliance deadline for completion was July 2025.

A good geotechnical investigation was essential to a good tunnel design, and it was critical to providing the contractors with a clear understanding of the ground conditions. He reviewed the geotechnical profile of the project. Borings along the five miles were taken every 500 feet and had to go all the way to 150 feet deep to look at the soil types. Analytical testing was done on these bores and the results were all provided to the contractor. He pointed out that the tunnel zone was almost totally within the Unweathered Navarro Formation, with the outer rings of the pipe being in the Weathered Navarro. The Navarro clay was a weak clay stone, which was general a good tunneling material. A series of other supporting geological tests were performed to help the contractors have a basic understanding of what to expect. All this information was used to develop a geotechnical baseline report to guide the contractors as they prepared their bids for the project.

He emphasized the scale of the W-6 project by showing how two of the Friendship Torch down on the River Walk would fit into the deepest shafts along Military Drive. The average
depth of SAWS collection system pipes was typically about 12 feet with a couple of pipes that hit the 30 to 50-foot depth. The 104-inch sewer pipe was big enough for a Toyota tuck to drive through, and the tunnel itself would have to be a little bit bigger so the pipe could be put in place.

By September 2018, this project was stuck. By this point, staff had met with three different base commanders. There were potential soil issues, potential groundwater issues, and very certain military security issues. The EPA was put on notice by outlining the challenges with the project and the possible impacts to the schedule of the Consent Decree. To resolve the impasse, a meeting was held on October 5 between Mayor Nirenberg, Mr. Puente, Mr. Haby, and a group of military folks, the Deputy Assistant Secretary for the Air Force Environment Safety and Infrastructure, Brigadier General Laura Lenderman of the Joint Base San Antonio, and the Director for Installations for the Air Force Civil Engineer Center. At this meeting, it was decided the best interest for all parties was to reroute the sewer main outside of the base boundaries away from potential environmental issues and away from the very high security concerns associated with the base. SAWS ability to construct on schedule and maintain the pipeline for the life of the line was protected with the off base alignment. Additionally with this agreement, the EPA granted SAWS some additional time to complete a couple of projects that were upstream of the W-6 project. He discussed the different alignments for the pipeline. The final alignment would run along Highway 90 and down SW Military. When the new line was complete through a signed Memorandum of Understanding, the existing 54-inch line that goes through Lackland Air Force Base would be transferred to the Air Force. Then the line would only serve Lackland Air Force Base. This would relieve SAWS of the liability of owning and operating this line in the future. Because of the extreme high security nature of the base, SAWS crews had a very difficult time getting access to the critical pipeline. We were concerned that any national security event would have a very uncertain effect on SAWS ability to complete construction on any schedule. Now, the project could get done on time and there would be no concern with maintenance access in the future.

On August 17, 2019, a signing ceremony for the Memorandum of Agreement with the United States Air Force was held. The project was finally able to move forward due to this agreement. Incredibly, Mr. Puente was able to get congressional action to achieve resolution through the National Defense Authorization Act for 2019. Mayor Nirenberg even had to travel to Washington, D.C. as part of this effort. He thanked everyone involved, Chairman Guerra, Trustees, Representatives Cuellar and Hurd, Air Force executives, General Lenderman, Mayor Nirenberg, and, of course Mr. Puente. On the SAWS home front, he thanked everyone that helped get the agenda item ready to present to the Board and for keeping the project on track.

Ms. Hamrick-Pigg discussed the competitive sealed proposal alternative delivery method used, which was allowed under Chapter 2269 of the Texas Local Government Code, and allowed selection of the contractors based on the best value to the System. The project was obviously a very specialized construction tunneling method, and it required a special type of contractor. The schedule with the Consent Decree, long lead procurement items, the tunnel boring machines, and also coordination with stakeholders such as TxDOT, Joint Base San Antonio, the FAA, multiple City of San Antonio departments, the Nelson Wolff Stadium, and all the private business owners along the way were considered in the process. Proposals were scored and ranked based on the criteria outlined, which was consistent with the other
recent competitive sealed proposals projects awarded. The technical committee included a
tunneling expert from the construction management team that reviewed the tunnel boring
machines and the submittals. The initial scoring by the technical committee was done on
those first three criteria: team qualifications and experience, quality, reputation, and ability
to deliver projects on schedule and budget, and project approach, schedule and availability.
The six firms were scored without knowing the price, and then the price came in along with
the SMWVB participation points. At that point, two contractors were selected to interview,
and then a selection was made.

SAK Construction, LLC was selected as the best value proposal based on the application of
weighted criteria ranking. In accordance with the competitive sealed proposal, staff was able
to negotiate additional savings of almost $2 million that were agreed upon based on scope
negotiations with the contractor. The design engineer was Kimley-Horn & Associates, and
she acknowledged them for keeping the project on the schedule. There was a 7.9 percent
decrease from the engineer's estimated construction cost. The SMWVB participation was
almost 17 percent. Construction duration for the project was 3.3 years, and construction
management services would be provided by CAS Consulting Services. She provided
information on the contractor's experience. SAK successfully delivered $80 million worth
of cured-in-place type work, and staff was very familiar with that arm of their company.
Through that work, SAK developed a reputation as a contractor who delivers on time and
budget, but they also have extensive experience in the tunneling industry. She discussed
SAKs recently completed work that was similar to the W-6 project.

She reviewed the tunnel boring machines (TBM) that were proposed for the project. The
machines were named after one of the owner's granddaughters, Miss Jocelyn and
Miss Briella. Both machines would excavate over 12-foot diameter tunnels. They were both
mixed phase earth pressure balance machines designed for the ground conditions on this
project. Both were Levitt brand TBMs and were both already owned by SAK and ready to
be refurbished to be mobilized in a timely manner to the project. The first machine should
arrive by February 2021, to the hotel shaft on the alignment. A contractual milestone was
actually in the contract for delivering that first TBM to the job site by April 13, 2021. The
contract had liquidated damages that were $20,000 a day and limited to $7 million, but there
was also an early completion incentive of up to $3 million for every day if substantial
completion was reached prior to the mid July 2023 date. This was an advantage to SAWS
because all throughout this time the bypass at Pinn Road had to be operated to operate and
maintain the existing line through Lackland.

Staff recommended the award of the construction contract to SAK Construction, LLC as
the best value to the System, and approval of funds in the amount of $167,735,447.47 for
the construction contract.

Ms. Jasso made a motion to approve Item 28. Mr. Parra seconded the motion.

Mr. Parra commented that W-6 was one of the first few projects he got involved as a member
of the San Antonio Water System Board of Trustees. He was captivated because of the
complexity of the project and the importance of the project. The fact that most of the
San Antonio sewer goes through that line, and unless the line was fixed, the whole system
would not work. SAWS was in a commitment with the EPA to get that working and it was
part of our commitment to see it happen. He discussed spending many visits in Bruce Haby’s
office to go through different alignments. He was appreciative of the Mayor’s championship on the conversations with Lackland and EPA, and all the efforts from the government relationships and D&C teams. And of course, without Robert’s leadership and the engineering team, we wouldn’t be here awarding this contract as well as the due diligence done on the procurement. He stated he felt confident that we were picking a contractor that was a proven contractor.

Mayor Nirenberg thanked staff and the Board. There was a lot of persistence that was needed for this project. He knew Robert spent a lot of time and energy working with many different people on this project, but he was glad to be part of the effort to finally bring it across the finish line. He expressed his appreciation collectively for the Bexar County Congressional Delegation, particularly Congressman Cuellar, Congressman Hurd, and Congressman Castro who really leaned in and provided some pressure needed to get this to happen.

Ms. Merritt congratulated staff on a job well done and for doing all the research before sealing this contract.

Chairman Guerra added we have an incredible team here at SAWS under the leadership of our President, Robert Puente. He thanked the Mayor who spoke at this meeting and just made it happen one day and got it settled.

After no further discussion, Item 28 was unanimously approved. Verbal roll call vote.

Production, Transmission and Treatment Improvements

29. A Resolution awarding a construction contract to Archer Western Construction, LLC in an amount not to exceed $4,488,443.00 in connection with the Feathercrest and Stone Ridge Lift Stations Upgrades - Phases 3 and 4: New Feathercrest Lift Station Project. (ANDREA BEYMER – JUAN GOMEZ)

Juan Gomez presented Item 29, the award of a construction contract for the Feathercrest and Stone Ridge Lift Stations Upgrades - Phases 3 and 4. He recognized Trustee Jasso for her diligence and for also being sensitive to projects that included lift stations. Ms. Jasso always asked whether or not staff was building new lift stations, rehabbing lift stations, or eliminating lift stations.

He reviewed the project location in the northeast part of Bexar County, just north of the San Antonio International Airport and Wurzbach Parkway. The project had three sites technically. The first site was along Wetmore and included existing Stone Ridge Lift Station, which would be eliminated through this project. The second location was along Thousand Oaks and included the existing Feathercrest Lift Station. The third location was to the east and would include a new lift station to be built as part of this project. He reviewed an exhibit that showed the service areas and contributing sewer sheds for the two lift stations, Stone Ridge and Feathercrest. The contributing area for the Feathercrest Lift Station was significant, making it the second largest lift station in the system.

The project was a multi-phased project. The first two phases were awarded in October 2019. The overall project would construct a new Feathercrest Lift Station outside of the 100-year
flood plain, eliminate the Stone Ridge Lift Station, and install all the needed gravity and force mains. Through a coordination with the City's 2017 Bond Project, the project was separated to include Phases 1 and 2 and then Phases 3 and 4, which resulted in cost savings to the System. Phases 3 and 4 would construct the new Feathercrest Lift Station, which included a larger wet well, four pumps, submersible pumps, all the electrical components, a new building, a generator for backup, new SCADA instrumentation and controls, site security lighting, and all the other site civil improvements required for the project. Flows would be transferred after demolishing and eliminating the existing lift station at Stone Ridge as well as the old Feathercrest Lift Station into the new lines that were constructed under a separate project. He reviewed images of the site of the new lift station that was being used by the contractor as a staging area for Phases 1 and 2. That project was scheduled to be completed by January 2024.

The project received five very competitive bids. The lowest responsible bidder was Archer Western Construction, LLC with a bid of $4,488,443.00. The design engineer was Plummer & Associates, and the bid represents a 19.6 percent increase from the engineer's estimated construction cost. The construction duration was 534 days, and total SMWVB participation was 6.9 percent. Staff was very pleased to see five bids on the project, and the bids were all very competitive. The difference between the lowest bid and the highest bid was about $360,000.00. The main difference between the engineer's estimate and the bids from the low responsible bidder was mostly on the construction of the new lift station and included all the equipment related to the lift station, as well as the concrete, excavation, pumps, electrical, etc.

Staff recommended the award of the construction contract to Archer Western Construction, LLC, and approval of funds in the amount of $4,488,443.00 for the construction contract.

Ms. Merritt made a motion to approve Item 29. Ms. Jasso seconded the motion.

After no further discussion, Item 29 was unanimously approved. Verbal voting.

30. **A Resolution awarding a construction contract to MGC Contractors, Inc. in an amount not to exceed $3,274,824.00 in connection with the H2Oaks Desalination Facility Well Site Development Project.** (ANDREA BEYMER – JUAN GOMEZ)

Mr. Gomez presented Item 30, the construction contract for the H2Oaks Desalination Facility Well Site Development Project. The grand opening for the H2Oaks facility took place back in January 2017. The facility has been in operation for three and a half years. The facility has been operating with 12 brackish groundwater wells that were originally constructed at the facility. Mr. Clouse had provided an update on the facility back in July 2018. At that time, he talked about some of the lessons learned and things that needed to be completed as part of the process.

Three items were identified as part of the improvements to be made at the facility to be able to produce 10 mgd of water from the facility. The first item was to lower the pumps at the existing wells, and that has been completed. Two additional wells were needed to provide the proper yield. Staff was continuing to collect data and quality information to update the models to understand the flow of groundwater within the aquifer and the production from the different wells. This project was technically done. The Board had previously approved
a project to install all of the pipelines between the two new well sites and the H2Oaks facility. He reviewed a map of the well sites in southern Bexar County. The third project would further develop the two well sites for a total of 14 production wells.

He discussed the project background. New connection equipment would be installed at Test Well No. 1 that was originally built in 2007. The well was used to collect data, both water quantity and quality, for the design at the treatment plant as well as for chemistry, groundwater modeling, etc. Once the well was converted, it would produce about 900 gpm, or about 1.3 mgd. The new brackish groundwater desal Well No. 14, or BGD-14, was completed in May 2020. BGD-14 would produce about 1,000 gpm or just about 1.4 mgd. He reviewed photos of the site and the type of drilling rig and equipment that had been used to complete the wells. The project scope would install new pumps and motors, all the discharge piping, valve piping, valves for control and isolation, flow meters, flush ponds, and include electrical buildings with all of the electrical instrumentation and controls, communications, and site civil improvements like security fencing and lighting for the two newly completed production sites.

Four bids were received for this project. The lowest responsible bidder was MGC Contractors, Inc. with a bid of $3,274,824.00. The design engineer was Merrick & Company, and the bid represents a 5.2 percent decrease from the engineer's estimated construction cost. Construction duration was 270 days, and total SMWVB participation was 58.11 percent.

Staff recommended the award of the construction contract to MGC Contractors, Inc., and approval of funds in the amount of $3,274,824.00.

Mr. McGee made a motion to approve Item 30. Ms. Jasso seconded the motion.

Ms. Merritt stated that staff had to be careful because sometimes cheap could come out expensive. She asked how staff made the decision regarding the contractor for the project. Mr. Gomez responded the project was procured using the invitation for bids or low bid procurement method. As a consequence, it was simply the lowest price provided by the contractor.

After no further discussion, Item 30 was unanimously approved. Verbal voting.

**MISCELLANEOUS ITEMS**

31. **A Resolution approving additional funds in an amount not to exceed $6,000,000.00 for Owner Controlled Construction Changes for the fiscal year ending December 31, 2020. (DOUG EVANSON)**

Ms. Beymer presented Item 31, the reallocation of funds to the Owner Controlled Construction Changes (OCCC). This funding was started in the 2016 budget and went through the annual budget approval process to fund necessary changes to construction contracts. For the 2020 budget, the OCC was budgeted at $9.9 million within the CIP. Change orders that were over $100,000.00 required Board authorization, but anything below $100,000.00 was approved at a staff level.

The benefits of the OCCC was it eliminated adding contingency to every construction
contract, which caused a lot of concern for some of the board members. By having the OCCC, staff was able to bring a change order to the review committee that was composed of people from Finance, Contracting, as well as Engineering to review each change order. All change orders over $100,000.00 were recommended to go to the Board. Otherwise, the change order was approved at a staff level.

In 2020, there were a couple of large expenditures that were moved forward in order to meet Consent Decree requirements. These large expenditures put us in a position that a reallocation of funds was needed within the existing capital program in order to increase the OCCC through the end of the year. She gave a couple of examples of the large expenditures. In March, a change order was brought to the Board on the E-19 Project because of a settlement agreement due to concerns with a contractor’s performance on the first phase of the project. The project needed to get done, since it was an EPA Consent Decree project. The change order had a $22.2 million price tag. She pointed out that staff was able to do a settlement agreement with the original contractor in order to cover the majority of those funds, but the recovery of those funds did not go into the OCCC. The funds went into the Project Fund, so the OCCC was still impacted. On today’s agenda, Item 8 was a very similar situation. A change order with Facilities Rehabilitation was to complete work because staff recently terminated another contractor who wasn’t performing and wasn’t meeting the EPA Consent Decree requirements. The requirement for that project was those assets needed to be in place by the end of the year. The only way to make that deadline was the change order of almost another $1 million. Staff was in discussions to recover those funds but in the meantime, the funds would hit the OCCC. She stated the reallocation of $6 million would include $5 million for wastewater, $500,000.00 for water delivery, and $500,000.00 for water supply.

Staff recommended approval of additional funds in the amount not to exceed $6 million for the Owner Controlled Construction Changes.

Mr. Parra made a motion to approve Item 31. Mr. McGee seconded the motion.

Mr. Parra commented on the $6 million, and the possibility of receiving something back after the legal disputes were settled, and it was a different pot of money under the budget. He stated his question was more fundamental with regards to using low bid in key projects. He was glad to see the agenda item on W-6 project was not low bid. He asked if there should be a threshold that above a certain amount of money, a different procurement method should be considered that was not low bid to avoid these type of increases. Ms. Beymer responded that was a very valid statement and staff had moved to more competitive sealed proposal procurement over the last couple of years, particularly for projects that were large diameter, complex, significant pump stations or tanks, or significant SCADA instrumentation control. These were more complicated, more expensive projects and staff was automatically moving to RFCSP, but staff could certainly look at thresholds and bring to the Board for future discussion.

Mr. Puente added that a lot of this was limited by legal statutes, by state law, but where we had discretion to look at responses to the request for work and make it competitive, not just for money but for experience and know-how, we do so.

After no further discussion, Item 31 was unanimously approved. Verbal voting.
32. **A Resolution amending Resolution 2020-058 ("Initial Refinancing Resolution") and authorizing an extension of the time for the delegation of authority in the Initial Refinancing Resolution related to the Fifth Amendment to the Vista Ridge Water Transmission and Purchase Agreement to expire on January 15, 2021.**

(DOUG EVANSON)

Doug Evanson presented Item 32, an update concerning the Vista Ridge project company refinancing. As of this point in time, nothing had really changed with respect to the proposed refinancing other than the timing. He gave a quick reminder of the six amendments to the WTPA, which had been approved by the Board. The consent to project company refinancing under the Fifth Amendment was approved and the sixth amendment was approved. There were some legal challenges associated with the fact that the Fifth Amendment was approved but never executed because the refinancing did not take place. By way of Resolution No. 2020-058 that was approved on March 3, 2020, the Board provided consent to changes to the senior debt financing agreements and consent to the project company initial refinancing. The Board approved WTPA Amendment No. 5 and execution and delivery of the related agreements. The Board stipulated that the delegated authority to exercise these acts needed to be completed by June 30, 2020. The date was specifically placed so as to be required to come back and provide a briefing to the Board in the event that the refinancing had not yet been completed. He wanted to discuss extending this delegation of authority.

The existing financing of the project that was done to get them through the construction phase of the project still has not changed. Project construction was funded entirely with bank debt, a mixture of bank debt and sponsor’s equity. With respect to the bank debt terms, it had a final maturity of July 2021, and there was still some time under that facility before something had to be done. If the project company was not to complete something by the end of the year, staff basically was asking for a delegation of authority that would go until January 2021. If the project company did not have that completed by that time, staff would come back in front of the Board at that point in time. The outstanding bank debt had a variable rate of interest. However, the project had entered into a variable to fixed interest rate swaps to mitigate interest rate risk or the risk associated with a potential rise in interest rates.

He reviewed some of the legal drafting challenges associated with the delayed execution of Amendment No. 5 to the WTPA. Obviously the COVID-19 pandemic created instability and volatility which, in turn, delayed the project company’s initial refinancing which, in turn, delayed execution of Amendment No. 5 to the WTPA related to the initial refinancing. Obviously, the delegated authority expired, and Amendment No. 6 was approved and executed before Amendment No. 5 was actually done. All these matters result in the need to formally amend Resolution 2020-058, which would be one of the requested actions.

He discussed the 20-Year Treasury Rate with the additional four months of financial market reaction to the pandemic. The 20-Year Treasury Rate had already fallen to 1.46 percent as of the end of February. By March 9, the rate had fallen to 0.87 percent, and then rebounded back up to 1.6 percent on March 18, only to fall again to about 1.05 percent by the end of April. The rate had slowly trended back upward and closed yesterday at 1.21 percent. Again, historically low interest rate environment. While falling Treasury rates were generally positive for issuers of long-term bonds, SAWS had locked in interest rates back in May 2016. This set a ceiling on the unit price which basically exposed the project company to rising...
interest rates until November 2016, when they entered into the floating to fixed interest rate swap. While this swap did provide protection against rising interest rates, it also results in the project company effectively foregoing any benefits associated with falling interest rates and the extremely low Treasury Rate environment.

Whenever an issuer issues bonds, the interest rates ultimately charged by the investor consisted of two components. The first was the level of a benchmark, in this case, Treasury Bonds. The second component was the incremental yield that the investor would charge the issuer due to the fact that the issuer’s credit quality was not on the same level as that of the U.S. government. There was more risk associated with lending to the project company than there was to the U.S. government. The second component was referred to as credit spread. The type of bond that the project company plans to issue would be classified as a corporate bond. Based on their discussions with the rating agencies, the project company indicated that they anticipate the issuance to have an investment grade credit rating. He reviewed the activity on investment grade corporate bond spreads from the beginning of the year through May 20. Investment grade corporate credit spreads were right around 100 basis points, so the underlying Treasury Rate would add roughly 100-basis points or one percent to come up with the effective borrowing yield. During March when Treasury Rates were falling because everybody wanted to own them and because nobody wanted to buy the corporate bonds, the credit spreads really widened to about four percent or 400 basis points. Since the peak in March, the credit spread slowly narrowed and were somewhere around 200 basis points or two percent by late May. While these credit spreads have shown some incremental compression from the levels of late May, there was a limit on how much more they could compress while Treasury Rates remain so low because investors were not going to put 30-year money to work without some level of return.

Staff was visiting with the project company every two weeks to get an update, but right now everything was in kind of a holding pattern. The project company didn’t have to do anything until probably sometime in early 2021, to address the expiration of the bank facility in July 2021. The project company was still planning on initial refinancing consistent with the terms for a taxable private placement with a fixed rate of interest, scheduled amortization of principle consistent with an investment grade credit rating, and a final maturity which was less than the term of the WTPA. Amendment No. 5 remains unchanged from those approved previously. Certain sections would be amended upon final execution of Amendment No. 5 and included Section 7.7 and a new Appendix 23, which would describe more completely the initial refinancing that was finally accomplished. Section 7.7 would ultimately summarize the results of any refinancing gain calculations performed. Section 10.9(B)(1)(c) would be revised to provide greater clarity to calculations and eliminate the need to use the financial close financial model in certain computations. And finally, Article 23 would be updated to reflect post refinancing computations of target equity return amount, and to allow for SAWS to exercise its right to assume the Senior Debt if it so chooses.

The capital and raw groundwater unit price that SAWS was required to pay under the WTPA was been capped at $1,606 per acre-foot. While capped, if the proposed refinancing were to generate a refinancing gain, SAWS would get to share in that refinancing gain through a reduction in the capital and raw underground water unit price. Again, it could not go up but the capital and raw groundwater unit price could come down if, in fact, there was a refinancing gain.
The requested Board action was to amend Resolution 2020-058, which specifically would extend the time for delegated authority until January 15, 2021. The reference to Amendment No. 5 would be changed to the next sequential number, and there would be no Fifth Amendment. Revisions approved in Amendment No. 5 would be incorporated into the version of the WTPA that exists at the time of the initial refinancing.

Ms. Jasso made a motion to approve Item 32. Mr. Parra seconded the motion.

Mr. McGee asked if there had been a change as a result of the interest rates going down in the swap unwind cost. Mr. Evanson responded he had not seen the June financial statements at this point. The project company had 45 days to provide the end of quarter financial statements. At the end of March, the swap liability had grown dramatically. Again, the project company should benefit as a result of the fact that they’re overall interest rate was lower but certainly the swap liability had increased significantly.

Mr. McGee stated he remembered the effect of that was we extended that cost to the end of the contract. It didn’t change the price of water but you pay for that over time. Mr. Evanson replied the project company would borrow more and pay a lower effective rate on the borrowing, which would impact their debt service. But SAWS rate was set at the $1,606. To the extent that the project company didn’t get a perfect hedge, that’s all their risk. It did not impact SAWS.

After no further discussion, Item 32 was unanimously approved. Verbal voting.

33. **BRIEFING SESSION.**

A. Briefing and deliberation regarding the Vista Ridge Project

Marty Jones provided a briefing on the Vista Ridge project and the delivery tracking system called water made available. Water made available was basically the name given to the accounting system that helps manage and track Vista Ridge delivery in accordance with the WTPA. The tracking system was Excel based. All the formulas had been incorporated and password protected. The daily delivery was entered, and all the values were calculated. SAWS and the project company had worked on this for the last two years to make sure it was all working as it should. SAWS Internal Audit staff also helped with a thorough review, so he felt very confident that everything was being tracked properly.

He reviewed the common terms used in the process of tracking the contractual delivery based on 50,000 acre-feet annually. The targeted daily delivery for the project company was 137 acre-feet, so multiplying 137 by 365 days would come to 50,000 acre-feet. The WTPA allowed the project company to deliver up to 141.2 acre-feet daily during the months of March through October to offset shortfalls. Daily delivered water use was water that went through the meter at the delivery point at Agua Vista. Baseline daily volume was the targeted delivery of 137 acre-feet. Demand shortfalls were delivery shortfalls attributable to SAWS not being able to take all the water and requesting a curtailment or a stoppage of delivery. Excused supply shortfalls were delivery shortfalls attributable to the project company due to an uncontrollable circumstance such as a power outage. Unexcused supply shortfalls were delivery shortfalls attributable to the project company not due to uncontrollable circumstances that may have affected the delivery. Make-up units were earned by the project
company any time the daily delivery exceeded 137 acre-feet or the baseline daily volume. These make-up units were only limited to the summer months and were to be used to offset shortfalls. Make-up units were first applied to any outstanding excused supply shortfalls by the project company, and remaining make-up units would then go towards demand shortfalls on the SAWS side. The project company could earn make-up units if there was no shortfall balances. The make-up units were applied to the advance project company make-up unit balance and were to be used for future excused supply shortfalls. The project company was limited to 3,000 at any given time.

The Central Texas Regional Water Supply Corporation (CTRWSC) was a public water system and would deliver potable water through the 142-mile pipeline. The CTRWSC was bound to all the regulatory agency water quality requirements just like SAWS, TCEQ, EAA, and all of the regulatory agents. In addition to the regulatory requirements, the WTPA also lists a specified range for six additional water quality parameters. These additional parameters were established to help ensure that the product water didn’t exceed the conditioning capabilities of the Agua Vista Station. For each of these six parameters, the WTPA also lists an off-specification range and an unacceptable range. The WTPA calls for the product water to be in compliance with these additional parameters at all times. Compliance for the water quality was measured at the delivery point as it comes into Agua Vista. SAWS could choose to accept or reject water that falls into the off-specification or unacceptable range. If water was taken in the unacceptable range, SAWS did not pay for that water. SAWS only paid for off-specification water that was delivered and taken. SAWS also assessed daily fines for the different parameters that were determined to be off-specification.

He reviewed some of the basics for water made available. As long as the water was meeting the water quality standards, SAWS paid for the water that had been delivered. SAWS paid for any demand shortfalls that were assessed that day, and also would get a credit for any make-up units that were applied to make up those demand shortfalls. Demand shortfalls were based on the project company's delivery average for the previous 30 days. So, demand shortfalls were based on the project company's demonstrative performance. SAWS paid for the demand shortfalls as they occurred. The project company had to make up units for the demand shortfalls later at no additional cost. The calculation for demand shortfalls was the previous 30-day average minus the daily delivered water units.

Supply shortfalls were project company related shortfalls and were determined differently than the demand shortfalls. Project company shortfalls were based on the baseline daily volume of 137 acre-feet. The calculation for supply shortfalls, whether excused or unexcused, was the baseline daily volume of 137 acre-feet minus water that went through the meter that day. SAWS did not pay anything for supply shortfalls. If a supply shortfall occurs, SAWS only paid for water that went through the meter that day. Make-up units were provided to make up shortfalls balances and could only be earned in the summer months. SAWS paid for make-up units when they were actually delivered.

He reviewed an example of an excused supply shortfall. The project company could not deliver up to the baseline daily volume due to an electrical power outage and was considered an uncontrollable circumstance. On this day, the project company only delivered 127 acre-feet and the excused supply shortfalls was awarded. The excused supply shortfalls equals the baseline daily value of 137 acre-feet minus the daily delivered watered units, so
excused supply shortfalls equaled 10 units and those were added to the excused supply shortfall balance. The project company could make up units in the future to cover the shortfall. SAWS only paid for water that went through the meter, so SAWS paid for 127 units this day.

He reviewed an example on unexcused supply shortfalls. The project company forgot to order chemicals and had to stop delivery. This was something that’s not due to an uncontrollable circumstance, so unexcused supply shortfalls would be assessed. The project company only delivered 50 acre-feet that day, and the unexcused supply shortfalls were assessed. Unexcused supply shortfalls equals baseline daily volume of 137 acre-feet, minus water that went through the meter that day. The unexcused supply shortfall total for this day was 87 units. SAWS only paid for the daily delivered water units on that day of 50 units. Because this was an unexcused shortfall, the project company was not allowed to provide make-up units to make up these type of shortfalls.

Demand shortfalls was something that happens on SAWS side. For this particular example, SAWS was experiencing some issues and requests the project company to stop delivery. The project company only delivered 100 acre-feet on this day. Demand shortfalls were awarded for the shortage and were based on the project company’s previous 30-day delivery average. The previous 30-day average of 136 units, and the water that was delivered that day of 100 units was subtracted from the daily delivered water units. The 36 units would be added to the demand shortfall balance. Because the 30-day average did not total at least 137 units in this particular instance, the project company would get an additional excused supply shortfall units. This didn’t change the way SAWS paid for water, it just allowed the project company to recover the shortfall. For the demand shortfall, SAWS paid for water that went through the meter, the daily delivered water units, plus the demand shortfalls that were accrued this day. And then, the project company had to make up the shortfall units later at no additional cost.

Make-up units were earned by the project company any time the daily delivery exceeded 137 acre-feet. Make-up unit delivery was limited to the summer months and were used to offset demand and excused supply shortfalls. Make-up units could not be used for unexcused. Make-up units earned basically equal the daily delivered water units minus the baseline daily volume. In the summer months, the project company could deliver up to 149.2 units, so the 149.2 minus 137 was the 12.2 max. SAWS paid for make-up units when the water was actually delivered. Make-up units were first applied to the excused supply shortfall balance, and make-up units that were applied for excused supply shortfalls were called project company make-up units. If there were any leftover make-up units or if there was no excused supply shortfall balance, the make-up units were then applied to the demand shortfall balance, called SAWS make-up units. SAWS did not pay for any applied SAWS make-up units because SAWS already paid for the demand shortfall when it occurred. If there were no demand or if there was actually no shortfall balance, the demand and excused supply shortfall were looked at. If there was no shortfall balance, then the make-up units earned would go to the advanced project company make-up unit balance. These were just basically a bank of make-up units to be used for future excused supply shortfalls. The project company was limited to 3,000 units at any given time.

He reviewed a couple of examples of a make-up unit. The project company was going to earn and apply make-up units, and they were allowed to go up to 149 units. They delivered
149-acre-feet, so the make-up units were awarded for the delivery volume that was greater than the baseline daily volume of 137 acre-feet. In this particular case, the 149 delivery minus 137 earned 12 make-up units on this day. The make-up units were first applied to any excused shortfalls, so seven of the 12 units earned were applied as project company make-up units. There were still five units left, so the remaining units were applied to the demand shortfall balance as SAWS make-up units. SAWS paid for the 144 units of water that went through the meter, the 149 minus the applied SAWS make-up units of five. In the second example, the project company delivered 149 units, so on this particular day they earned 12 make-up units. Seven of the units were applied to excused supply shortfalls. The remaining five units were applied to the advanced project company make-up unit balance. These advanced project company make-up units were used in case of additional shortfalls. SAWS only paid for the 149 units that went through the meter this day, and did not apply anything to SAWS make-up units.

He provided an update of the water made available as of the end of June. The project company had delivered 4,536 acre-feet. The current demand shortfall balance as of the end of June was 5,629. The project company had an excused supply shortfall balance of 435.

In last month’s Vista Ridge briefing, Mr. Clouse provided the projected substantial completion date of July 18, for the Segment 5-1 tunnel piping that was between Agua Vista and Loop 1604. He explained the water would be sent south shortly after that date using the tunnel piping, and full production for Vista Ridge would be reached sometime around September 1. The Vista Ridge Integration Team achieved substantial completion of the tunnel last week, more than two weeks ahead of last month’s projected schedule. And as of yesterday, Vista Ridge water began flowing through the new tunnel piping to the Bitters Pump Station. If demand slowed down, the water would actually go further south to the Maltsberger and Basin Pump Stations. SAWS was currently receiving 92 acre-feet or 30 million gallons daily from the project company. In keeping with the stepped integration approach, full production for Vista Ridge project was expected to be reached by mid-August. With the revised schedule, the total demand shortfalls were expected to be somewhere around 7,700. It would take approximately two-and-a-half years of optimum production to receive all of the demand shortfalls.

Mr. Puente reminded the Board that Trustees McGee and Hardberger specifically asked for additional information and a presentation on water made available.

Chairman Guerra commented on the intense planning that went into this project and the hours, upon hours, and weekends, and midnight, 2:00 and 3:00 in the morning that our staff endured and Robert too. He thanked the team for such a well done and now well implemented plan on how to bring water and how to keep it safe and how to be able to manage it without losing any money. He personally thanked Nancy Belinsky for the hours spent with outside consultants and advisors. He really appreciated everyone that played a part in putting this entire project together.

Ms. Hardberger requested a monthly check-in for at least the next few months on the water balance and whether we were on task for the 7,700 units. She also wanted to see a presentation about where the Vista Ridge water was distributed within the system over time, and what water sources would be the primary for other areas of the city. She was particularly interested in that since some work was being done on the brackish water. Mr. Clouse
responded that it would depend on the time of the year and the current demand profile as to where the water would go. In other words, where it went on a minimum demand day was radically different than where it would go on a maximum demand day. The best way to show the Board would be graphically. He stated staff would pull together a series of slides to show how the water portfolio was balanced on a daily basis to make sure that every customer had water, no matter what the demand scenario was for that date.

B. Briefing and deliberation regarding SAWS ConnectH2O Update

Jose De La Cruz provided an update on SAWS Connect H2O Program. Today’s update would provide an advanced preview of the next briefing regarding the contracts with various vendors in order to make the program a reality and a success. Connect H2O was what staff branded the advanced metering infrastructure program. With this new technology, SAWS would be able to collect water consumption data from each customer giving us the ability to trigger text or email alerts for high water use, for example. SAWS could also provide that data to customers giving customers more direct connection to timely information about water use, and would empower them to practically manage their water use.

He discussed some of the benefits of advanced metering systems. SAWS would be able to more practically notify customers if they had a leak by looking at usage patterns. SAWS would get alerts and alarms from the communications modules and meters that were put out in the field that we could then turn around and alert customers. One of the more obvious benefits was reducing the need for manual meter reading. Today, all 500,000 plus meters were manually read once a month. With this system, all the meters would be able to be read automatically and remotely; therefore, reducing the need for manual reads. Targeted messaging opportunities would be available for the conservation program. Other benefits included better billing efficiencies and water usage correlation.

Currently, staff was going through the vendor selection process and contract negotiations with vendors to bring those contracts to the Board for approval. Next would be a very controlled pilot where some of the new meters and some of the new communications equipment would be installed later this year and extending into next year. Staff would then look at the results of the pilot, assess those results, and bring that back to the Board in 2021 for approval to move forward with full-scale implementation. A full-scale implementation would take a few years to complete through April 2026.

He provided an overview of the solicitations. In total, three different solicitations were released for the program. One was for the AMI system itself, one for the meter data management system, and one for the end-point installation vendor. The meter data management system was the system and software used to gather the data from the AMI system and to integrate that with the various systems within SAWS. The end-point installation vendor would install all of the new equipment out in the field and at the customer locations. In regards to the AMI pilot, staff envisioned piloting with two AMI vendors. With the different types of technologies that were out there, staff felt it was best to pilot two AMI vendors to be able to see how those work against one another, and which one was the better system for SAWS. Along with the pilot, staff would pilot one meter data management system vendor and one end-point installation vendor to install the pilot meters and the pilot communications equipment. Staff would then come back to the Board for approval of the full system-wide deployment, and one AMI vendor would be selected to move forward for
full system-wide deployment along with the meter data management system vendor and the end-point installation vendor.

A request for competitive sealed proposals was released back in November 2019. The vendors all responded mid-January of 2020. Staff took some time to properly evaluate all of the proposals through a rigorous process. There were certain minimum requirements that each of the vendors had to meet that were gating requirements. Essentially if the vendor did not meet those requirements, the proposal could not be considered. There was a list of technical requirements within the solicitation where the vendors were asked to state whether they could comply or did not comply across a broad spectrum of technical components. The proposals were shortlisted for interviews before the selection and technical committees. Staff conducted reference checks with references, and the firms provided a best and final offer for consideration. The technical and selection committees were made up of key subject matter experts at SAWS. For a system as complex as this, staff felt it was necessary to bring in the organization’s expertise to properly evaluate each of the vendors.

The solicitation for the advanced metering system included a couple of key components for making the AMI system viable. The first being the network itself. The network would transmit data from the communications module at the meter across to the head-in system. The meter interface unit was the second component. This was the communication module that sits on the meter that would read all of information and transmit that back over the network. The vendors were asked to propose static meters along with their AMI system. This was a newer technology here in the United States. It had not been widely adopted, but was something that was on the verge for many utilities. The head-in system was the software that would gather all of the data and then feed that into the meter data management system. And then all the professional services needed for the project management, training, integration services, etc. Five firms submitted proposals for consideration, and four the firms were shortlisted for additional consideration. One of the minimum requirements to be considered was that all of the proposed equipment must be commercially available by the start of the pilot. Staff had the respondent also propose a static meter, and had to commit that the included battery in the meter interface unit was capable of a 20-year life expectancy. All of the vendors that were shortlisted met those minimum requirements. Currently, staff was negotiating with the top two firms, and would bring a recommendation back to the Board for approval.

The second solicitation was for the meter data management system that would store all of the AMI related data. This system would help better utilize the data received. For this solicitation, there were several minimum requirements asked of the vendors. The first was that the solution must be able to scale to support over 600,000 water end points. The solution needed to deliver hourly interval registered data, end point events, and alarm. And it had to support seamless integration to SAWS back office systems from the multiple AMI vendors. This system had to work with the two AMI vendors for the pilot, and it had to have the ability to perform validation estimation and editing on the interval data. Not all the firms that proposed had that particular feature, but it was an important feature that would be utilized in the future. The solicitation included the system itself, all of the integration services, the project management services and, of course, the training for staff. Four firms submitted proposals for consideration. Staff was currently negotiating with the highest ranked firm.

Finally, the third solicitation was for the end point installation vendor. This vendor would
provide all of the installation services for the pilot and full deployment. Staff was looking for a vendor that had done this before on water meters and had a work order management system that could be utilized as part of this project. The vendor would take care of all the warehousing and logistics, and also stand up a small call center that would field inquiries from customers regarding the installation of the meter or the communications device. Six firms submitted proposals for consideration. Staff interviewed the shortlisted firms and was now negotiating with the top-ranked firm.

The next steps were to complete the negotiations with these vendors and bring the contracts back to the Board for approval at the August board meeting. The contracts would include pricing for both the pilot and full system-wide deployment. The full deployment would be subject to Board authorization after the pilot.

Ms. Jasso inquired about a call center for the installation of meters and whether that was for the pilot or just the full deployment. Mr. De La Cruz clarified the call center would be a small call center that would handle only phone calls related to the AMI installations. SAWS would maintain its call center and would still have normal operations. The hope was that the call center would be up for the pilot and for full deployment as well.

Mr. Parra commented that advanced metering was one of the next future items, and he was very happy to see that we’re getting to a pilot phase. This would allow SAWS to provide a better experience to our customers because people were going to know on a daily basis how much water was used and know ahead of time if there was a leak.

Ms. Merritt stated she was absolutely thrilled to see this come into fruition before she left the Board.

34. Inquiries of the Board of Trustees for future briefings and/or follow-up action.

Mr. Puente commented on Trustee Parra’s request for more background information when the USAs come in as a revision for the Board to consider. Chairman Guerra stated so noted.

At this point in the meeting, an Executive Session was held. The time was 1:00 p.m.

35. The Regular Session of the July 7, 2020 Regular Board Meeting is hereby recessed to hold an Executive Session and discuss the matters listed pursuant to Sections §551.071 and §551.074 of the Texas Open Meetings Act.

36. EXECUTIVE SESSION.

A. Deliberation and consultation with attorneys regarding the annual evaluation, performance objectives and duties of the President/Chief Executive Officer pursuant to Texas Government Code §551.074 and §551.071, respectively.

B. Consultation with attorneys regarding advice on legal matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, pursuant to Texas Government Code §551.071.
37. The Regular Session of the Regular Board Meeting of July 2, 2019, is hereby reconvened.

The meeting reconvened at 1:58 p.m. The Chairman stated that no decisions were made in Executive Session.

38. Deliberation and possible action regarding the compensation for Robert R. Puente, President/Chief Executive Officer.
(BERTO GUERRA, JR., CHAIRMAN, BOARD OF TRUSTEES)

There was no discussion or action taken on Item 38.

39. Adjournment. THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES MEETING OF JULY 7, 2020, IS HEREBY ADJOURNED.

The San Antonio Water System Board of Trustees Meeting of July 7, 2020, adjourned at 2:00 p.m.

__________________________________
Jelynne LeBlanc Burley, Chairwoman

ATTEST:

__________________________________
Amy Hardberger, Secretary
The attached resolution accepts bids and awards contracts for services, equipment and supplies as follows:

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<th>Description</th>
<th>This Board Meeting</th>
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<td>Number of Contracts</td>
<td>Estimated Amount (SMWB)</td>
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<td>A. Award of New One Time Purchases of Materials, Equipment or Services</td>
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SMWB Purchasing Contracts (percentage)  
0.00% 32.47% 26.67% 20.38%
RESOLUTION NO.

OF THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES ACCEPTING BIDS AND AWARDING CONTRACTS FOR THE PROCUREMENT OF CERTAIN SERVICES, EQUIPMENT, MATERIALS AND SUPPLIES; AUTHORIZING EXPENDITURES TO PROCURE THE SAID SERVICES, EQUIPMENT, MATERIALS AND SUPPLIES; AUTHORIZING THE DIRECTOR OF THE PURCHASING DIVISION, OR HER DESIGNEE, TO EXECUTE DOCUMENTS RELATED THERETO; FINDING THE RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the Director of the Purchasing Division of the San Antonio Water System (the “System”) has recommended certain bids be accepted, that certain contracts be awarded, and that certain other actions be taken to procure services, equipment, materials and supplies which are necessary for the operation of the System; and

WHEREAS, the said recommendations are fully set out in "Attachment I" which is attached hereto and made a part hereof, and said recommendations have been approved by the System’s President/Chief Executive Officer; and

WHEREAS, the appropriate bidding procedures regarding the procurement of goods and services have been adhered to in the compiling of the attached recommendations, as reflected in administrative records supporting this resolution; and

WHEREAS, funds are available in the System’s budget to pay for the required services, equipment, materials and supplies; and

WHEREAS, the Board of Trustees of the San Antonio Water System desires (i) to accept the bids and award the contracts as recommended, (ii) to authorize from available funds of the System the expenditures necessary to carry out the recommended procurements, and (iii) to authorize the Director of the Purchasing Division or her designee to execute all contracts and other documents necessary to carry out the recommended procurements; now, therefore:

BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:

1. That the bids are accepted and the contracts are awarded for procurement of the services, equipment, materials and supplies listed in Attachment I, as recommended by the Director of the Purchasing Division.

2. That the expenditure of the necessary funds from the appropriate budget fund of the System for the procurement of the said services, equipment, materials and supplies is hereby authorized.
3. That the Director of the Purchasing Division, or her designee, is hereby authorized to notify bidders of the acceptance of bids, to execute contracts and other documents, and to carry out all other actions necessary to procure the said services, equipment, materials and supplies.

4. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public, and that public notice of the time, place and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.

5. If any part, section, paragraph, sentence, phrase or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.

6. This resolution becomes effective immediately upon its passage.

PASSED AND APPROVED this the 1st day of September, 2020

Jelynne LeBlanc Burley, Chairwoman

ATTEST:

______________________________
Secretary
Award of New one-time Purchases of Materials, Equipment or Services

A. The following items will establish price and delivery for the one-time purchase of Materials, Equipment and Services. These items are included in the current budget. Payment will be made from the applicable fund.

<table>
<thead>
<tr>
<th>ESTIMATED ITEM</th>
<th>TOTAL PURCHASES</th>
</tr>
</thead>
<tbody>
<tr>
<td>NO(s). PURCHASES</td>
<td>NO ITEMS TO REPORT</td>
</tr>
<tr>
<td>VENDOR</td>
<td>DESCRIPTION</td>
</tr>
</tbody>
</table>

*Indicates vendor is an SMWB, unless otherwise noted vendor is non minority.

Board Date: Sept. 1, 2020
<table>
<thead>
<tr>
<th>VENDOR</th>
<th>DESCRIPTION</th>
<th>REMARKS</th>
<th>PURCHASES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mountain States Pipe &amp; Supply Co.</td>
<td>Lease of Meter Reading Using Photo Technology Solution</td>
<td></td>
<td>$ 76,607.00</td>
</tr>
<tr>
<td>Carahsoft Technology Corporation</td>
<td>Annual Contract for Salesforce Lightning Service Cloud Unlimited Edition Licenses</td>
<td></td>
<td>$ 547,735.12</td>
</tr>
<tr>
<td>San Antonio Armature Works, Inc.</td>
<td>Annual Contract for Electric Motor Repair (Group 2) Large Motors (251 HP and Greater)</td>
<td></td>
<td>$ 765,601.00</td>
</tr>
</tbody>
</table>

3. San Antonio Armature Works, Inc.

This is a new contract. This contract will be utilized for the repair of single and three-phase AC electric motors; large motors (251 HP and greater) including rewinding, reconditioning, machine-work, and tear-down, inspect and repair. This contract will be effective September 1, 2020 through August 31, 2021.

The following items will establish estimated quantities, unit price and delivery for the Service and Supply Contracts and their extensions. These items are included in the current budget. Payment will be made from the applicable fund. Estimated annual purchase is based on unit price bid; actual total and quantities may vary from the estimate.

*Indicates vendor is an SMWB unless otherwise noted vendor is non minority.
Award of New and Renewal Annual Goods & Services Requirement Contracts and Maintenance Agreements

The following items will establish estimated quantities, unit price, and delivery for the Service and Supply Contracts and their extensions. These items are included in the current budget. Payment will be made from the applicable fund. Estimated annual purchase is based on unit price bid; actual total and quantities may vary from the estimate.

<table>
<thead>
<tr>
<th>Vendor Name</th>
<th>Item Description</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brenntag Southwest, Inc.</td>
<td>Annual Contract for Sulfuric Acid</td>
<td>All</td>
</tr>
<tr>
<td></td>
<td>Cost: $314,190.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Bid No. 20-0026</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Notes: This is a new contract. This contract will be utilized for the purchase of sulfuric acid on an as-needed basis. The contract will be effective September 1, 2020 through September 30, 2021. If determined that an extension is favorable to the system, price and service considered, the award includes the availability of three (3) additional one-year options to extend as provided for, and approved for in future years budgets.</td>
<td></td>
</tr>
<tr>
<td>Austin Armature Works, LP</td>
<td>Annual Contract for Wastewater Submersible Pump Unit Repair Services</td>
<td>All</td>
</tr>
<tr>
<td></td>
<td>Cost: $679,535.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Bid No. 20-5053</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Notes: This contract will be utilized for repair services of wastewater submersible pumps including labor, materials, tools, equipment, supervision, and quality control work on an as-needed basis. The contract will be effective October 1, 2020 through September 31, 2021. If determined that an extension is favorable to the system, price and service considered, the award includes the availability of three (3) additional one-year options to extend as provided for, and approved for in future years budgets.</td>
<td></td>
</tr>
<tr>
<td>Clovity, Inc.</td>
<td>Request for Proposal for Annual Contract for Purchase, Implementation and Maintenance of Human Temperature Screening System</td>
<td>All</td>
</tr>
<tr>
<td></td>
<td>Cost: $205,500.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Bid No. 20-20057</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Notes: This contract will be utilized by the System for the purchase of Human Temperature Screening System kiosks with check-in and temperature verification capabilities. The initial year includes the purchase of the kiosks, installation, implementation, and one year of Maintenance and Service. The contract will be effective September 1, 2020 and includes one year of Maintenance and Service. If determined that an extension is favorable to the system, price and service considered, the award includes the availability of five (5) additional one-year options to extend as provided for, and approved for in future years budgets.</td>
<td></td>
</tr>
<tr>
<td>Burning Southwest, Inc.</td>
<td>Annual Contract for Silica Acid</td>
<td>All</td>
</tr>
<tr>
<td></td>
<td>Cost: $3,123,725.62</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Bid No. 20-0057</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Notes: This contract will be utilized for the purchase of silica acid as requested by the System. The contract will be effective September 1, 2020 through September 30, 2021. If determined that an extension is favorable to the system, price and service considered, the award includes the availability of three (3) additional one-year options to extend as provided for, and approved for in future years budgets.</td>
<td></td>
</tr>
</tbody>
</table>

*Indicates vendor is an SMWB unless otherwise noted. Vendor is non-minority. Board Date: Sept. 1, 2020
SUPPLEMENTARY COMMENTS:

Staff recommends that the contract be awarded to **Mountain States Pipe & Supply Co., a non-local, non-SMWVB firm**, as the respondent who will provide the goods or services at the best value for the Water System based on the selection criteria set forth below. Price and other factors have been considered. In determining the “best value”, the Evaluation Criteria listed below have been considered and weighted as shown.

A) **Evaluation Committee**: All properly submitted responses were reviewed by an Evaluation Committee.

B) **Weighted Evaluation Criteria**: The following weighted criteria were considered to determine which response offers the “best value” to the San Antonio Water System.

<table>
<thead>
<tr>
<th>Evaluation Criteria</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Functionality, Usability, and Project Approach</td>
<td>25</td>
</tr>
<tr>
<td>b. References and Past Experience with Similar Projects</td>
<td>15</td>
</tr>
<tr>
<td>c. Project Team and Resumes</td>
<td>10</td>
</tr>
<tr>
<td>d. Compensation Proposal</td>
<td>35</td>
</tr>
<tr>
<td>e. Adherence to Small, Minority, Woman and Veteran Owned Business (SMWVB) Participation (Exhibit “B” Good Faith Effort Plan)</td>
<td>15</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>100</strong></td>
</tr>
</tbody>
</table>

SAWS received responses from the following companies:

<table>
<thead>
<tr>
<th>No.</th>
<th>Respondent Name</th>
<th>Solution Amount</th>
<th>Score</th>
<th>Local/ SMWB</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>American Consultants (AEEC) LLC</td>
<td>INITIAL 12 MONTH DEMONSTRATION TERM 150 Units: $150,000 Software: $20,000 Solution Implementation/Installation $120,000 Training: $24,000 Maintenance: $100,000 BASE YEAR TOTAL: $414,000 Extension Option 1: $1,680,000 Extension Option 2: $1,680,000 GRAND TOTAL: $53,774,000</td>
<td>265 Points</td>
<td>Non-Local/ Non-SMWVB</td>
</tr>
</tbody>
</table>

*Respondent offering the best value.*
- No Bid: Anyline (Product not suited to fit our needs.)
- No Bid: Olea Edge (Not a good fit.)
Additionally, the overall SMWVB analysis is shown in the following table:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>SBE</td>
<td>0.00%</td>
</tr>
<tr>
<td>MBE – African American</td>
<td>0.00%</td>
</tr>
<tr>
<td>MBE – Asian</td>
<td>0.00%</td>
</tr>
<tr>
<td>MBE – Hispanic</td>
<td>0.00%</td>
</tr>
<tr>
<td>MBE – Other</td>
<td>0.00%</td>
</tr>
<tr>
<td>WBE – Minority</td>
<td>0.00%</td>
</tr>
<tr>
<td>WBE – Non-Minority</td>
<td>0.00%</td>
</tr>
<tr>
<td>SMWVB Total</td>
<td>0.00%</td>
</tr>
</tbody>
</table>

PERIOD OF AWARD

Contract period October 24, 2019 through October 23, 2020 was Director approved.

Board award contract period shall begin on October 24, 2020 through October 23, 2024. The contract shall include one (1) additional four-year option to extend.

In determining the best value staff considered relevant criteria specifically listed in the request for proposals. Staff has determined that Mountain States Pipe & Supply Co. will provide services at the best value to SAWS.

ADDITIONAL INFORMATION

System entered into a contract for the Lease of Meter Reading Using Photo Technology Solution aka. “OCR” RFP BID NO: 19-19059 October 24, 2019. The contract is for the use of Water Pigeon equipment by and through the Mountain Services Supply Contract executed October 24, 2019. The purpose of the equipment is to monitor recycle, wholesale and operational meter assets with a simple, cost effective and reliable solution. The data is primarily used for contract management, but also to inform the hydraulic modeling activities for the System recycle water system and tracking operational meter assets for nonrevenue water support. There are other opportunities staff is researching to leverage and support other System initiatives that are of value.

The evaluation and recommendation to execute and enter into a 48-month Software as a Service (SaaS) extension was/is contemplated upon successful completion of a twelve-month demonstration period. System Water Resources staff recommends the continued utilization based on successful demonstration program for the following reasons:

**Support:** Vendor was required to provide a full-time project level representative to assist, support, to provide superior level of maintenance and service System at no additional cost. The support during the pilot has met or exceeded our expectations.

**Installation Deployment and Training:** Vendor was required to install and configure all specified solution components as requested by System. Solution is easily deployable for 150 meters and can be done with minimal training instruction in 15-minute site visit by office planner or meter technician. Installation process during the pilot has met expectations.

System will assess the performance and reliability of the selected technology and SaaS service following the deployment for ten (10) months to include but not limited to the following items:
1.) How many of the initial 150 units remain in operation over the demonstration period?
We haven’t yet deployed all 150 devices. Some of the meters we considered to put a device on are not yet viable for multiple reasons. However, we will be utilizing that capacity to deploy the remainder of the devices before we get into the 48-month contract. About 70 of the initial units deployed have had to be replaced. When one pigeon goes down, we have access to a brand new device or refurbished device, sent to us by Water Pigeon at no extra cost to us.

2.) What is the level of performance that the OCR devices have shown during the demonstration period?
During the demonstration period we have seen reliable data capture from these devices. Since March we saw reliability score on average of about 92% on viable recycle meters. Moving into the spring we saw a decline in reliability to about 85% and 84% during the months of April and May respectively. In the month of June, we saw a slight improvement to about 86%. July is currently tracking at 94% through the first week in the month. A lot of factors go into this reliability score. The issues that caused some pigeons to fail were either dislodgement of devices from the meter, meter reader interference, poor meter environment, or devices dying prematurely.

3.) What is the ease of exporting, backing up, and using the data?
Exporting data meets expectations.

4.) How well does the technology work with existing manual reading, meter technician work, and testing of meters?
Existing manual reading has hampered the ability for the device to perform to its optimum potential. From our experience during the pilot, the device has been well designed for read through meter reading. However, SAWS meter readers have on occasion pulled the devices off the meter or failed to place the device back on the nest to continue to collect data. As of late June, meter readers have been pulled off these meters on their routes and customer service is using the SaaS to collect reads to fill billing determinates.

5.) What is the ease of the working relationship with the vendor’s point of contact?
Working with the vendor has exceeded our expectations.

Software: Vendor was required to at a minimum support providing the hourly reads and single photo register available daily and delivered through a SaaS for user to configure. It must also be available for daily usage. Software performance and availability has met expectations.

Hardware: Vendor was required to provide a response time of 24 hours or less on inquiries of hardware and equipment installation, maintenance, and repair service requests. Weekends and public holidays are excluded. Back up devices must also be available to SAWS in order to address device failures in the field. Inquiries of hardware maintenance has met or exceeded expectations.

Upgrades: Vendor was required to perform at least semiannual firmware, software, or other system upgrades to keep the solution current and any upgrades that are mandated by the vendor shall be at the cost of the vendor. Vendors upgarding procedure has met or exceeded expectations.

System Integration: Vendor was required to provide cooperation for the development of an Application Programming Interface (API). Vendor will provide support when the time comes to implement.

The System Water Resources team is ready to move forward with the 48-month contract. We believe this technology provides the water system with a great deal of value and will help improve efficiencies for many different business units. With continued cooperation with the vendor, this project will continue to improve and provide the level of benefit we expected.
ITEM
BID NO. 20-18104
LIGHTNING SERVICE CLOUD UNLIMITED EDITION

Bid No. 20-18104 solicited bids for Lightning Service Cloud Unlimited Edition to renew 55 licenses and provide the option for growth of an additional 145 licenses for the Customer Relationship Management (CRM) program being conducted in Customer Service.

This pilot sought to improve efficiencies, improve the overall customer satisfaction in the Customer Service department, assist in the continuing quality improvement process, and assist in the development of new products and offers.

The technical and functional review at the end of the pilot has determined that the pilot was successful. The Customer Service department almost doubled the number of emails they have been able to respond since the system has been implemented from approximately 2,400 per month to almost 4,800 per month. The improvements in the affordability department have reduced the number of days to process an affordability application from an average of 60 days, to below 14 days.

System IS Department used data generated by Gartner, a leading research and advisory company, to select Salesforce. Salesforce is the most established and well adopted CRM offered in the utility industry. It provides the best functions and support across the CRM market and is the best fit for the System.

Carahsoft is the single responsible bidder for the purchase of the Lightning Service Cloud Unlimited Edition licenses.

Fifty resellers were invited to bid, but only one bid was received from Carahsoft. It has been confirmed that Carahsoft Technology Corporation is a master aggregator and is the only reseller for Salesforce products.

The bid submitted by Carahsoft meets all of the requirements and the specifications.

The pricing represented below is a not to exceed amount if the full quantities were to be ordered. At the time of Board approval and contract renewal a PO will be issued to renew 55 licenses, 30 Additional API Calls, and one Data Storage (10GB). At System’s option, and when requested in writing to Carahsoft, Board is approving for the growth of up to an additional 145 licenses, 30 Additional API Calls, and one additional Data Storage (10GB) for the Customer Relationship Management (CRM) program being conducted in Customer Service.

<table>
<thead>
<tr>
<th>September 25, 2020 - September 24, 2021</th>
<th>Quantity</th>
<th>Unit Price</th>
<th>Extended Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lightning Service Cloud Unlimited Edition</td>
<td>200</td>
<td>$2,578.25</td>
<td>$515,650.00</td>
</tr>
<tr>
<td>Data Storage (10GB)</td>
<td>2</td>
<td>$7,639.26</td>
<td>$15,278.52</td>
</tr>
<tr>
<td>Additional API Calls 10,000 Per Day</td>
<td>60</td>
<td>$280.11</td>
<td>$16,806.60</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td><strong>$547,735.12</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>September 25, 2021 - September 24, 2022</th>
<th>Quantity</th>
<th>Unit Price</th>
<th>Extended Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lightning Service Cloud Unlimited Edition</td>
<td>200</td>
<td>$2,758.72</td>
<td>$551,744.00</td>
</tr>
<tr>
<td>Data Storage (10GB)</td>
<td>2</td>
<td>$8,174.00</td>
<td>$16,348.00</td>
</tr>
<tr>
<td>Additional API Calls 10,000 Per Day</td>
<td>60</td>
<td>$299.71</td>
<td>$17,982.60</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td><strong>$586,074.60</strong></td>
</tr>
</tbody>
</table>

*Year two amounts reflects a 7% increase.*
TABULATION OF BIDS

PROPOSAL

Annual Contract for Electric Motor Repair

FOR:

Small Motors (10-250 HP) and Large Motors (Greater than 250 HP)

TIME & DATE:

(June 1, 2020 through May 31, 2021)

3:00 p.m., March 18, 2020

<table>
<thead>
<tr>
<th>GROUP 2</th>
<th>LARGE MOTOR (GREATER THAN 250 HP) AND INCLUDES REWINDING, RECONDITIONING, MACHINE-WORK, AND TEAR DOWN, INSPECT AND REPAIR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Item No.</td>
<td>Description</td>
</tr>
<tr>
<td>1</td>
<td>Three-Phase, 300 HP Frame 449T RPM 1788 ENCL TEFC</td>
</tr>
<tr>
<td>2</td>
<td>Three-Phase, 300 HP Frame 449T RPM 1788 ENCL TEFC</td>
</tr>
<tr>
<td>3</td>
<td>Three-Phase, 500 HP Frame 447TPA RPM 1785 ENCL WP1</td>
</tr>
<tr>
<td>4</td>
<td>Three-Phase, 500 HP Frame 447TPA RPM 1785 ENCL WP1</td>
</tr>
<tr>
<td>5</td>
<td>Three-Phase, 600 HP Frame 447TPA RPM 1785 ENCL WP1</td>
</tr>
<tr>
<td>6</td>
<td>Three-Phase, 600 HP Frame 447TPA RPM 1785 ENCL WP1</td>
</tr>
<tr>
<td>7</td>
<td>Three-Phase, 800 HP Frame 447TPA RPM 1785 ENCL WP1</td>
</tr>
<tr>
<td>8</td>
<td>Three-Phase, 800 HP Frame 447TPA RPM 1785 ENCL WP1</td>
</tr>
<tr>
<td>9</td>
<td>Three-Phase, 1000 HP Frame 447TPA RPM 1785 ENCL WP1</td>
</tr>
<tr>
<td>10</td>
<td>Three-Phase, 1000 HP Frame 447TPA RPM 1785 ENCL WP1</td>
</tr>
<tr>
<td>11</td>
<td>Three-Phase, 1500 HP Frame 447TPA RPM 1785 ENCL WP1</td>
</tr>
<tr>
<td>12</td>
<td>Three-Phase, 1500 HP Frame 447TPA RPM 1785 ENCL WP1</td>
</tr>
<tr>
<td>13</td>
<td>Three-Phase, 2000 HP Frame 447TPA RPM 1785 ENCL WP1</td>
</tr>
<tr>
<td>14</td>
<td>Three-Phase, 2000 HP Frame 447TPA RPM 1785 ENCL WP1</td>
</tr>
<tr>
<td>15</td>
<td>Three-Phase, 2500 HP Frame 447TPA RPM 1785 ENCL WP1</td>
</tr>
<tr>
<td>16</td>
<td>Three-Phase, 2500 HP Frame 447TPA RPM 1785 ENCL WP1</td>
</tr>
<tr>
<td>17</td>
<td>Three-Phase, 3000 HP Frame 447TPA RPM 1785 ENCL WP1</td>
</tr>
<tr>
<td>18</td>
<td>Three-Phase, 3000 HP Frame 447TPA RPM 1785 ENCL WP1</td>
</tr>
<tr>
<td>19</td>
<td>Three-Phase, 3500 HP Frame 447TPA RPM 1785 ENCL WP1</td>
</tr>
<tr>
<td>20</td>
<td>Three-Phase, 3500 HP Frame 447TPA RPM 1785 ENCL WP1</td>
</tr>
<tr>
<td>21</td>
<td>Three-Phase, 4000 HP Frame 447TPA RPM 1785 ENCL WP1</td>
</tr>
<tr>
<td>22</td>
<td>Three-Phase, 4000 HP Frame 447TPA RPM 1785 ENCL WP1</td>
</tr>
</tbody>
</table>
## SAN ANTONIO WATER SYSTEM
P. O. BOX 2449
SAN ANTONIO, TEXAS 78298-2449

### TABULATION OF BIDS

**PROPOSAL**
Annual Contract for Electric Motor Repair
Small Motors (10-250 HP) and Large Motors (Greater than 250 HP)

**TIME & DATE:**
3:00 p.m., March 18, 2020

<table>
<thead>
<tr>
<th>ITEM NO.</th>
<th>DESCRIPTION AND APPROXIMATE QUANTITY</th>
<th>SUPPLIER</th>
<th>ADDRESS</th>
<th>QUANTITY</th>
<th>UNIT OF MEASURE</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>23</td>
<td>Three-Phase, 600 HP Frame 5012S RPM 1790 ENCL TE Voltage Lawson 47407</td>
<td>San Antonio Armature Works, Inc.</td>
<td>1015 N. Colorado, San Antonio, TX 78207</td>
<td>1</td>
<td>Each</td>
<td>5776</td>
</tr>
<tr>
<td>24</td>
<td>Three-Phase, 600 HP Frame 6811S RPM 1190 ENCL TEFC Lawson 47408</td>
<td>Evans Enterprises, Inc.</td>
<td>201 S. Industrial, Waco, TX 76710</td>
<td>1</td>
<td>Each</td>
<td>18288</td>
</tr>
<tr>
<td>25</td>
<td>Three-Phase, 700 HP Frame 6808PZ RPM 885 ENCL WP11 Lawson 47410</td>
<td>Shermco Industries, Inc.</td>
<td>2425 E. Pioneer Drive, Irving, TX 75061</td>
<td>1</td>
<td>Each</td>
<td>8547</td>
</tr>
<tr>
<td>26</td>
<td>Three-Phase, 700 HP Frame 6808PZ RPM 885 ENCL WP11 Lawson 47411</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>27</td>
<td>Three-Phase, 700 HP Frame 6809S RPM 1185 ENCL TE Voltage 4160 Rewind Lawson 47412</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>28</td>
<td>Three-Phase, 900 HP Frame 5810PH RPM 1175 ENCL WP1 Voltage 460 Recondition Lawson 47413</td>
<td></td>
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<tr>
<td>29</td>
<td>Three-Phase, 1000 HP Frame 6808PA RPM 1785 ENCL WP1 Voltage 4160 Rewind Lawson 47414</td>
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<tr>
<td>30</td>
<td>Three-Phase, 1000 HP Frame V2689 RPM 1800 ENCL DP Voltage 4160 Recondition Lawson 47415</td>
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<td>34</td>
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</tbody>
</table>

**San Antonio Armature Works, Inc.**
San Antonio, TX 78207

**Evans Enterprises, Inc.**
201 S. Industrial, Waco, TX 76710

**Shermco Industries, Inc.**
2425 E. Pioneer Drive, Irving, TX 75061
## SAN ANTONIO WATER SYSTEM

**TABULATION OF BIDS**

**PROPOSAL**
Annual Contract for Electric Motor Repair

**FOR:**
Small Motors (10-250 HP) and Large Motors (Greater than 250 HP)

**TIME & DATE:**
3:00 p.m., March 18, 2020

<table>
<thead>
<tr>
<th>ITEM NO.</th>
<th>DESCRIPTION AND APPROXIMATE QUANTITY</th>
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<tbody>
<tr>
<td>47</td>
<td>THREE PHASE 400HP FRM 5008PH 1770 RPM 460 VOLT REWIND LAWSON 48083</td>
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<td>48</td>
<td>THREE PHASE 400HP FRM 5008PH 1770 RPM 460 VOLT RECONDITION LAWSON 48084</td>
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<td>49</td>
<td>THREE PHASE 350HP FRM 5807S 1180 RPM 4160 VOLT RECONDITION LAWSON 50108</td>
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<td>50</td>
<td>THREE PHASE 350HP FRM 5807S 1180 RPM 4160 VOLT REWIND LAWSON 50109</td>
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<td>51</td>
<td>THREE PHASE 300HP FRM 5008Z 1187 RPM 4000 VOLT RECONDITION LAWSON 50834</td>
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<tr>
<td>52</td>
<td>THREE PHASE 300HP FRM 5008Z 1187 RPM 4000 VOLT VOLT REWIND LAWSON 50835</td>
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<table>
<thead>
<tr>
<th>GROUP 2 PURCHASE OR MANUFACTURED PARTS</th>
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<tbody>
<tr>
<td>a. Estimated Annual Purchases $100,000</td>
</tr>
<tr>
<td>b. Add Cost Plus Mark Up %</td>
</tr>
<tr>
<td>c. Total (a+b)</td>
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</tbody>
</table>

**GROUP 2 SERVICE**

1. In Shop Repair Labor

2. Field Service Labor

3. Machine Shop Labor

**GROUP 2 EMERGENCY SERVICE**

1. Emergency Service (5 days or less)

**GROUP 2 TEAR DOWN AND INSPECTION REPORT**

1. Tear Down and Inspection Report (Small Electric Motors)

**GRAND TOTAL GROUP 2**

### Table Data

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<tr>
<th>Sub Total Group 2</th>
<th>584,001</th>
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<td>TOTAL</td>
<td>61,503.2</td>
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<th>Sub Total for Group 2</th>
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<tr>
<td>120,000.00</td>
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<td>119,000.00</td>
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<td>115,000.00</td>
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<th>Sub Total for Group 2</th>
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<td>48,000.00</td>
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<td>54,000.00</td>
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<td>109,000.00</td>
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<th>Sub Total for Group 2</th>
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<tr>
<td>12,000.00</td>
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<td>26,000.00</td>
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<thead>
<tr>
<th>Sub Total for Group 2</th>
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<tr>
<td>1,600.00</td>
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<tr>
<td>51,000.00</td>
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<tr>
<th>GRAND TOTAL GROUP 2</th>
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<td>765,601.00</td>
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<tr>
<td>797,032.00</td>
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<td>1,198,170.00</td>
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SAN ANTONIO WATER SYSTEM  
P. O. BOX 2449  
SAN ANTONIO, TEXAS 78298-2449  
TABULATION OF BIDS

PROPOSAL  
FOR:  
Annual Contract for Electric Motor Repair  
Small Motors (10-250 HP) and Large Motors (Greater than 250 HP)  
(June 1, 2020 through May 31, 2021)  
DATE:  
3:00 p.m., March 18, 2020

<table>
<thead>
<tr>
<th>ITEM NO.</th>
<th>DESCRIPTION AND APPROXIMATE QUANTITY</th>
<th>TERMS NET 30 days</th>
<th>TERMS NET 30 days</th>
<th>TERMS 1% 10 days</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Extension 1</td>
<td>Extension 2</td>
<td>Extension 3</td>
</tr>
</tbody>
</table>
| 765,601.00 | San Antonio Armature Works, Inc.  
1015 N. Colorado  
San Antonio, TX 78207 | Clifford Power  
D&R Electric Co.  
Davenport  
Evans  
Hamilton Electric  
Lonestar Armature  
Massengale  
Mikes Electric Motor Repair  
San Antonio Armature  
Shermco  
Smith Pump  
Strategic Fleet Solutions  
SAWS Website | 765,601.00  
765,601.00  
765,601.00 | 765,601.00  
765,601.00  
765,601.00 | 765,601.00  
765,601.00  
765,601.00 | 765,601.00  
765,601.00  
765,601.00 |
**SAN ANTONIO WATER SYSTEM**  
P. O. BOX 2449  
SAN ANTONIO, TEXAS  78298-2449  

**TABULATION OF BIDS**

**PROPOSAL**  
Annual Contract for Sulfuric Acid for Desal  
(September 7, 2020 through September 30, 2021)

**TIME & DATE:**  
3:00 p.m., July 24, 2020

**ITEM NO.**  
DESCRIPTION AND APPROXIMATE QUANTITY

<table>
<thead>
<tr>
<th>ITEM NO.</th>
<th>DESCRIPTION AND APPROXIMATE QUANTITY</th>
<th>UNIT PRICE</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>300,000 gallons 93% Sulfuric Acid</td>
<td>1.0473</td>
<td>314,190.00</td>
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</table>

**TOTAL**  
314,190.00

**Tanker Load for Product**  
48,000 lbs  
45,000 lbs  
Tanker capacity

**Conversion from gallons to lbs.**  
15.28811  
15.29  
15.3

**EXTENSION 1**  
314,190.00

**EXTENSION 2**  
314,190.00

**EXTENSION 3**  
314,190.00

**Terms**  
Net 30 days  
Net 30 days  
Net 30 days

**Delivery (Calendar Days)**  
2-3 days  
3-5 days  
5 days

*LOW BIDDER*

**BID INVITATIONS E-MAILED TO AND/OR PICKED UP BY:**

- Bell Chemical  
- Brenntag Southwest Inc.  
- Continental Chemical USA  
- DS Supplies  
- DXI Industries Inc.  
- Gac Chemical  
- Noah Technologies  
- PVS Chemicals  
- Rowell Chemical  
- Seidler Chemical  
- Univar  
- Univar USA, Inc.  
- Wrico Corp.  
- Demandstar  
- SAW Website
# SAN ANTONIO WATER SYSTEM

P. O. BOX 2449
SAN ANTONIO, TEXAS  78298-2449

## TABULATION OF BIDS

**REQUEST FOR PROPOSAL**
Annual Contract for Wastewater Submersible Pump Unit Repair Services
(October 1, 2020 through September 30, 2021)

**DATE:** 3:00 p.m., June 18, 2020

### FIRST YEAR BASE PERIOD (October 1, 2020 - September 30, 2021)

<table>
<thead>
<tr>
<th>ITEM NO.</th>
<th>DESCRIPTION AND APPROXIMATE QUANTITY</th>
<th>UNIT</th>
<th>PRICE</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong></td>
<td>PUMP UNIT REPAIR SERVICES</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>A.1</strong></td>
<td>Teardown Inspection Report (TIR)</td>
<td></td>
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</tr>
<tr>
<td>1.</td>
<td>Large Pump (75 HP and greater)</td>
<td>5 ea.</td>
<td>1,600.00</td>
<td>8,000.00</td>
</tr>
<tr>
<td>2.</td>
<td>Small Pump (Less than 75 HP)</td>
<td>20 ea.</td>
<td>960.00</td>
<td>19,200.00</td>
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<tr>
<td><strong>B.</strong></td>
<td>Final Repair Report (FRR)</td>
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<tr>
<td>1.</td>
<td>Large Pump (75 HP and greater)</td>
<td>5 ea.</td>
<td>300.00</td>
<td>1,500.00</td>
</tr>
<tr>
<td>2.</td>
<td>Small Pump (Less than 75 HP)</td>
<td>20 ea.</td>
<td>300.00</td>
<td>6,000.00</td>
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<tr>
<td><strong>C.</strong></td>
<td>Pump Unit Repairs - Labor - Regular Time</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>1.</td>
<td>Large Pump (75 HP and greater)</td>
<td>500 hr.</td>
<td>72.50</td>
<td>36,250.00</td>
</tr>
<tr>
<td>2.</td>
<td>Small Pump (Less than 75 HP)</td>
<td>1,000 hr.</td>
<td>72.50</td>
<td>72,500.00</td>
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<tr>
<td><strong>D.</strong></td>
<td>Pump Unit Repairs - Labor - Overtime</td>
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</tr>
<tr>
<td>1.</td>
<td>Large Pump (75 HP and greater)</td>
<td>50 hr.</td>
<td>90.00</td>
<td>4,500.00</td>
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<td>2.</td>
<td>Small Pump (Less than 75 HP)</td>
<td>200 hr.</td>
<td>90.00</td>
<td>18,000.00</td>
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<td><strong>E.</strong></td>
<td>Pump Unit Repairs - Labor - Emergency</td>
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<tr>
<td>1.</td>
<td>Large Pump (75 HP and greater)</td>
<td>50 hr.</td>
<td>108.00</td>
<td>5,400.00</td>
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<td>2.</td>
<td>Small Pump (Less than 75 HP)</td>
<td>1,000 hr.</td>
<td>108.00</td>
<td>10,800.00</td>
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<td><strong>F.</strong></td>
<td>Explosion - Proof Submersible Pump Unit Repairs - Regular Time</td>
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<tr>
<td>1.</td>
<td>Large Pump (75 HP and greater)</td>
<td>10 hr.</td>
<td>72.50</td>
<td>725.00</td>
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<td>2.</td>
<td>Small Pump (Less than 75 HP)</td>
<td>20 hr.</td>
<td>72.50</td>
<td>1,450.00</td>
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<td><strong>G.</strong></td>
<td>Parts and Materials Allowance (mark-ups not to exceed 20%)</td>
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</tr>
<tr>
<td>1.</td>
<td>Pump Parts and Materials</td>
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<td>230,000.00</td>
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| SUBTOTAL (ITEM I) | TOTAL | 406,085.00 | 460,575.00 |

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<th><strong>ITEM II</strong></th>
<th>SPECIALTY MACHINING WORK (mark-ups not to exceed 20%)</th>
<th>UNIT</th>
<th>PRICE</th>
<th>TOTAL</th>
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<td>Regular Time Rate</td>
<td>500 hr.</td>
<td>72.50</td>
<td>36,250.00</td>
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<td><strong>2.</strong></td>
<td>Overtime Rate</td>
<td>50 hr.</td>
<td>85.00</td>
<td>4,250.00</td>
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<td><strong>3.</strong></td>
<td>Emergency Rate</td>
<td>50 hr.</td>
<td>85.00</td>
<td>4,250.00</td>
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<tr>
<td><strong>4.</strong></td>
<td>$50,000 /Yr - 20% mark-up</td>
<td>Bid Mark-Ups</td>
<td>2%</td>
<td>51,000.00</td>
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| SUBTOTAL (ITEM II) | TOTAL | 95,750.00 | 114,000.00 |

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<th><strong>ITEM III</strong></th>
<th>FIELD AND TECHNICAL SUPPORT SERVICES</th>
<th>UNIT</th>
<th>PRICE</th>
<th>TOTAL</th>
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<td><strong>1.</strong></td>
<td>Regular Time Rate</td>
<td>50 hr.</td>
<td>65.00</td>
<td>3,250.00</td>
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<td><strong>2.</strong></td>
<td>Overtime Rate</td>
<td>20 hr.</td>
<td>65.00</td>
<td>1,300.00</td>
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<td><strong>3.</strong></td>
<td>Travel (Flat Rate/Person)</td>
<td>10 Trips</td>
<td>65.00</td>
<td>650.00</td>
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| SUBTOTAL (ITEM III) | TOTAL | 5,200.00 | 8,420.00 |

BID NOT TABULATED NON-RESPONSIVE
SAN ANTONIO WATER SYSTEM  
P. O. BOX 2449  
SAN ANTONIO, TEXAS  78298-2449  
TABULATION OF BIDS  

PROPOSAL  
Annual Contract for Wastewater Submersible Pump Unit Repair Services  
(October 1, 2020 through September 30, 2021)  

DATE: 3:00 p.m., June 18, 2020  

ITEM IV  
PUMP AND COMPONENT REPLACEMENT (mark-ups not to exceed 20%)  

<table>
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<tr>
<th>UNIT</th>
<th>DESCRIPTION</th>
<th>APPROXIMATE QUANTITY</th>
<th>PRICE</th>
<th>MARK-UP</th>
<th>TOTAL</th>
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<tbody>
<tr>
<td></td>
<td>Submersible Pump Unit</td>
<td>$100,000 /Yr</td>
<td>15%</td>
<td>20%</td>
<td>115,000.00</td>
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<td>Power Cable</td>
<td>$50,000 /Yr</td>
<td>15%</td>
<td>20%</td>
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FIRST YEAR BASE PERIOD TOTAL CONTRACT AMOUNT (ITEMS I, II, III AND IV)  

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<td>679,535.00</td>
<td>762,995.00</td>
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OPTION YEAR 1  
(October 1, 2021 - September 30, 2022)  

ITEM I  
PUMP UNIT REPAIR SERVICES  
A. TearDown Inspection Report (TIR)  

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<th>UNIT</th>
<th>DESCRIPTION</th>
<th>APPROXIMATE QUANTITY</th>
<th>PRICE</th>
<th>MARK-UP</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 ea.</td>
<td>Large Pump (75 HP and greater)</td>
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<td></td>
</tr>
<tr>
<td>20 ea.</td>
<td>Small Pump (Less than 75 HP)</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>5 ea.</td>
<td>Large Pump (75 HP and greater)</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20 ea.</td>
<td>Small Pump (Less than 75 HP)</td>
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<td></td>
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</tr>
<tr>
<td>500 hr.</td>
<td>Large Pump (75 HP and greater)</td>
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</tr>
<tr>
<td>200 hr.</td>
<td>Small Pump (Less than 75 HP)</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>50 hr.</td>
<td>Large Pump (75 HP and greater)</td>
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<tr>
<td>4 ea.</td>
<td>UL Re-Certification</td>
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<tr>
<td><strong>G. Parts and Materials Allowance (mark-ups not to exceed 20%)</strong></td>
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</table>

<table>
<thead>
<tr>
<th>UNIT</th>
<th>DESCRIPTION</th>
<th>PRICE</th>
<th>MARK-UP</th>
<th>TOTAL</th>
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<tbody>
<tr>
<td>1.</td>
<td>Pump Parts and Materials</td>
<td>15%</td>
<td>20%</td>
<td>230,000.00</td>
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**SUBTOTAL (ITEM I)**  

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<th></th>
<th></th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>414,060.00</td>
<td>460,575.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

ITEM II  
SPECIALTY MACHINING WORK (mark-ups not to exceed 20%)  

<table>
<thead>
<tr>
<th>UNIT</th>
<th>DESCRIPTION</th>
<th>PRICE</th>
<th>MARK-UP</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>500 hr.</td>
<td>Regular Time Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>50 hr.</td>
<td>Overtime Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>50 hr.</td>
<td>Emergency Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>50,000 /Yr - 20% mark-up</td>
<td>Bid Mark-Ups</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

BID NOT TABULATED  
NON-RESPONSIVE
### TABULATION OF BIDS

#### PROPOSAL
**Annual Contract for Wastewater Submersible Pump Unit Repair Services**

**FOR:** Repair Services

**TIME & DATE:** October 1, 2020 through September 30, 2021
3:00 p.m., June 18, 2020

<table>
<thead>
<tr>
<th>ITEM NO.</th>
<th>DESCRIPTION AND APPROXIMATE QUANTITY</th>
<th>SUBTOTAL</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ITEM III</strong></td>
<td>FIELD AND TECHNICAL SUPPORT SERVICES</td>
<td>97,000.00</td>
<td>114,000.00</td>
</tr>
<tr>
<td>1.</td>
<td>Regular Time Rate</td>
<td>[65.00 \times 1,400]</td>
<td>97,000.00</td>
</tr>
<tr>
<td>2.</td>
<td>Overtime Rate</td>
<td>[65.00 \times 2,000]</td>
<td>130,000.00</td>
</tr>
<tr>
<td>3.</td>
<td>Travel (Flat Rate/Person)</td>
<td>[65.00 \times 20]</td>
<td>1,300.00</td>
</tr>
</tbody>
</table>

**ITEM IV** | PUMP AND COMPONENT REPLACEMENT (mark-ups not to exceed 20%)

<table>
<thead>
<tr>
<th>UNIT NO.</th>
<th>DESCRIPTION AND APPROXIMATE QUANTITY</th>
<th>PRICE ( mark-ups not to exceed 20% )</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Submersible Pump Unit</td>
<td>[$200,000 /Yr, 17%]</td>
</tr>
<tr>
<td>2.</td>
<td>Power Cable</td>
<td>[$50,000 /Yr, 15%]</td>
</tr>
</tbody>
</table>

**OPTION YEAR 1 TOTAL CONTRACT AMOUNT (ITEMS I, II, III AND IV)**

| TOTAL | 690,760.00 |

#### OPTION YEAR 2 (October 1, 2022 - September 30, 2023)

<table>
<thead>
<tr>
<th>ITEM 1</th>
<th>PUMP UNIT REPAIR SERVICES</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Teardown Inspection Report (TIR)</td>
</tr>
<tr>
<td>1.</td>
<td>Large Pump (75 HP and greater)</td>
</tr>
<tr>
<td>2.</td>
<td>Small Pump (Less than 75 HP)</td>
</tr>
<tr>
<td>B</td>
<td>Final Repair Report (FRR)</td>
</tr>
<tr>
<td>1.</td>
<td>Large Pump (75 HP and greater)</td>
</tr>
</tbody>
</table>

**OPTION YEAR 2 TOTAL CONTRACT AMOUNT (ITEMS I, II, III AND IV)**

| TOTAL | 762,995.00 |

<table>
<thead>
<tr>
<th>ITEM 1</th>
<th>PUMP UNIT REPAIR SERVICES</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Teardown Inspection Report (TIR)</td>
</tr>
<tr>
<td>1.</td>
<td>Large Pump (75 HP and greater)</td>
</tr>
<tr>
<td>2.</td>
<td>Small Pump (Less than 75 HP)</td>
</tr>
<tr>
<td>B</td>
<td>Final Repair Report (FRR)</td>
</tr>
<tr>
<td>1.</td>
<td>Large Pump (75 HP and greater)</td>
</tr>
</tbody>
</table>

**OPTION YEAR 2 TOTAL CONTRACT AMOUNT (ITEMS I, II, III AND IV)**

| TOTAL | 762,995.00 |
### SAN ANTONIO WATER SYSTEM
P.O. Box 2449
San Antonio, Texas 78298-2449

**TABULATION OF BIDS**

**Proposal:** Annual Contract for Wastewater Submersible Pump Unit Repair Services

**Place and Time:** San Antonio, Texas, October 1, 2020 through September 30, 2021, 3:00 p.m., June 18, 2020

### Item II
**Specialty Machining Work** (mark-ups not to exceed 20%)

<table>
<thead>
<tr>
<th>Unit</th>
<th>Description</th>
<th>Quantity</th>
<th>Regular Time Rate</th>
<th>Overtime Rate</th>
<th>Emergency Rate</th>
<th>Bid Mark-Ups</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>500 hr.</td>
<td>80.00</td>
<td>80.00</td>
<td>80.00</td>
<td>20%</td>
<td>51,000.00</td>
</tr>
<tr>
<td>1.</td>
<td></td>
<td>50 hr.</td>
<td>80.00</td>
<td>120.00</td>
<td>160.00</td>
<td>20%</td>
<td>4,250.00</td>
</tr>
<tr>
<td>2.</td>
<td></td>
<td>Emergency Rate</td>
<td>80.00</td>
<td>80.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>$50,000 Yr.</td>
<td>Bid Mark-Ups</td>
<td>2%</td>
<td>20%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Subtotal (Item II):**

| Total | 99,500.00 |

### Item III
**Field and Technical Support Services**

<table>
<thead>
<tr>
<th>Unit</th>
<th>Description</th>
<th>Quantity</th>
<th>Regular Time Rate</th>
<th>Overtime Rate</th>
<th>Travel (Flat Rate/Person)</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>50 hr.</td>
<td>65.00</td>
<td>84.00</td>
<td>65.00</td>
<td>1,300.00</td>
</tr>
<tr>
<td>1.</td>
<td></td>
<td>20 hr.</td>
<td>65.00</td>
<td>126.00</td>
<td>65.00</td>
<td>850.00</td>
</tr>
<tr>
<td>2.</td>
<td></td>
<td>10 Trips</td>
<td>65.00</td>
<td>170.00</td>
<td>65.00</td>
<td>1,000.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Subtotal (Item III):**

| Total | 5,200.00 |

### Item IV
**Pump and Component Replacement** (mark-ups not to exceed 20%)

<table>
<thead>
<tr>
<th>Unit</th>
<th>Description</th>
<th>Quantity</th>
<th>Regular Time Rate</th>
<th>Overtime Rate</th>
<th>Emergency Rate</th>
<th>Bid Mark-Ups</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Submersible Pump Unit</td>
<td>$100,000 Yr.</td>
<td>17%</td>
<td>20%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.</td>
<td></td>
<td>117,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>2.</td>
<td>Power Cable</td>
<td>57,500.00</td>
<td></td>
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</tr>
<tr>
<td></td>
<td></td>
<td>60,000.00</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td><strong>Subtotal (Item IV):</strong></td>
<td>174,500.00</td>
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</table>

**Option Year 2 Total Contract Amount (Items I, II, III and IV):**

| Total | 701,400.00 |

### Item I
**Pump Unit Repair Services**

<table>
<thead>
<tr>
<th>Unit</th>
<th>Description</th>
<th>Quantity</th>
<th>Regular Time Rate</th>
<th>Overtime Rate</th>
<th>Emergency Rate</th>
<th>Bid Mark-Ups</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Large Pump (75 HP and greater)</td>
<td>5 ea.</td>
<td>1,700.00</td>
<td>2,150.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.</td>
<td></td>
<td>8,500.00</td>
<td>10,750.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Small Pump (Less than 75 HP)</td>
<td>20 ea.</td>
<td>1,000.00</td>
<td>1,750.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>20,000.00</td>
<td>35,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>B.</strong></td>
<td>Final Repair Report (FRR)</td>
<td>5 ea.</td>
<td>400.00</td>
<td>385.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Large Pump (75 HP and greater)</td>
<td>20 ea.</td>
<td>400.00</td>
<td>385.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>8,000.00</td>
<td>7,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>C.</strong></td>
<td>Pump Unit Repairs - Labor - Regular Time</td>
<td>500 hr.</td>
<td>80.00</td>
<td>80.00</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>5.</td>
<td>Large Pump (75 HP and greater)</td>
<td>80,000.00</td>
<td>80,000.00</td>
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<td></td>
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<tr>
<td></td>
<td></td>
<td>40,000.00</td>
<td>40,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Small Pump (Less than 75 HP)</td>
<td>1,000 hr.</td>
<td>80.00</td>
<td>80.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>80,000.00</td>
<td>80,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>D.</strong></td>
<td>Pump Unit Repairs - Labor - Overtime</td>
<td>50 hr.</td>
<td>90.00</td>
<td>120.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.</td>
<td>Large Pump (75 HP and greater)</td>
<td>4,500.00</td>
<td>6,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>18,000.00</td>
<td>24,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Small Pump (Less than 75 HP)</td>
<td>200 hr.</td>
<td>120.00</td>
<td>160.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>12,000.00</td>
<td>16,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>E.</strong></td>
<td>Pump Unit Repairs - Labor - Emergency</td>
<td>20 hr.</td>
<td>120.00</td>
<td>160.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9.</td>
<td>Large Pump (75 HP and greater)</td>
<td>2,400.00</td>
<td>3,200.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>6,000.00</td>
<td>8,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>F.</strong></td>
<td>Explosion - Proof Submersible Pump Unit Repairs - Regular Time</td>
<td>10 hr.</td>
<td>80.00</td>
<td>80.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11.</td>
<td>Large Pump (75 HP and greater)</td>
<td>800.00</td>
<td>800.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

**Option Year 3 (October 1, 2023 - September 30, 2024):**

<table>
<thead>
<tr>
<th>Unit</th>
<th>Description</th>
<th>Quantity</th>
<th>Regular Time Rate</th>
<th>Overtime Rate</th>
<th>Emergency Rate</th>
<th>Bid Mark-Ups</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Large Pump (75 HP and greater)</td>
<td>5 ea.</td>
<td>1,700.00</td>
<td>2,150.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td></td>
<td>8,500.00</td>
<td>10,750.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td>Small Pump (Less than 75 HP)</td>
<td>20 ea.</td>
<td>1,000.00</td>
<td>1,750.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>20,000.00</td>
<td>35,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>B.</strong></td>
<td>Final Repair Report (FRR)</td>
<td>5 ea.</td>
<td>400.00</td>
<td>385.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Large Pump (75 HP and greater)</td>
<td>20 ea.</td>
<td>400.00</td>
<td>385.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>8,000.00</td>
<td>7,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>C.</strong></td>
<td>Pump Unit Repairs - Labor - Regular Time</td>
<td>500 hr.</td>
<td>80.00</td>
<td>80.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>Large Pump (75 HP and greater)</td>
<td>80,000.00</td>
<td>80,000.00</td>
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<td></td>
<td></td>
</tr>
<tr>
<td></td>
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<td>40,000.00</td>
<td>40,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Small Pump (Less than 75 HP)</td>
<td>1,000 hr.</td>
<td>80.00</td>
<td>80.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>80,000.00</td>
<td>80,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>D.</strong></td>
<td>Pump Unit Repairs - Labor - Overtime</td>
<td>50 hr.</td>
<td>90.00</td>
<td>120.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.</td>
<td>Large Pump (75 HP and greater)</td>
<td>4,500.00</td>
<td>6,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>18,000.00</td>
<td>24,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>E.</strong></td>
<td>Pump Unit Repairs - Labor - Emergency</td>
<td>20 hr.</td>
<td>120.00</td>
<td>160.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9.</td>
<td>Large Pump (75 HP and greater)</td>
<td>2,400.00</td>
<td>3,200.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>6,000.00</td>
<td>8,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>F.</strong></td>
<td>Explosion - Proof Submersible Pump Unit Repairs - Regular Time</td>
<td>10 hr.</td>
<td>80.00</td>
<td>80.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11.</td>
<td>Large Pump (75 HP and greater)</td>
<td>800.00</td>
<td>800.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Option Year 3 Total Contract Amount (Items I, II, III and IV):**

| Total | 762,995.00 |

**BID NOT TABULATED:**

**Non-Responsive:**

<p>| | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# SAN ANTONIO WATER SYSTEM

**P. O. BOX 2449**

**SAN ANTONIO, TEXAS 78298-2449**

## TABULATION OF BIDS

**PROPOSAL**

Annual Contract for Wastewater Submersible Pump Unit

**FOR:**

Repair Services

**TIME & DATE:**

(October 1, 2020 through September 30, 2021)

3:00 p.m., June 18, 2020

<table>
<thead>
<tr>
<th>ITEM NO.</th>
<th>DESCRIPTION AND APPROXIMATE QUANTITY</th>
<th>UNIT</th>
<th>PRICE</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>12.</td>
<td>20 hr. Small Pump (Less than 75 HP)</td>
<td>80.00</td>
<td></td>
<td>1,600.00</td>
</tr>
<tr>
<td>13.</td>
<td>4 ea. UL Re-Certification</td>
<td>100.00</td>
<td></td>
<td>400.00</td>
</tr>
<tr>
<td>G.</td>
<td>Parts and Materials Allowance (mark-ups not to exceed 20%)</td>
<td>15%</td>
<td>20%</td>
<td>230,000.00</td>
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<tr>
<td>14.</td>
<td>Pump Parts and Materials</td>
<td>120.00</td>
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<td>240,000.00</td>
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<tr>
<td></td>
<td>SUBTOTAL (ITEM I)</td>
<td></td>
<td></td>
<td>422,200.00</td>
</tr>
<tr>
<td></td>
<td>TOTAL</td>
<td></td>
<td></td>
<td>460,575.00</td>
</tr>
<tr>
<td></td>
<td>ITEM II SPECIALTY MACHINING WORK (mark-ups not to exceed 20%)</td>
<td>80.00</td>
<td></td>
<td>40,000.00</td>
</tr>
<tr>
<td>1.</td>
<td>Regular Time Rate</td>
<td>120.00</td>
<td></td>
<td>6,000.00</td>
</tr>
<tr>
<td>2.</td>
<td>Overtime Rate</td>
<td>160.00</td>
<td></td>
<td>8,000.00</td>
</tr>
<tr>
<td>4.</td>
<td>Bid Mark-Ups</td>
<td>20%</td>
<td>60,000.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td>SUBTOTAL (ITEM II)</td>
<td></td>
<td></td>
<td>99,500.00</td>
</tr>
<tr>
<td></td>
<td>TOTAL</td>
<td></td>
<td></td>
<td>114,000.00</td>
</tr>
<tr>
<td></td>
<td>ITEM III FIELD AND TECHNICAL SUPPORT SERVICES</td>
<td>65.00</td>
<td></td>
<td>4,200.00</td>
</tr>
<tr>
<td>1.</td>
<td>Regular Time Rate</td>
<td>84.00</td>
<td></td>
<td>5,200.00</td>
</tr>
<tr>
<td>2.</td>
<td>Overtime Rate</td>
<td>170.00</td>
<td></td>
<td>8,420.00</td>
</tr>
<tr>
<td>3.</td>
<td>Travel (Flat Rate/Person)</td>
<td>1,700.00</td>
<td></td>
<td>8,420.00</td>
</tr>
<tr>
<td></td>
<td>SUBTOTAL (ITEM III)</td>
<td></td>
<td></td>
<td>5,200.00</td>
</tr>
<tr>
<td></td>
<td>TOTAL</td>
<td></td>
<td></td>
<td>8,420.00</td>
</tr>
<tr>
<td></td>
<td>ITEM IV PUMP AND COMPONENT REPLACEMENT (mark-ups not to exceed 20%)</td>
<td>17%</td>
<td>20%</td>
<td>117,000.00</td>
</tr>
<tr>
<td>1.</td>
<td>Submersible Pump Unit</td>
<td>120,000.00</td>
<td></td>
<td>120,000.00</td>
</tr>
<tr>
<td>2.</td>
<td>Power Cable</td>
<td>60,000.00</td>
<td></td>
<td>60,000.00</td>
</tr>
<tr>
<td></td>
<td>SUBTOTAL (ITEM IV)</td>
<td></td>
<td></td>
<td>174,500.00</td>
</tr>
<tr>
<td></td>
<td>TOTAL</td>
<td></td>
<td></td>
<td>180,000.00</td>
</tr>
<tr>
<td></td>
<td>OPTION YEAR 3 TOTAL CONTRACT AMOUNT (ITEMS I, II, III AND IV)</td>
<td></td>
<td></td>
<td>701,400.00</td>
</tr>
<tr>
<td></td>
<td>EXTENSION 1 (OPTION YEAR 1)</td>
<td></td>
<td></td>
<td>690,760.00</td>
</tr>
<tr>
<td></td>
<td>EXTENSION 2 (OPTION YEAR 2)</td>
<td></td>
<td></td>
<td>701,400.00</td>
</tr>
<tr>
<td></td>
<td>EXTENSION 3 (OPTION YEAR 3)</td>
<td></td>
<td></td>
<td>701,400.00</td>
</tr>
<tr>
<td></td>
<td>TOTAL (BASE PLUS EXTENSIONS)</td>
<td></td>
<td></td>
<td>2,773,995.00</td>
</tr>
</tbody>
</table>

**Net Terms:**

20 days

**Delivery Days:**

20 days

**LOW BIDDER**

* BID INVITATIONS E-MAILED TO AND/OR PICKED UP BY:

Advanced Arrow Solutions

Alway Pump Solutions

Austin Armature

Faraday Electric

Niks Industrial

Odessa Pumps

Progressive Pump
SUPPLEMENTARY COMMENTS:
Staff recommends that the contract be awarded to Clovity, Inc. Non-Local firm, as the bidder who will provide the services at the best value for the System based on the selection criteria set forth below. Price and other factors have been considered. In determining the “best value”, the Evaluation Criteria listed below have been considered and weighted as shown.

A) Evaluation Committee: All properly submitted proposals were reviewed by an Evaluation Committee.

B) Weighted Evaluation Criteria: The following weighted criteria were considered to determine which proposal offers the “best value” to the System.

<table>
<thead>
<tr>
<th>Evaluation Criteria</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Functionality, Usability and Integration</td>
<td>35</td>
</tr>
<tr>
<td>b. References, Similar Prior Experience, Demonstration of Application and Installation</td>
<td>25</td>
</tr>
<tr>
<td>c. Compensation Proposal</td>
<td>30</td>
</tr>
<tr>
<td>d. Service Proposal/ Technical Assistance</td>
<td>10</td>
</tr>
<tr>
<td>TOTAL</td>
<td>100</td>
</tr>
</tbody>
</table>

* SMWVB not included as an evaluation criteria due to non-availability

System received proposals from the following companies:

<table>
<thead>
<tr>
<th>NO</th>
<th>BIDDER</th>
<th>BID AMOUNT</th>
<th>BEST VALUE SCORE</th>
<th>LOCAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>*Clovity, Inc.</td>
<td>$187,500</td>
<td>83 points</td>
<td>Non-Local</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Optional Integrations: $18,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total: $205,500</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Ext 1: $13,500</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Ext 2: $13,500</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Ext 3: $13,500</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Ext 4: $13,500</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Ext 5: $13,500</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total: $273,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>FORCE Asset Management. LLC</td>
<td>$483,280</td>
<td>64.98 points</td>
<td>Local</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Ext 1: $95,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Ext 2: $95,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Ext 3: $95,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Ext 4: $95,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Ext 5: $95,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total: $958,280</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Embedded Logix, Inc.  

$1,236,250  
Ext 1: $231,183  
Ext 2: $231,183  
Ext 3: $231,183  
Ext 4: $231,183  
Ext 5: $231,183  
Total: $2,392,165  

63.20 points  
Non-Local

GCR Inc.  

$159,187  
Ext 1: $28,802  
Ext 2: $28,842  
Ext 3: $29,707  
Ext 4: $30,598  
Ext 5: $31,516  
Total: $308,652  

38 points  
Non-Local

*Best Value Proposal*

**PERIOD OF AWARD:**

Contract period shall begin on September 1, 2020 and shall end one-year after installation and acceptance. The contract shall include five (5) additional one-year options to extend subject to future years budgets.

In determining the best value, staff considered relevant criteria specifically listed in the request for proposal. Staff has determined that Clovity, Inc. will provide services at the best value to System.
TO: San Antonio Water System Board of Trustees

FROM: Gail A. Hamrick-Pigg, P.E., Director, Pipelines, and Andrea L.H. Beymer, P.E., Vice President, Engineering and Construction

THROUGH: Robert R. Puente, President/Chief Executive Officer

SUBJECT: AWARD OF CONSTRUCTION CONTRACT IN CONNECTION WITH THE 2019 CMOM PACKAGE 2 PROJECT

Board Action Date: September 1, 2020

SUMMARY AND RECOMMENDATION:

The attached resolution awards a construction contract to Cruz Tec, Inc., a local, MBE-Hispanic contractor, in an amount not to exceed $545,278.52 in connection with the 2019 CMOM Package 2 Project.

- The contract that is the subject of the attached resolution, if approved, will authorize work required under Subsection V.A., Capacity, Management, Operation, and Maintenance Program (CMOM) of the Consent Decree between the San Antonio Water System (the “System”), the United States of America, and the State of Texas that was lodged in the United States District Court for the Western District of Texas on July 23, 2013.

- This contract will address mains in need of repair due to condition assessment within the System’s sewershed infrastructure and is necessary to comply with the CMOM component of the EPA Consent Decree. This contract consists of the rehabilitation of approximately 1,977 feet of 8-inch to 10-inch existing sanitary sewer main via open cut replacement and pipe bursting methods and will rehabilitate or replace associated manholes at multiple locations throughout the city. The mains identified in this package either have contributed to or have the potential to contribute to a sanitary sewer overflow based on their existing condition.

- Cruz Tec, Inc. has submitted the lowest responsible bid of $545,278.52.

Staff recommends that the Board approve this resolution.

FINANCIAL IMPACT:

The Project Fund will finance this expenditure included in the CY 2020 Capital Improvement Program. This project is included in the Wastewater Core Business budget line item. The amount is $545,278.52 for wastewater related construction work. The job number is 19-4533.
SUPPLEMENTARY COMMENTS:

Maestas and Associates, Inc. prepared the bid proposal and specifications for the project. The engineer’s estimated construction cost was $672,784.00.

A bid opening was held on July 29, 2020, at 2:00 PM. The following bids were submitted:

<table>
<thead>
<tr>
<th>Bidder</th>
<th>Bid Amount</th>
<th>Local/SMWVB</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cruz Tec, Inc.*</td>
<td>$545,278.52</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Facilities Rehabilitation, Inc.</td>
<td>$575,125.00</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>D Guerra Construction, LLC</td>
<td>$623,248.50</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Texas Pride Utilities, LLC</td>
<td>$627,796.00</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Vortex Services, LLC</td>
<td>$649,048.25</td>
<td>Non-Local/Non-SMWVB</td>
</tr>
<tr>
<td>PM Construction &amp; Rehab, LLC dba IPR South Central</td>
<td>$653,752.92</td>
<td>Non-Local/Non-SMWVB</td>
</tr>
<tr>
<td>Pronto Sandblasting &amp; Coating, &amp; Oilfield Services, Inc.</td>
<td>$669,712.00</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Engineer’s Estimate</td>
<td>$672,784.00</td>
<td></td>
</tr>
<tr>
<td>T Construction, LLC</td>
<td>$1,009,624.60</td>
<td>Non-Local/Non-SMWVB</td>
</tr>
</tbody>
</table>

*Lowest Responsible Bidder

The bid amount represents an 18.92 percent decrease from the engineer’s estimated construction cost.

Additionally, the overall SMWVB analysis is shown in the table below:

<table>
<thead>
<tr>
<th></th>
<th>SBE</th>
<th>MBE – African American</th>
<th>MBE – Asian</th>
<th>MBE – Hispanic</th>
<th>MBE – Other</th>
<th>WBE – Minority</th>
<th>WBE – Non–Minority</th>
<th>SMWVB Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019 CMOM Package 2 Project</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cruz Tec, Inc.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>74.33%</td>
</tr>
<tr>
<td>SMWVB Analysis – Board Award</td>
<td>0.00%</td>
<td>0.00%</td>
<td>0.00%</td>
<td>74.33%</td>
<td>0.00%</td>
<td>0.00%</td>
<td>0.00%</td>
<td></td>
</tr>
</tbody>
</table>

Attachments:
1. Project Area Map
2. Project Site Map
SAN ANTONIO WATER SYSTEM
PROJECT AREA MAP
ATTACHMENT I

LEGEND
★ PROJECT SITE
EDWARDS AQUIFER RECHARGE ZONE

2019 CMOM PACKAGE 2
RESOLUTION NO.

OF THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES AWARDING A CONSTRUCTION CONTRACT TO CRUZ TEC, INC. IN AN AMOUNT NOT TO EXCEED $545,278.52 IN CONNECTION WITH THE 2019 CMOM PACKAGE 2 PROJECT; APPROVING THE EXPENDITURE OF FUNDS AND MAKING AVAILABLE AN AMOUNT NOT TO EXCEED $545,278.52 FROM THE PROJECT FUND FOR THE PROJECT WORK; AUTHORIZING THE PRESIDENT/CHIEF EXECUTIVE OFFICER OR HIS DULY APPOINTED DESIGNEE TO EXECUTE A CONSTRUCTION CONTRACT WITH CRUZ TEC, INC., AND TO PAY CRUZ TEC, INC. AN AMOUNT NOT TO EXCEED $545,278.52 FOR THE PROJECT WORK; FINDING THE RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, this contract will be used to rehabilitate sewer mains in need of repair based on condition assessment; and

WHEREAS, the San Antonio Water System (the “System”) has solicited bids for the project work; and

WHEREAS, Cruz Tec, Inc., a local, MBE-Hispanic contractor, has submitted a bid of $545,278.52 for the project work and has been determined to be the lowest responsible bidder; and

WHEREAS, System funds in an amount not to exceed $545,278.52 are required for the project work; and

WHEREAS, the amount of $545,278.52 is available from the Project Fund for the project work; and

WHEREAS, the San Antonio Water System Board of Trustees desires (i) to award a construction contract to Cruz Tec, Inc. in an amount not to exceed $545,278.52 in connection with the 2019 CMOM Package 2 Project, (ii) to approve the expenditure of funds and make available an amount not to exceed $545,278.52 from the Project Fund, and (iii) to authorize the President/Chief Executive Officer or his duly appointed designee to execute a construction contract with Cruz Tec, Inc., and to pay Cruz Tec, Inc. an amount not to exceed $545,278.52 for the project work; now, therefore:
BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:

1. That a construction contract in an amount not to exceed $545,278.52 is hereby awarded to Cruz Tec, Inc., who is determined to be the lowest responsible bidder, in connection with the 2019 CMOM Package 2 Project.

2. That the expenditure of funds in an amount not to exceed $545,278.52 for the project work is hereby approved and made available from the Project Fund.

3. That the President/Chief Executive Officer or his duly appointed designee is hereby authorized to execute a construction contract with Cruz Tec, Inc., and to pay Cruz Tec, Inc. an amount not to exceed $545,278.52 in connection with the 2019 CMOM Package 2 Project.

4. It is officially found, determined, and declared that the meeting at which this resolution is adopted was open to the public, and that the public notice of the time, place, and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.

5. If any part, section, paragraph, sentence, phrase or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.

6. This resolution becomes effective immediately upon its passage.

PASSED AND APPROVED this 1st day of September 2020.

______________________________
Jelynne LeBlanc Burley, Chairwoman

ATTEST:

______________________________
Amy Hardberger, Secretary
AGENDA ITEM NO. ______

TO: San Antonio Water System Board of Trustees

FROM: Juan D. Gomez, Ph.D., P.E., Director, Plants and Major Projects, and Andrea L.H. Beymer, P.E., Vice President, Engineering and Construction

THROUGH: Robert R. Puente, President/Chief Executive Officer

SUBJECT: AWARD OF CONSTRUCTION CONTRACT IN CONNECTION WITH THE 2019 DEAD END WATER MAIN ELIMINATION PROJECT

Board Action Date: September 1, 2020

SUMMARY AND RECOMMENDATION:

The attached resolution awards a construction contract to Cruz Tec, Inc., a local, MBE-Hispanic contractor, in an amount not to exceed $833,828.22 in connection with the 2019 Dead End Water Main Elimination Project.

- There are approximately 9,000 dead end water mains that require periodic flushing to meet TCEQ water quality requirements. This project is a required program to meet TCEQ Regulations, 30 TAC Chapter 290.46 to reduce the number of flushing points, where feasible, by eliminating dead end mains. This project will not only reduce dead end main flushing, but will also reduce the amount of non-revenue water.

- The Project will install 2,332 feet of water main at seven locations to eliminate the need for continued flushing to maintain water quality.

- Cruz Tec, Inc. has submitted the lowest responsible bid of $833,828.22

Staff recommends that the Board approve this resolution.

FINANCIAL IMPACT:

The Project Fund will finance this expenditure included in the CY 2019 Capital Improvement Program. This work is included in the Water Delivery Core Business, Main Replacement Water Line Item. The total amount is $833,828.22. The job number is 19-4004.

SUPPLEMENTARY COMMENTS:

Unintech Consulting Engineers, Inc. prepared the bid proposal and specifications for the project. The engineer’s estimated construction cost was $893,000.00.
A bid opening was held on August 6, 2020, at 11:00 AM. The following bids were submitted:

<table>
<thead>
<tr>
<th>Bidder</th>
<th>Bid Amount</th>
<th>Local/SMWVB</th>
</tr>
</thead>
<tbody>
<tr>
<td>*<em>Cruz Tec, Inc.</em></td>
<td><strong>$833,828.22</strong></td>
<td>Local/MBE--Hispanic</td>
</tr>
<tr>
<td>Wauters Engineering, LLC</td>
<td>$853,843.20</td>
<td>Local/SBE</td>
</tr>
<tr>
<td><em>Engineer’s Estimate</em></td>
<td>$893,000.00</td>
<td></td>
</tr>
<tr>
<td>Pronto Sandblasting &amp; Coating &amp; Oil-Field Services Co., Inc.</td>
<td>$1,054,633.00</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>D Guerra Construction, LLC</td>
<td>$1,193,802.00</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Qro Mex Construction Company, Inc.</td>
<td>$1,468,159.00</td>
<td>Local/MBE-Hispanic</td>
</tr>
</tbody>
</table>

*Lowest Responsible Bidder

The bid amount represents a 6.63 percent decrease from the engineer’s estimated construction cost.

Additionally, the overall SMWVB analysis is shown in the table below:

<table>
<thead>
<tr>
<th><strong>2019 Dead End Water Main Elimination Project</strong></th>
<th><strong>Cruz Tec, Inc.</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SMWVB Analysis – Board Award</strong></td>
<td></td>
</tr>
<tr>
<td>SBE</td>
<td>0.00%</td>
</tr>
<tr>
<td>MBE – African American</td>
<td>0.00%</td>
</tr>
<tr>
<td>MBE – Asian</td>
<td>0.00%</td>
</tr>
<tr>
<td>MBE – Hispanic</td>
<td>100.00%</td>
</tr>
<tr>
<td>MBE – Other</td>
<td>0.00%</td>
</tr>
<tr>
<td>WBE – Minority</td>
<td>0.00%</td>
</tr>
<tr>
<td>WBE – Non–Minority</td>
<td>0.00%</td>
</tr>
<tr>
<td><strong>SMWVB Total</strong></td>
<td><strong>100.00%</strong></td>
</tr>
</tbody>
</table>

Attachments:
1. Project Area Map
2. Project Site Maps
RESOLUTION NO.

OF THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES AWARDING A CONSTRUCTION CONTRACT TO CRUZ TEC, INC. IN AN AMOUNT NOT TO EXCEED $833,828.22 IN CONNECTION WITH THE 2019 DEAD END WATER MAIN ELIMINATION PROJECT; APPROVING THE EXPENDITURE OF FUNDS AND MAKING AVAILABLE AN AMOUNT NOT TO EXCEED $833,828.22 FROM THE PROJECT FUND FOR THE PROJECT WORK; AUTHORIZING THE PRESIDENT/CHIEF EXECUTIVE OFFICER OR HIS DULY APPOINTED DESIGNEE TO EXECUTE A CONSTRUCTION CONTRACT WITH CRUZ TEC, INC., AND TO PAY CRUZ TEC, INC. AN AMOUNT NOT TO EXCEED $833,828.22 FOR THE PROJECT WORK; FINDING THE RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, this contract will be used to install infrastructure needed to eliminate dead end water mains and eliminate the need for flushing to maintain water quality at those locations; and

WHEREAS, the San Antonio Water System (the “System”) has solicited bids for the project work; and

WHEREAS, Cruz Tec, Inc., a local, MBE-Hispanic contractor, has submitted a bid of $833,828.22 for the project work, and has been determined to be the lowest responsible bidder; and

WHEREAS, System funds in an amount not to exceed $833,828.22 are required for the project work; and

WHEREAS, the total amount of $833,828.22 is available from the Project Fund for the project work; and

WHEREAS, the San Antonio Water System Board of Trustees desires (i) to award a construction contract to Cruz Tec, Inc. in an amount not to exceed $833,828.22 in connection with the 2019 Dead End Water Main Elimination Project, (ii) to approve the expenditure of funds and make available an amount not to exceed $833,828.22 from the Project Fund for the project work, and (iii) to authorize the President/Chief Executive Officer or his duly appointed designee to execute a construction contract with Cruz Tec, Inc., and to pay Cruz Tec, Inc. an amount not to exceed $833,828.22 for the project work; now, therefore:
BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:

1. That a construction contract in an amount not to exceed $833,828.22 is hereby awarded to Cruz Tec, Inc., who is determined to be the lowest responsible bidder, in connection with the 2019 Dead End Water Main Elimination Project.

2. That the expenditure of funds in an amount not to exceed $833,828.22 for the project work is hereby approved and made available from the Project Fund.

3. That the President/Chief Executive Officer or his duly appointed designee is hereby authorized to execute a construction contract with Cruz Tec, Inc., and to pay Cruz Tec, Inc. an amount not to exceed $833,828.22 for the project work.

4. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public, and that public notice of the time, place and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.

5. If any part, section, paragraph, sentence, phrase or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid, or ineffective.

6. This resolution becomes effective immediately upon its passage.

PASSED AND APPROVED this 1st day of September, 2020.

___________________________________
Jelynne LeBlanc Burley, Chairwoman

ATTEST:

______________________________
Amy Hardberger, Secretary
TO: San Antonio Water System Board of Trustees
FROM: Juan D. Gomez, Ph.D., P.E., Director, Plants and Major Projects, and Andrea L.H. Beymer, P.E., Vice President, Engineering and Construction
THROUGH: Robert R. Puente, President/Chief Executive Officer
SUBJECT: AWARD OF CONSTRUCTION CONTRACT IN CONNECTION WITH THE MEADOWLARK 16-INCH WATER MAIN REPLACEMENT PROJECT

Board Action Date: September 1, 2020

SUMMARY AND RECOMMENDATION:

The attached resolution awards a construction contract to D Guerra Construction, LLC, a local, MBE-Hispanic contractor, in an amount not to exceed $1,000,115.00 in connection with the Meadowlark 16-inch Water Main Replacement Project (the “Project”).

- The CY 2020 Capital Improvement Program includes the construction of the Meadowlark 16-inch Water Main Replacement Project. This project is located in the southeast part of the city and will install approximately 1,900 feet of 8-inch and 16-inch water mains through the Southside Lions Park from Meadowlark Avenue to Stringfellow Street.

- The water main segments were selected based on age and condition. The San Antonio Water System’s crews have responded to numerous main breaks in the last five years indicating the mains have reached their useful life and would require additional maintenance should they remain in service.

- D Guerra Construction, LLC has submitted the lowest responsible bid of $1,000,115.00 for the construction of the project.

Staff recommends that the Board approve this resolution.

FINANCIAL IMPACT:

The Project Fund will finance this expenditure included in the CY 2019 Capital Improvement Program. This project is included in the Water Delivery Core Business and Main Replacement – Water Category. The amount is $1,000,115.00 for water related work. The job number is 18-4012.

SUPPLEMENTARY COMMENTS:

Gonzalez-De La Garza & Associates, LLC prepared the bid proposal and specifications for the project. The engineer’s estimated construction cost was $1,117,424.00.
A bid opening was held on August 6, 2020 at 9:00 AM. The following bids were submitted:

<table>
<thead>
<tr>
<th>Bidder</th>
<th>Bid Amount</th>
<th>Local/SMWVB</th>
</tr>
</thead>
<tbody>
<tr>
<td>D Guerra Construction, LLC*</td>
<td>$1,000,115.00</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Engineer’s Estimate</td>
<td>$1,117,424.00</td>
<td></td>
</tr>
<tr>
<td>Qro Mex Constructions, Inc.</td>
<td>$1,143,413.00</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>HJD Capital Electric, Inc.</td>
<td>$1,538,413.68</td>
<td>Local/MBE-Hispanic</td>
</tr>
</tbody>
</table>

*Lowest Responsible Bidder

The bid amount represents a 10.5 percent decrease from the engineer’s estimated construction cost.

Additionally, the overall SMWVB analysis is shown in the table below:

<table>
<thead>
<tr>
<th>Meadowlark 16-inch Water Main Replacement Project</th>
<th>SMWVB Analysis – Board Award</th>
</tr>
</thead>
<tbody>
<tr>
<td>D Guerra Construction, LLC</td>
<td>SBE 0.50%</td>
</tr>
<tr>
<td></td>
<td>MBE – African American 0.00%</td>
</tr>
<tr>
<td></td>
<td>MBE – Asian 0.00%</td>
</tr>
<tr>
<td></td>
<td>MBE – Hispanic 72.01%</td>
</tr>
<tr>
<td></td>
<td>MBE – Other 0.00%</td>
</tr>
<tr>
<td></td>
<td>WBE – Minority 0.00%</td>
</tr>
<tr>
<td></td>
<td>WBE – Non–Minority 0.00%</td>
</tr>
<tr>
<td></td>
<td>SMWVB Total 72.51%</td>
</tr>
</tbody>
</table>

Attachments:
1. Project Area Map
2. Project Site Map
SAN ANTONIO WATER SYSTEM
PROJECT AREA MAP
ATTACHMENT I

MEADOWLARK 16-INCH WATER MAIN REPLACEMENT PROJECT

LEGEND
★ PROJECT SITE
EDWARDS AQUIFER RECHARGE ZONE
RESOLUTION NO.

OF THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES AWARDING A CONSTRUCTION CONTRACT TO D GUERRA CONSTRUCTION, LLC IN AN AMOUNT NOT TO EXCEED $1,000,115.00 IN CONNECTION WITH MEADOWLARK 16-INCH WATER MAIN REPLACEMENT PROJECT; APPROVING THE EXPENDITURE OF FUNDS AND MAKING AVAILABLE AN AMOUNT NOT TO EXCEED $1,000,115.00 FROM THE PROJECT FUND FOR THE PROJECT WORK; AUTHORIZING THE PRESIDENT/CHIEF EXECUTIVE OFFICER OR HIS DULY APPOINTED DESIGNEE TO EXECUTE A CONSTRUCTION CONTRACT WITH D GUERRA CONSTRUCTION, LLC, AND TO PAY D GUERRA CONSTRUCTION, LLC AN AMOUNT NOT TO EXCEED $1,000,115.00 FOR THE PROJECT WORK; FINDING THE RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, this contract will be used to replace water mains based on age, condition, and frequency of main breaks; and

WHEREAS, the San Antonio Water System (the “System”) has solicited bids for the project work; and

WHEREAS, D Guerra Construction, LLC, a local, MBE-Hispanic contractor, has submitted a bid in the amount of $1,000,115.00 for the project work and has been declared the lowest responsible bidder; and

WHEREAS, System funds in the amount of $1,000,115.00 are required for the project work; and

WHEREAS, the total amount of $1,000,115.00 is available from the Project Fund for the project work; and

WHEREAS, the San Antonio Water System Board of Trustees desires (i) to award a construction contract to D Guerra Construction, LLC in an amount not to exceed $1,000,115.00 in connection with the Meadowlark 16-inch Water Main Replacement Project, (ii) to approve the expenditure of funds and make available an amount not to exceed $1,000,115.00 from the Project Fund for the project work, and (iii) to authorize the President/Chief Executive Officer or his duly appointed designee to execute a construction contract with D Guerra Construction, LLC, and to pay D Guerra Construction, LLC an amount not to exceed $1,000,115.00 for the project work;
now, therefore:

BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:

1. That a construction contract in an amount not to exceed $1,000,115.00 is hereby awarded to D Guerra Construction, LLC, who is determined to be the lowest responsible bidder, in connection with the Meadowlark 16-inch Water Main Replacement Project.

2. That the expenditure of funds in an amount not to exceed $1,000,115.00 for the project work is hereby approved and made available from the Project Fund.

3. That the President/Chief Executive Officer or his duly appointed designee is hereby authorized to execute a construction contract with D Guerra Construction, LLC, and to pay D Guerra Construction, LLC an amount not to exceed $1,000,115.00 in connection with the Meadowlark 16-inch Water Main Replacement Project.

4. It is officially found, determined, and declared that the meeting at which this resolution is adopted was open to the public, and that the public notice of the time, place, and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.

5. If any part, section, paragraph, sentence, phrase or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.

6. This resolution becomes effective immediately upon its passage.

PASSED AND APPROVED this 1th day of September, 2020.

___________________________________
Jelynne LeBlanc Burley, Chairwoman

ATTEST:

___________________________________
Amy Hardberger, Secretary
TO: San Antonio Water System Board of Trustees

FROM: Joe L. Carreno, P.E., Senior Director, Construction, and Andrea L.H. Beymer, P.E., Vice President, Engineering and Construction

THROUGH: Robert R. Puente, President/Chief Executive Officer

SUBJECT: APPROVAL OF CHANGE ORDER NO. 2 IN CONNECTION WITH THE MULTIPLE SEwershed PACKAGE 7A PROJECT

Board Action Date: September 1, 2020

SUMMARY AND RECOMMENDATION:

The attached resolution approves Change Order No. 2 in an amount not to exceed $143,256.87 to the construction contract with SAK Construction, LLC, a local, non-SMWVB contractor, in connection with the Multiple Sewershed Package 7A Project.

- On September 4, 2019, the San Antonio Water System’s (the “System”) Board of Trustees, by Resolution 19-212, authorized a construction contract with SAK Construction, LLC (the “Contractor”) in an amount not to exceed $4,229,084.10 for the project work in connection with the Multiple Sewershed Package 7A.

- The Multiple Sewershed Package 7A contract consists of eight project locations. During rehabilitation of the existing 48-inch sewer main at the Texoma location, the contractor discovered defective pipe on the existing 48-inch sewer main downstream of the project limits which required replacement.

- The additional project work will consist of two point repairs, rehabilitation of approximately 415 feet of 48-inch sewer main by using cured-in-place pipe method, bypass pumping, and appurtenances necessary to complete the work.

- Change Order No. 2, in an amount not to exceed $143,256.87, will add the project work to the Multiple Sewershed Package 7A contract.

Staff recommends that the Board approve this resolution.
FINANCIAL IMPACT:

The Project Fund will finance this expenditure included in the CY 2020 Capital Improvement Program. This project is included in the Wastewater Core Business, Main Replacement - Sewer budget line item. Funds for Change Order No. 2 will be transferred from the 2020 Owner Controlled Construction Changes line item. The total amount requested for this change order is $143,256.87. The job number is 17-4559.

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount Authorized</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original Contract Amount (Resolution No. 19-212)</td>
<td>$4,229,084.10</td>
</tr>
<tr>
<td>Previous Change Order</td>
<td>6,914.38</td>
</tr>
<tr>
<td>Proposed Change Order No. 2</td>
<td>143,256.87</td>
</tr>
<tr>
<td>Revised Contract Amount</td>
<td>$4,379,255.35</td>
</tr>
</tbody>
</table>

The revised construction contract amount for the System's work as a result of this change order is $4,379,255.35, which represents an increase of 3.55 percent from the original contract amount.

The original completion date for this contract was November 14, 2020. As a result of this proposed change order, the contract has been extended and the completion date is November 28, 2020.

Attachments:
1. Project Area Map
2. Project Site Map
RESOLUTION NO.

OF THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES APPROVING CHANGE ORDER NO. 2 IN AN AMOUNT NOT TO EXCEED $143,256.87 FOR THE ADDITIONAL PROJECT WORK IN CONNECTION WITH THE MULTIPLE SEWERSHED PACKAGE 7A PROJECT; AMENDING RESOLUTION NO. 19-212 BY APPROVING AN ADDITIONAL AMOUNT NOT TO EXCEED $143,256.87 FROM THE PROJECT FUND FOR THE PROJECT WORK; AUTHORIZING THE PRESIDENT/CHIEF EXECUTIVE OFFICER OR HIS DULY APPOINTED DESIGNEE TO EXECUTE CHANGE ORDER NO. 2, AND TO PAY SAK CONSTRUCTION, LLC AN ADDITIONAL AMOUNT NOT TO EXCEED $143,256.87 FOR ADDITIONAL PROJECT WORK; FINDING THE RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, on September 4, 2019, the San Antonio Water System’s (the “System”) Board of Trustees, by Resolution 19-212, authorized a construction contract with SAK Construction, LLC (the “Contractor”) in an amount not to exceed $4,229,084.10 for the project work in connection with the Multiple Sewershed Package 7A Project; and

WHEREAS, Change Order No. 2 is required to repair an additional 415 feet of existing 48-inch sewer main by cured-in-place pipe method, bypass pumping, and appurtenances required to complete the work; and

WHEREAS, negotiations between the System and the Contractor resulted in a cost of $143,256.87 for Change Order No. 2 for the additional project work; and

WHEREAS, additional System funds in an amount not to exceed $143,256.87 are required in connection with the project work; and

WHEREAS, the San Antonio Water System Board of Trustees desires (i) to approve Change Order No. 2 in an amount not to exceed $143,256.87 payable to SAK Construction, LLC in connection with the Multiple Sewershed Package 7A project, (ii) to amend Resolution No. 19-212 by approving the expenditure of funds in an amount not to exceed $4,229,084.10 from the Project Fund, and (iii) to authorize the President/Chief Executive Officer or his duly appointed designee to execute Change Order No. 2, and to pay an additional amount not to exceed $143,256.87 to SAK Construction, LLC for the project work; now, therefore:
BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:

1. That Change Order No. 2 in an amount not to exceed $143,256.87 to the construction contract with SAK Construction, LLC in connection with the Multiple Sewershed Package 7A Project is hereby approved.

2. That Resolution No. 19-212 is hereby amended by approving an additional amount not to exceed $143,256.87 from the Project Fund for additional project work.

3. That the President/Chief Executive Officer or his duly appointed designee is hereby authorized to execute Change Order No. 2, and to pay SAK Construction, LLC an additional amount not to exceed $143,256.87 for the project work.

4. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public, and that public notice of the time, place, and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.

5. If any part, section, paragraph, sentence, phrase or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid, or ineffective.

6. This resolution becomes effective immediately upon its passage.

PASSED AND APPROVED this 1st day of September, 2020.

Jelynne LeBlanc Burley, Chairwoman

ATTEST:

Amy Hardberger, Secretary
TO: San Antonio Water System Board of Trustees

FROM: Gail A. Hamrick-Pigg, P.E., Director, Pipelines, and Andrea L.H. Beymer, P.E., Vice President, Engineering and Construction

THROUGH: Robert R. Puente, President/Chief Executive Officer

SUBJECT: APPROVAL OF ADDITIONAL FUNDS FOR PROFESSIONAL SERVICES IN CONNECTION WITH THE 2017 PIPELINES CONDITION WORK ORDER CONTRACT - PACKAGE VIII

Board Action Date: September 1, 2020

SUMMARY AND RECOMMENDATION:

The attached resolution amends Resolution No. 17-199, as previously amended by Resolution No. 19-046, by authorizing additional funds to an existing professional service contract with Arcadis U.S., Inc., a local, non-SMWVB firm, in an amount not to exceed $128,565.00 for additional engineering services in connection with the 2017 Pipelines Condition Work Order Contract - Package VIII.

- The San Antonio Water System (the “System”) Pipelines Division manages programmed Capital Improvement Program projects designed by consultants and in-house staff for emergency and non-emergency operations projects. A need exists for an outside consultant to provide engineering services beyond the capability of the System’s Pipeline Division due to workload and the need for specialized design services.

- By Resolution No. 17-199, passed and approved on September 13, 2017, the System’s Board of Trustees approved a professional services contract in the amount of $1,000,000.00 with Arcadis U.S., Inc. in connection with the 2017 Pipelines Condition Work Order Contract - Package VIII. Additional funds in the amount of $350,000.00 were approved by Resolution No. 19-046 on February 12, 2019, resulting in a total authorization of $1,350,000.00.

- Additional design work for the 2019 CMOM Urgent Package 1 – Pipeburst sub-contract is required in the amount of $114,510.00 to allow the Rosillo Creek Crossing site to be permitted under the United States Army Corps of Engineers (USACE) Nationwide 12 Permit. In order to satisfy the permit requirements, the following additional services are required: develop a hydrologic and hydraulic model to determine the existing floodplain boundary and hydraulic condition of the creek at the pipe crossing location, develop conceptual design alternatives for site erosion mitigation measures at the creek crossing, additional topographical and tree survey along Rosillo Creek, additional USACE 404 Permitting Work & Cultural Resources Survey, and a supplementary archeological field
survey (if required). Alternatives to avoid this additional work such as re-route or using a different rehabilitation method were evaluated but none of these were feasible.

- Additional design work in the amount of $14,055.00 is required for additional construction phase services for the Multiple Sewershed Package 7 sub-contract for the additional Texoma site added due to condition.

- Additional funding in the total amount of $128,565.00 is available from the Project Fund and can be added to the current contract with Arcadis U.S., Inc.

Staff recommends that the Board approve this resolution.

**FINANCIAL IMPACT:**

The Project Fund will finance this expenditure included in the CY 2020 Capital Improvement Program. The work is included in the Wastewater Core Business budget line item. The amount is $128,565.00 for related engineering services. The job number is 17-4542. The revised authorization for this contract is as follows:

<table>
<thead>
<tr>
<th></th>
<th>Amount Authorized</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original Contract Amount (Resolution No. 17-199)</td>
<td>$1,000,000.00</td>
</tr>
<tr>
<td>Additional Funds (No Board Action Required)</td>
<td>0.00</td>
</tr>
<tr>
<td>Additional Funds (Resolution No. 19-046)</td>
<td>350,000.00</td>
</tr>
<tr>
<td>Additional Funds (No Board Action Required)</td>
<td>16,115.00</td>
</tr>
<tr>
<td>Additional Funds (No Board Action Required)</td>
<td>14,202.00</td>
</tr>
<tr>
<td>Additional Funds (No Board Action Required)</td>
<td>59,925.00</td>
</tr>
<tr>
<td>Additional Funds (No Board Action Required)</td>
<td>99,892.00</td>
</tr>
<tr>
<td>Additional Funds (No Board Action Required)</td>
<td>22,100.00</td>
</tr>
<tr>
<td>Proposed Additional Funds</td>
<td>128,565.00</td>
</tr>
<tr>
<td>Revised Contract Amount</td>
<td>$1,690,799.00</td>
</tr>
</tbody>
</table>

As a result of the additional funds, the new contract amount is $1,690,799.00. This represents a 69.08 percent increase to the original contract.
RESOLUTION NO.

OF THE SAN ANTONIO WATER SYSTEM’S BOARD OF TRUSTEES APPROVING ADDITIONAL FUNDS TO THE EXISTING PROFESSIONAL SERVICES CONTRACT WITH ARCADIS U.S., INC. IN AN AMOUNT NOT TO EXCEED $128,565.00 IN CONNECTION WITH THE 2017 PIPELINES CONDITION WORK ORDER CONTRACT - PACKAGE VIII; AMENDING RESOLUTION NO. 17-199, AS PREVIOUSLY AMENDED BY RESOLUTION 19-046 BY APPROVING ADDITIONAL EXPENDITURES IN AN AMOUNT NOT TO EXCEED $128,565.00 BE MADE AVAILABLE AND EXPENDED FROM THE PROJECT FUND FOR THE ADDITIONAL ENGINEERING SERVICES; AUTHORIZING THE PRESIDENT/CHIEF EXECUTIVE OFFICER OR HIS DULY APPOINTED DESIGNEE TO EXECUTE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES CONTRACT WITH ARCADIS U.S., INC., AND TO PAY ARCADIS U.S., INC. AN AMOUNT NOT TO EXCEED $128,565.00 FOR ADDITIONAL ENGINEERING SERVICES; FINDING THE RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, on September 13, 2017, the San Antonio Water System’s (the “System”) Board of Trustees, by Resolution No. 17-199, approved a professional services contract with Arcadis U.S., Inc. in an amount not to exceed $1,000,000.00 in connection with the 2017 Pipelines Condition Work Order Contract - Package VIII; and

WHEREAS, on February 12, 2019, the System’s Board of Trustees, by Resolution No. 19-046, amended Resolution No. 17-199 by approving additional expenditures in the amount of $350,000.00; and

WHEREAS, additional funding to the existing professional services contract with Arcadis U.S., Inc. in an amount not to exceed $128,565.00 is required to provide additional engineering services; and

WHEREAS, the required amount of $128,565.00 is available from the Project Fund for the additional engineering services; and

WHEREAS, the San Antonio Water System Board of Trustees desires (i) to approve additional expenditures to the existing professional services contract with Arcadis U.S.,
Inc. in an amount not to exceed $128,565.00 in connection with the 2017 Pipelines Condition Work Order Contract - Package VIII, (ii) to make available an amount not to exceed $128,565.00 from the Project Fund for the additional engineering services, and (iii) to authorize the President/Chief Executive Officer or his duly appointed designee to execute an amendment to the existing professional services contract with Arcadis U.S., Inc., and to pay Arcadis U.S., Inc. an amount not to exceed $128,565.00 for the additional engineering services in connection with the project work; now, therefore:

BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:

1. That Resolution No. 17-199 is hereby amended to provide additional expenditures to the existing professional services contract with Arcadis U.S., Inc. in an amount not to exceed $128,565.00 in connection with the 2017 Pipelines Condition Work Order Contract - Package VIII.

2. That an amount not to exceed $128,565.00 is hereby made available and is to be expended from the Project Fund for additional engineering services related to the project work.

3. That the President/Chief Executive Officer or his duly appointed designee is hereby authorized to execute an amendment to the existing professional services contract with Arcadis U.S., Inc., and to pay Arcadis U.S., Inc. an amount not to exceed $128,565.00 in connection with the 2017 Pipelines Condition Work Order Contract - Package VIII.

4. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public, and that public notice of the time, place, and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.

5. If any part, section, paragraph, sentence, phrase or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid, or ineffective.

6. This resolution becomes effective immediately upon its passage.
PASSED AND APPROVED this 1\textsuperscript{st} day of September, 2020.

____________________________________

Jelynne LeBlanc Burley, Chairwoman

ATTEST:

____________________________________

Amy Hardberger, Secretary
TO: San Antonio Water System Board of Trustees
FROM: Juan D. Gomez, Ph.D., P.E., Director, Plants and Major Projects, and Andrea L.H. Beymer, P.E., Vice President, Engineering and Construction
THROUGH: Robert R. Puente, President/Chief Executive Officer
SUBJECT: AWARD OF PROFESSIONAL SERVICES CONTRACT IN CONNECTION WITH THE 2020 PRODUCTION FACILITIES ENGINEERING WORK ORDER CONTRACT I

Board Action Date: September 1, 2020

SUMMARY AND RECOMMENDATION:
The attached resolution awards a professional services contract to CP&Y, Inc., a local, MBE-Asian-owned, large firm, and authorizes funds in an amount not to exceed $700,000.00 in connection with the 2020 Production Facilities Engineering Work Order Contract I.

- The San Antonio Water System (the “System”) periodically has a need for general types of projects that entail rehabilitation, improvement, addition/demolition, replacement and expansion of equipment at its production facilities. Typical production facilities include well sites, primary, secondary, and booster pump stations, elevated and ground storage tanks, as well as pressure reducing valves, pressure sustaining valves, and other pressure discharge points throughout the System’s service areas.

- The use of design engineering work order contracts allow smaller projects to be assigned as soon as they are identified. This practice ensures that the System is able to meet the requested expedited design schedules.

- Projects will be assigned to the contract on a work order basis as they are identified. The scope of services, implementation schedule, and fee will be negotiated for each project prior to authorization to proceed.

- The scope of work may include the following: potholing and subsurface utility investigation, drainage, grading, civil, mechanical, electrical, structural, geotechnical and environmental services, permit application assistance, coordination with other utilities, agencies and consultants, preliminary engineering reports, and design plans and specifications for bid and construction.

- The scope of work will also include design and construction phase services for the Mission Pump Station Well No. 9 project. The well is more than 70 years old, and requires replacement to provide an additional source of water and redundancy to the Mission Pump Station.
Staff recommends that the Board approve this resolution.

**FINANCIAL IMPACT:**

The Project Fund will finance this expenditure included in the CY 2020 Capital Improvement Program. The project work is included in the Water Delivery Core Business, Production Category, 2020 Production Facilities Engineering Work Order Contract budget line item. The total amount is $700,000.00. The job number is 20-6004.

**SUPPLEMENTARY COMMENTS:**

This contract will be valid for three years from the date of execution. Sixteen firms responded to the Request for Qualifications. CP&Y, Inc. was selected through the System’s Architect and Engineer Selection Process as a qualified consultant. The submitting firms are as follows:

<table>
<thead>
<tr>
<th>Name of Firm</th>
<th>Local/SMWVB</th>
</tr>
</thead>
<tbody>
<tr>
<td>Burgess &amp; Niple, Inc.</td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td>*<em>CP&amp;Y, Inc.</em></td>
<td><strong>Local/MBE-Asian/Non-SBE</strong></td>
</tr>
<tr>
<td>Ford Engineering, Inc.</td>
<td>Local/WBE-Non-Minority</td>
</tr>
<tr>
<td>ISRO Engineering Services, PLLC</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Jones &amp; Carter, Inc.</td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td>K Friese &amp; Associates, Inc.</td>
<td>Local/WBE-Non-Minority</td>
</tr>
<tr>
<td>LNV, LLC</td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td>Lockwood, Andrews &amp; Newnam, Inc.</td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td>Maestas &amp; Associates, LLC</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Merrick &amp; Company</td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td>Moreno Cardenas, Inc.</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Signature Automation, LLC</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Sigler, Winston, Greenwood &amp; Associates, Inc. dba SWG Engineering, LLC</td>
<td>Non-Local/Non-SMWVB</td>
</tr>
<tr>
<td>Tetra Tech, Inc.</td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td>Trihydro Corporation</td>
<td>Local-Non-SMWVB</td>
</tr>
<tr>
<td>Unintech Consulting Engineers, Inc.</td>
<td>Local/WBE-Asian</td>
</tr>
</tbody>
</table>

*Selected Firm*
CP&Y, Inc., proposes to use the following sub-consultants for services on this contract:

<table>
<thead>
<tr>
<th>Name of Firm</th>
<th>Percent of Fee</th>
<th>Local/SMWVB</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grubb Engineering, Inc.</td>
<td>15.00%</td>
<td>Local/WBE-Non-Minority</td>
</tr>
<tr>
<td>Gupta &amp; Associates, Inc.</td>
<td>3.00%</td>
<td>Local/MBE-Asian</td>
</tr>
<tr>
<td>KFW Surveying, Inc.</td>
<td>5.00%</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Moreno Cardenas, Inc.</td>
<td>15.00%</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Rock Engineering and Testing Laboratory, Inc.</td>
<td>5.00%</td>
<td>Local/WBE-Asian</td>
</tr>
<tr>
<td>WSP USA, Inc.</td>
<td>5.00%</td>
<td>Local/Non-SMWVB</td>
</tr>
</tbody>
</table>

Additionally, the overall SMWVB analysis is shown in the following table:

| SBE                                      | 0.00%          |
| MBE – African American                  | 0.00%          |
| MBE – Asian                             | 3.00%          |
| MBE – Hispanic                          | 20.00%         |
| MBE – Other                             | 0.00%          |
| WBE – Minority                          | 5.00%          |
| WBE – Non–Minority                      | 15.00%         |
| **SMWVB Total**                         | **43.00%**     |
RESOLUTION NO.

OF THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES AWARDING A PROFESSIONAL SERVICES CONTRACT TO CP&Y, INC. IN AN AMOUNT NOT TO EXCEED $700,000.00 IN CONNECTION WITH THE 2020 PRODUCTION FACILITIES ENGINEERING WORK ORDER CONTRACT I; APPROVING THE EXPENDITURE OF FUNDS AND MAKING AVAILABLE AN AMOUNT NOT TO EXCEED $700,000.00 FROM THE PROJECT FUND FOR THE PROJECT ENGINEERING WORK; AUTHORIZING THE PRESIDENT/CHIEF EXECUTIVE OFFICER OR HIS DULY APPOINTED DESIGNEE TO EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH CP&Y, INC., AND TO PAY CP&Y, INC. AN AMOUNT NOT TO EXCEED $700,000.00 FOR THE PROJECT ENGINEERING WORK; FINDING THE RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the San Antonio Water System (the “System”) periodically has a need for general types of projects that entail rehabilitation, improvement, addition/demolition, replacement and expansion of equipment at its Production facilities; and

WHEREAS, the System has solicited proposals for the required project engineering work in connection with the project; and

WHEREAS, the System’s Architect and Engineer Selection Committee has selected CP&Y, Inc. to provide the required project engineering work in connection with the project; and

WHEREAS, CP&Y, Inc., a local, MBE-Asian-owned large firm, is deemed to be the most highly qualified provider of these engineering services on the basis of demonstrated competence and qualifications; and

WHEREAS, a contract in an amount not to exceed $700,000.00 is to be awarded to CP&Y, Inc.; and

WHEREAS, the amount of $700,000.00 is available from the Project Fund for the project engineering work; and

WHEREAS, the San Antonio Water System Board of Trustees desires (i) to award a professional services contract to CP&Y, Inc. in an amount not to exceed $700,000.00 in
connection with the 2020 Production Facilities Engineering Work Order Contract I, (ii) to approve the expenditure of funds and make available an amount not to exceed $700,000.00 from the Project Fund for the project engineering work, and (iii) to authorize the President/Chief Executive Officer or his duly appointed designee to execute a professional services contract with CP&Y, Inc., and to pay CP&Y, Inc. an amount not to exceed $700,000.00 to for the project engineering work; now, therefore:

BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:

1. That a professional services contract in an amount not to exceed $700,000.00 is hereby awarded to CP&Y, Inc. in connection with the 2020 Production Facilities Engineering Work Order Contract I.

2. That the expenditure of funds in an amount not to exceed $700,000.00 for the project engineering work is hereby approved and made available from the Project Fund.

3. That the President/Chief Executive Officer or his duly appointed designee is hereby authorized to execute a professional services contract with CP&Y, Inc., and to pay CP&Y, Inc. an amount not to exceed $700,000.00 for the project engineering work.

4. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public, and that public notice of the time, place and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.

5. If any part, section, paragraph, sentence, phrase, or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffectiue, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffectiue.

6. This resolution becomes effective immediately upon its passage.

PASSED AND APPROVED this 1st day of September, 2020.

____________________________________
Jelynne LeBlanc Burley, Chairwoman

ATTEST:

____________________________________
Amy Hardberger, Secretary
AGENDA ITEM NO. 13

TO: San Antonio Water System Board of Trustees

FROM: Juan D. Gomez, Ph.D., P.E., Director, Plants and Major Projects, and Andrea L.H. Beymer, P.E., Vice President, Engineering and Construction

THROUGH: Robert R. Puente, President/Chief Executive Officer

SUBJECT: AWARD OF PROFESSIONAL SERVICES CONTRACT IN CONNECTION WITH THE 2020 PRODUCTION FACILITIES ENGINEERING WORK ORDER CONTRACT II

Board Action Date: September 1, 2020

SUMMARY AND RECOMMENDATION:

The attached resolution awards a professional services contract to LNV, LLC, a local, non-SMWVB firm, and authorizes funds in an amount not to exceed $500,000.00 in connection with the 2020 Production Facilities Engineering Work Order Contract II.

- The San Antonio Water System (the “System”) periodically has a need for general types of projects that entail rehabilitation, improvement, addition/demolition, replacement and expansion of equipment at its production facilities. Typical production facilities include well sites, primary, secondary, and booster pump stations, elevated and ground storage tanks, as well as pressure reducing valves, pressure sustaining valves, and other pressure discharge points throughout the System’s service areas.

- The use of design engineering work order contracts allow smaller projects to be assigned as soon as they are identified. This practice ensures that the System is able to meet the requested expedited design schedules.

- Projects will be assigned to the contract on a work order basis as they are identified. The scope of services, implementation schedule, and fee will be negotiated for each project prior to authorization to proceed.

- The scope of work may include the following: potholing and subsurface utility investigation, drainage, grading, civil, mechanical, electrical, structural, geotechnical and environmental services, permit application assistance, coordination with other utilities, agencies and consultants, preliminary engineering reports, and design plans and specifications for bid and construction.

Staff recommends that the Board approve this resolution.
FINANCIAL IMPACT:

The Project Fund will finance this expenditure included in the CY 2020 Capital Improvement Program. The project work is included in the Water Delivery Core Business, Production Category, 2020 Production Facilities Engineering Work Order Contract II budget line item. The total amount is $500,000.00. The job number is 20-6004.

SUPPLEMENTARY COMMENTS:

This contract will be valid for three years from the date of execution. Sixteen firms responded to the Request for Qualifications. LNV, LLC was selected through the System’s Architect and Engineer Selection Process as a qualified consultant. The submitting firms are as follows:

<table>
<thead>
<tr>
<th>Name of Firm</th>
<th>Local/SMWVB</th>
</tr>
</thead>
<tbody>
<tr>
<td>Burgess &amp; Niple, Inc.</td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td>CP&amp;Y, Inc.</td>
<td>Local/MBE-Asian/Non-SBE</td>
</tr>
<tr>
<td>Ford Engineering, Inc.</td>
<td>Local/WBE-Non-Minority</td>
</tr>
<tr>
<td>ISRO Engineering Services, PLLC</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Jones &amp; Carter, Inc.</td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td>K Friese &amp; Associates, Inc.</td>
<td>Local/WBE-Non-Minority</td>
</tr>
<tr>
<td>*<em>LNV, LLC</em></td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td>Lockwood, Andrews &amp; Newnam, Inc.</td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td>Maestas &amp; Associates, LLC</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Merrick &amp; Company</td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td>Moreno Cardenas, Inc.</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Signature Automation, LLC</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Sigler, Winston, Greenwood &amp; Associates, Inc. dba</td>
<td>Non-Local/Non-SMWVB</td>
</tr>
<tr>
<td>SWG Engineering, LLC</td>
<td></td>
</tr>
<tr>
<td>Tetra Tech, Inc.</td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td>Trihydro Corporation</td>
<td>Local-Non-SMWVB</td>
</tr>
<tr>
<td>Unintech Consulting Engineers, Inc.</td>
<td>Local/WBE-Asian</td>
</tr>
</tbody>
</table>

*Selected Firm
LNV, LLC, proposes to use the following sub-consultants for services on this contract:

<table>
<thead>
<tr>
<th>Name of Firm</th>
<th>Percent of Fee</th>
<th>Local/SMWVB</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adams Environmental, Inc.</td>
<td>5.00%</td>
<td>Local/WBE-Non-Minority</td>
</tr>
<tr>
<td>Ardurra Group, Inc.</td>
<td>5.00%</td>
<td>Non-Local/Non-SMWVB</td>
</tr>
<tr>
<td>Chapman Engineering, Inc.</td>
<td>1.00%</td>
<td>Local/SBE</td>
</tr>
<tr>
<td>Gupta &amp; Associates, Inc.</td>
<td>20.00%</td>
<td>Local/MBE-Asian</td>
</tr>
<tr>
<td>Mendez Engineering, PLLC</td>
<td>5.00%</td>
<td>Local/MBE-Hispanic/VBE</td>
</tr>
<tr>
<td>R.H. Shackleford, Inc.</td>
<td>5.00%</td>
<td>Local/SBE/VBE</td>
</tr>
<tr>
<td>Rock Engineering and Testing Laboratory, Inc.</td>
<td>5.00%</td>
<td>Local/WBE-Asian</td>
</tr>
<tr>
<td>The Rios Group, Inc.</td>
<td>5.00%</td>
<td>Local/WBE-Hispanic</td>
</tr>
<tr>
<td>WSP USA, Inc.</td>
<td>1.00%</td>
<td>Local/Non-SMWVB</td>
</tr>
</tbody>
</table>

Additionally, the overall SMWVB analysis is shown in the following table:

<table>
<thead>
<tr>
<th>2020 Production Facilities Engineering Work Order Contract II</th>
<th>LNV, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SMWVB Analysis – Board Award</strong></td>
<td></td>
</tr>
<tr>
<td>SBE</td>
<td>6.00%</td>
</tr>
<tr>
<td>MBE – African American</td>
<td>0.00%</td>
</tr>
<tr>
<td>MBE – Asian</td>
<td>20.00%</td>
</tr>
<tr>
<td>MBE – Hispanic</td>
<td>5.00%</td>
</tr>
<tr>
<td>MBE – Other</td>
<td>0.00%</td>
</tr>
<tr>
<td>WBE – Minority</td>
<td>10.00%</td>
</tr>
<tr>
<td>WBE – Non–Minority</td>
<td>5.00%</td>
</tr>
<tr>
<td><strong>SMWVB Total</strong></td>
<td><strong>46.00%</strong></td>
</tr>
</tbody>
</table>
RESOLUTION NO.

OF THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES AWARDING A PROFESSIONAL SERVICES CONTRACT TO LNV, LLC IN AN AMOUNT NOT TO EXCEED $500,000.00 IN CONNECTION WITH THE 2020 PRODUCTION FACILITIES ENGINEERING WORK ORDER CONTRACT II; APPROVING THE EXPENDITURE OF FUNDS AND MAKING AVAILABLE AN AMOUNT NOT TO EXCEED $500,000.00 FROM THE PROJECT FUND FOR THE PROJECT ENGINEERING WORK; AUTHORIZING THE PRESIDENT/CHIEF EXECUTIVE OFFICER OR HIS DULY APPOINTED DESIGNEE TO EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH LNV, LLC, AND TO PAY LNV, LLC AN AMOUNT NOT TO EXCEED $500,000.00 FOR THE PROJECT ENGINEERING WORK; FINDING THE RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the San Antonio Water System (the “System”) periodically has a need for general types of projects that entail rehabilitation, improvement, addition/demolition, replacement and expansion of equipment at its Production facilities; and

WHEREAS, the System has solicited proposals for the required project engineering work in connection with the project; and

WHEREAS, the System’s Architect and Engineer Selection Committee has selected LNV, LLC to provide the required project engineering work in connection with the project; and

WHEREAS, LNV, LLC, a local, non-SMWVB firm, is deemed to be the most highly qualified provider of these engineering services on the basis of demonstrated competence and qualifications; and

WHEREAS, a contract in an amount not to exceed $500,000.00 is to be awarded to LNV, LLC; and

WHEREAS, the amount of $500,000.00 is available from the Project Fund for the project engineering work; and

WHEREAS, the San Antonio Water System Board of Trustees desires (i) to award a professional services contract to LNV, LLC in an amount not to exceed $500,000.00 in connection with the 2020 Production Facilities Engineering Work Order Contract II, (ii) to approve
the expenditure of funds and make available an amount not to exceed $500,000.00 from the Project Fund for the project engineering work, and (iii) to authorize the President/Chief Executive Officer or his duly appointed designee to execute a professional services contract with LNV, LLC, and to pay LNV, LLC an amount not to exceed $500,000.00 to for the project engineering work; now, therefore:

BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:

1. That a professional services contract in an amount not to exceed $500,000.00 is hereby awarded to LNV, LLC in connection with the 2020 Production Facilities Engineering Work Order Contract II.

2. That the expenditure of funds in an amount not to exceed $500,000.00 for the project engineering work is hereby approved and made available from the Project Fund.

3. That the President/Chief Executive Officer or his duly appointed designee is hereby authorized to execute a professional services contract with LNV, LLC, and to pay LNV, LLC an amount not to exceed $500,000.00 for the project engineering work.

4. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public, and that public notice of the time, place and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.

5. If any part, section, paragraph, sentence, phrase, or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.

6. This resolution becomes effective immediately upon its passage.

PASSED AND APPROVED this 1st day of September, 2020.

____________________________________
Jelynne LeBlanc Burley, Chairwoman

ATTEST:

____________________________________
Amy Hardberger, Secretary
TO: San Antonio Water System Board of Trustees

FROM: Juan D. Gomez, Ph.D., P.E., Director, Plants and Major Projects, and Andrea L.H. Beymer, P.E., Vice President, Engineering and Construction

THROUGH: Robert R. Puente, President/Chief Executive Officer

SUBJECT: AWARD OF PROFESSIONAL SERVICES CONTRACT IN CONNECTION WITH THE KING STREET PUMP STATION IMPROVEMENTS PROJECT

Board Action Date: September 1, 2020

SUMMARY AND RECOMMENDATION:

The attached resolution awards a professional services contract to Tetra Tech, Inc., a local, non-SMWVB firm, in an amount not to exceed $1,292,781.00 in connection with the King Street Pump Station Improvements Project (the “Project”).

- The San Antonio Water System (the “System”) has established a multi-year program to rehabilitate and upgrade aging pump stations to comply with the Texas Commission on Environmental Quality requirements, the American Water Works Association, the Occupational Safety and Health Administration standards, Fire Code and the National Electric Code.

- The CY 2020 Capital Improvement Program includes the design of the King Street Pump Station Improvements Project. The facility is located near the intersection of King Street and Somerset Road and serves customers in southwest Bexar County.

- The Project consists of evaluation and replacement of the well pumps, high service pumps, complete replacement of electrical and communication equipment, construction of new yard piping, well piping, well casing headworks, a new sodium hypochlorite disinfection system, buildings for the electrical and mechanical equipment, demolition of existing buildings and any necessary site improvements such as grading, chain-link fencing, lighting, pavement, security, and platting services.

- Services to be provided include design services, bid phase services, services during construction, specialized construction inspections, start-up and commissioning services, and project closeout services.

- Tetra Tech, Inc. will provide professional services for this project for the negotiated not to exceed amount of $1,292,781.00.

Staff recommends that the Board approve this resolution.
FINANCIAL IMPACT:

The Project Fund will finance this expenditure included in the CY 2020 Capital Improvement Program. This work is included in the Water Delivery Core Business, Production Category, King Street Pump Station Rehabilitation Project budget line item. The amount is $1,292,781.00. The job number is 20-6002.

SUPPLEMENTARY COMMENTS:

This contract will be valid for four years from the date of execution. Sixteen firms responded to the Request for Qualifications. Tetra Tech, Inc. was selected through the System’s Architect and Engineer Selection Process as a qualified consultant. The submitting firms are as follows:

<table>
<thead>
<tr>
<th>Name of Firm</th>
<th>Local/SMWVB</th>
</tr>
</thead>
<tbody>
<tr>
<td>Burgess &amp; Niple, Inc.</td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td>CP&amp;Y, Inc.</td>
<td>Local/MBE-Asian/Non-SBE</td>
</tr>
<tr>
<td>Ford Engineering, Inc.</td>
<td>Local/WBE-Non-Minority</td>
</tr>
<tr>
<td>ISRO Engineering Services, PLLC</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Jones &amp; Carter, Inc.</td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td>K Friese &amp; Associates, Inc.</td>
<td>Local/WBE-Non-Minority</td>
</tr>
<tr>
<td>LNV, LLC</td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td>Lockwood, Andrews &amp; Newnam, Inc.</td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td>Maestas &amp; Associates, LLC</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Merrick &amp; Company</td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td>Moreno Cardenas, Inc.</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Signature Automation, LLC</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Sigler, Winston, Greenwood &amp; Associates, Inc. dba SWG Engineering, LLC</td>
<td>Non-Local/Non-SMWVB</td>
</tr>
<tr>
<td><strong>Tetra Tech, Inc.</strong>*</td>
<td><strong>Local/Non-SMWVB</strong></td>
</tr>
<tr>
<td>Trihydro Corporation</td>
<td>Local-Non-SMWVB</td>
</tr>
<tr>
<td>Unintech Consulting Engineers, Inc.</td>
<td>Local/WBE-Asian</td>
</tr>
</tbody>
</table>

*Selected Firm
Tetra Tech, Inc. proposes to use the following sub-consultants for services on this contract:

<table>
<thead>
<tr>
<th>Name of Firm</th>
<th>Percent of Fee</th>
<th>Local/SMWVB</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arias &amp; Associates, Inc.</td>
<td>0.95%</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Bain Medina Bain, Inc.</td>
<td>8.57%</td>
<td>Local/WBE-Non-Minority</td>
</tr>
<tr>
<td>CFZ Group, LLC</td>
<td>0.39%</td>
<td>Local/WBE-Hispanic</td>
</tr>
<tr>
<td>Construction Innovation Consultants, LLC</td>
<td>0.63%</td>
<td>Local/WBE-Non-Minority</td>
</tr>
<tr>
<td>Cox McLain Environmental Consulting, Inc.</td>
<td>0.59%</td>
<td>Non-Local/WBE-Non-Minority</td>
</tr>
<tr>
<td>Gerardo Noriega Architect, LLC dba GNA Architecture</td>
<td>2.61%</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>GLS Solutions, Inc.</td>
<td>4.14%</td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td>Gupta and Associates, Inc.</td>
<td>19.15%</td>
<td>Local/MBE-Asian</td>
</tr>
<tr>
<td>RGM Engineering</td>
<td>0.60%</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Structural Engineering Associates, Inc.</td>
<td>11.42%</td>
<td>Local/MBE-Hispanic</td>
</tr>
</tbody>
</table>

Additionally, the overall SMWVB analysis is shown in the following table:

<table>
<thead>
<tr>
<th>King Street Pump Station Replacement Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tetra Tech, Inc.</td>
</tr>
<tr>
<td>SMWVB Analysis – Board Award</td>
</tr>
<tr>
<td>SBE</td>
</tr>
<tr>
<td>MBE – African American</td>
</tr>
<tr>
<td>MBE – Asian</td>
</tr>
<tr>
<td>MBE – Hispanic</td>
</tr>
<tr>
<td>MBE – Other</td>
</tr>
<tr>
<td>WBE – Minority</td>
</tr>
<tr>
<td>WBE – Non-Minority</td>
</tr>
<tr>
<td><strong>SMWVB Total</strong></td>
</tr>
</tbody>
</table>

Attachments:
1. Project Area Map
2. Project Site Map
SAN ANTONIO WATER SYSTEM
PROJECT SITE MAP
ATTACHMENT II

KING STREET PUMP STATION
IMPROVEMENTS PROJECT

LEGEND
PROJECT SITE
RESOLUTION NO.

OF THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES AWARDING A PROFESSIONAL SERVICES CONTRACT TO TETRA TECH, INC. IN AN AMOUNT NOT TO EXCEED $1,292,781.00 IN CONNECTION WITH THE KING STREET PUMP STATION IMPROVEMENTS PROJECT; APPROVING THE EXPENDITURE OF FUNDS AND MAKING AVAILABLE AN AMOUNT NOT TO EXCEED $1,292,781.00 FROM THE PROJECT FUND FOR THE PROJECT ENGINEERING WORK; AUTHORIZING THE PRESIDENT/CHIEF EXECUTIVE OFFICER OR HIS DULY APPOINTED DESIGNEE TO EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH TETRA TECH, INC., AND TO PAY TETRA TECH, INC. AN AMOUNT NOT TO EXCEED $1,292,781.00 FOR THE PROJECT ENGINEERING WORK; FINDING THE RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the San Antonio Water System (the “System”) requires professional services related to the King Street Pump Station Improvements Project (the “Project”); and

WHEREAS, the System has solicited proposals for the required project engineering work in connection with the project; and

WHEREAS, the System’s Architect and Engineer Selection Committee has selected Tetra Tech, Inc., a local, non-SMWVB firm, to provide the required project engineering work in connection with the project; and

WHEREAS, Tetra Tech, Inc. is determined to be the most highly qualified provider of these engineering services on the basis of demonstrated competence and qualifications and for a fair and reasonable price; and

WHEREAS, Tetra Tech, Inc. has submitted a proposal in an amount not to exceed $1,292,781.00 to provide the required project engineering work for the project; and

WHEREAS, System funds in an amount not to exceed $1,292,781.00 are required for the project engineering work; and

WHEREAS, the required amount not to exceed $1,292,781.00 is available from the Project Fund; and
WHEREAS, the San Antonio Water System Board of Trustees desires (i) to award a professional services contract to Tetra Tech, Inc. in an amount not to exceed $1,292,781.00 in connection with the King Street Pump Station Improvements Project, (ii) to approve the expenditure of funds and make available an amount not to exceed $1,292,781.00 from the Project Fund for the project engineering work, and (iii) to authorize the President/Chief Executive Officer or his duly appointed designee to execute a professional services contract with Tetra Tech, Inc., and to pay Tetra Tech, Inc. an amount not to exceed $1,292,781.00 for the project engineering work; now, therefore:

BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:

1. That a professional services contract in an amount not to exceed $1,292,781.00 is hereby awarded to Tetra Tech, Inc. in connection with the King Street Pump Station Improvements Project.

2. That the expenditure of funds in an amount not to exceed $1,292,781.00 for the project engineering work is hereby approved and made available from the Project Fund.

3. That the President/Chief Executive Officer or his duly appointed designee is hereby authorized to execute a professional services contract with Tetra Tech, Inc., and to pay Tetra Tech, Inc. an amount not to exceed $1,292,781.00 for the project engineering work.

4. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public, and that public notice of the time, place and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.

5. If any part, section, paragraph, sentence, phrase, or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.

6. This resolution becomes effective immediately upon its passage.
PASSED AND APPROVED this 1st day of September, 2020.

___________________________________
Jelynne LeBlanc Burley, Chairwoman

ATTEST:

___________________________________
Amy Hardberger, Secretary
TO: San Antonio Water System Board of Trustees

FROM: Juan D. Gomez, Ph.D., P.E., Director, Plants and Major Projects, and Andrea L.H. Beymer, P.E., Vice President, Engineering and Construction

THROUGH: Robert R. Puente, President/Chief Executive Officer

SUBJECT: AWARD OF PROFESSIONAL SERVICES CONTRACT IN CONNECTION WITH THE RANCH TOWN NO. 2 PUMP STATION IMPROVEMENTS PROJECT

Board Action Date: September 1, 2020

SUMMARY AND RECOMMENDATION:

The attached resolution awards a professional services contract to Lockwood, Andrews, and Newnam, Inc., a local, non-SMWVB firm, in an amount not to exceed $608,000.00 in connection with the Ranch Town No. 2 Pump Station Improvements Project (the “Project”).

- The San Antonio Water System (the “System”) has established a multi-year program to rehabilitate and upgrade aging pump stations to comply with the Texas Commission on Environmental Quality requirements, the American Water Works Association, the Occupational Safety and Health Administration standards, Fire Code and the National Electric Code.

- The CY 2020 Capital Improvement Program includes the design of the Ranch Town No. 2 Pump Station Improvements Project. The facility is located at the intersection of Loving Trail and W. Apache Bluff and serves customers in northwest Bexar County.

- The Project consists of complete replacement of the Supervisory Control and Data Acquisition (SCADA), electrical equipment and the two 1,000 gallons per minute booster pumps and motors, site security, fencing, and other miscellaneous civil improvements.

- Services to be provided include design services, bid phase services, services during construction, specialized construction inspections, start-up and commissioning services, and project closeout services.

- Lockwood, Andrews, and Newnam, Inc. will provide professional services for this project for the negotiated not to exceed amount of $608,000.00.

Staff recommends that the Board approve this resolution.
FINANCIAL IMPACT:

The Project Fund will finance this expenditure included in the CY 2020 Capital Improvement Program. This work is included in the Water Delivery Core Business, Production Category, Ranch Town No. 2 Booster Pump Station Electrical Rehab Project budget line item. The amount is $608,000.00. The job number is 20-6005.

SUPPLEMENTARY COMMENTS:

This contract will be valid for four years from the date of execution. Sixteen firms responded to the Request for Qualifications. Lockwood, Andrews, and Newnam, Inc. was selected through the System’s Architect and Engineer Selection Process as a qualified consultant. The submitting firms are as follows:

<table>
<thead>
<tr>
<th>Name of Firm</th>
<th>Local/SMWVB</th>
</tr>
</thead>
<tbody>
<tr>
<td>Burgess &amp; Niple, Inc.</td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td>CP&amp;Y, Inc.</td>
<td>Local/MBE-Asian/Non-SBE</td>
</tr>
<tr>
<td>Ford Engineering, Inc.</td>
<td>Local/WBE-Non-Minority</td>
</tr>
<tr>
<td>ISRO Engineering Services, PLLC</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Jones &amp; Carter, Inc.</td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td>K Friese &amp; Associates, Inc.</td>
<td>Local/WBE-Non-Minority</td>
</tr>
<tr>
<td>LNV, LLC</td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td><strong>Lockwood, Andrews &amp; Newnam, Inc.</strong>*</td>
<td><strong>Local/Non-SMWVB</strong></td>
</tr>
<tr>
<td>Maestas &amp; Associates, LLC</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Merrick &amp; Company</td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td>Moreno Cardenas, Inc.</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Signature Automation, LLC</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Sigler, Winston, Greenwood &amp; Associates, Inc. dba SWG Engineering, LLC</td>
<td>Non-Local/Non-SMWVB</td>
</tr>
<tr>
<td>Tetra Tech, Inc.</td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td>Trihydro Corporation</td>
<td>Local-Non-SMWVB</td>
</tr>
<tr>
<td>Unintech Consulting Engineers, Inc.</td>
<td>Local/WBE-Asian</td>
</tr>
</tbody>
</table>

*Selected Firm
Lockwood, Andrews, and Newnam, Inc., proposes to use the following sub-consultants for services on this contract:

<table>
<thead>
<tr>
<th>Name of Firm</th>
<th>Percent of Fee</th>
<th>Local/SMWVB</th>
</tr>
</thead>
<tbody>
<tr>
<td>AG</td>
<td>CM, Inc.</td>
<td>5.06%</td>
</tr>
<tr>
<td>Arias &amp; Associates, Inc.</td>
<td>1.91%</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Blanton &amp; Associates, Inc.</td>
<td>6.01%</td>
<td>Local/WBE-Non-Minority</td>
</tr>
<tr>
<td>J&amp;L Consulting, LLC</td>
<td>0.92%</td>
<td>Local/WBE-Non-Minority</td>
</tr>
<tr>
<td>Maestas &amp; Associates, LLC</td>
<td>8.90%</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Moy, Tarin, Ramirez Engineers, LLC</td>
<td>7.32%</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>The Rios Group, Inc.</td>
<td>1.73%</td>
<td>Local/WBE-Hispanic</td>
</tr>
<tr>
<td>Signature Automation, LLC</td>
<td>13.88%</td>
<td>Local/MBE-Hispanic</td>
</tr>
</tbody>
</table>

Additionally, the overall SMWVB analysis is shown in the following table:

<table>
<thead>
<tr>
<th>Ranch Town No. 2 Pump Station Replacement Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lockwood, Andrews, and Newnam, Inc.</td>
</tr>
<tr>
<td>SMWVB Analysis – Board Award</td>
</tr>
</tbody>
</table>

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>SBE</td>
<td>5.06%</td>
</tr>
<tr>
<td>MBE – African American</td>
<td>0.00%</td>
</tr>
<tr>
<td>MBE – Asian</td>
<td>0.00%</td>
</tr>
<tr>
<td>MBE – Hispanic</td>
<td>32.01%</td>
</tr>
<tr>
<td>MBE – Other</td>
<td>0.00%</td>
</tr>
<tr>
<td>WBE – Minority</td>
<td>1.73%</td>
</tr>
<tr>
<td>WBE – Non-Minority</td>
<td>6.93%</td>
</tr>
<tr>
<td><strong>SMWVB Total</strong></td>
<td><strong>45.73%</strong></td>
</tr>
</tbody>
</table>

Attachments:

1. Project Area Map
2. Project Site Map
RESOLUTION NO.

OF THE SAN ANTONIO WATER SYSTEM BOARD OF
TRUSTEES AWARDING A PROFESSIONAL SERVICES
CONTRACT TO LOCKWOOD, ANDREWS, AND
NEWNAM, INC. IN AN AMOUNT NOT TO EXCEED
$608,000.00 IN CONNECTION WITH THE RANCH TOWN
NO. 2 PUMP STATION IMPROVEMENTS PROJECT;
APPROVING THE EXPENDITURE OF FUNDS AND
MAKING AVAILABLE AN AMOUNT NOT TO EXCEED
$608,000.00 FROM THE PROJECT FUND FOR THE
PROJECT ENGINEERING WORK; AUTHORIZING THE
PRESIDENT/CHIEF EXECUTIVE OFFICER OR HIS DULY
APPOINTED DESIGNEE TO EXECUTE A
PROFESSIONAL SERVICES CONTRACT WITH
LOCKWOOD, ANDREWS, AND NEWNAM, INC., AND TO
PAY LOCKWOOD, ANDREWS, AND NEWNAM, INC. AN
AMOUNT NOT TO EXCEED $608,000.00 FOR THE
PROJECT ENGINEERING WORK; FINDING THE
RESOLUTION TO HAVE BEEN CONSIDERED
PURSUANT TO THE LAWS GOVERNING OPEN
MEETINGS; PROVIDING A SEVERABILITY CLAUSE;
AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the San Antonio Water System (the “System”) requires professional
services related to the Ranch Town No. 2 Pump Station Improvements Project (the “Project”); and

WHEREAS, the System has solicited proposals for the required project
engineering work in connection with the project; and

WHEREAS, the System’s Architect and Engineer Selection Committee has selected
Lockwood, Andrews, and Newnam, Inc., a local, non-SMWVB firm, to provide the required project
engineering work in connection with the project; and

WHEREAS, Lockwood, Andrews, and Newnam, Inc. is determined to be the most
highly qualified provider of these engineering services on the basis of demonstrated competence
and qualifications and for a fair and reasonable price; and

WHEREAS, Lockwood, Andrews, and Newnam, Inc. has submitted a proposal in
an amount not to exceed $608,000.00 to provide the required project engineering work for the
project; and

WHEREAS, System funds in an amount not to exceed $608,000.00 are required
for the project engineering work; and
WHEREAS, the required amount not to exceed $608,000.00 is available from the Project Fund; and

WHEREAS, the San Antonio Water System Board of Trustees desires (i) to award a professional services contract to Lockwood, Andrews, and Newnam, Inc. in an amount not to exceed $608,000.00 in connection with the Ranch Town No. 2 Pump Station Improvements Project, (ii) to approve the expenditure of funds and make available an amount not to exceed $608,000.00 from the Project Fund for the project engineering work, and (iii) to authorize the President/Chief Executive Officer or his duly appointed designee to execute a professional services contract with Lockwood, Andrews, and Newnam, Inc., and to pay Lockwood, Andrews, and Newnam, Inc. an amount not to exceed $608,000.00 for the project engineering work; now, therefore:

BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:

1. That a professional services contract in an amount not to exceed $608,000.00 is hereby awarded to Lockwood, Andrews, and Newnam, Inc. in connection with the Ranch Town No. 2 Pump Station Improvements Project.

2. That the expenditure of funds in an amount not to exceed $608,000.00 for the project engineering work is hereby approved and made available from the Project Fund.

3. That the President/Chief Executive Officer or his duly appointed designee is hereby authorized to execute a professional services contract with Lockwood, Andrews, and Newnam, Inc., and to pay Lockwood, Andrews, and Newnam, Inc. an amount not to exceed $608,000.00 for the project engineering work.

4. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public, and that public notice of the time, place and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.

5. If any part, section, paragraph, sentence, phrase, or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.

6. This resolution becomes effective immediately upon its passage.
PASSED AND APPROVED this 1st day of September, 2020.

___________________________________
Jelynne LeBlanc Burley, Chairwoman

ATTEST:

___________________________________
Amy Hardberger, Secretary
TO: San Antonio Water System Board of Trustees

FROM: Juan D. Gomez, Ph.D., P.E., Director, Plants and Major Projects, and Andrea L.H. Beymer, P.E., Vice President, Engineering and Construction

THROUGH: Robert R. Puente, President/Chief Executive Officer

SUBJECT: AWARD OF PROFESSIONAL SERVICES CONTRACT IN CONNECTION WITH THE UNIVERSITY ADDITIONAL GROUND STORAGE TANK PROJECT

Board Action Date: September 1, 2020

SUMMARY AND RECOMMENDATION:

The attached resolution awards a professional services contract to Black & Veatch Corporation, a local, non-SMWVB firm, and authorizes funds in an amount not to exceed $570,380.00 in connection with the University Additional Ground Storage Tank Project (the “Project”).

- The CY 2020 Capital Improvement Program includes the design of the University Additional Ground Storage Tank Project. The University Pump Station is located along W. Hausman Road on the northwest side of the city and serves customers in northwest Bexar County.

- The existing University Tank requires upgrade and replacement in order to allow the transfer of water between pressure zones to meet peak system demand.

- The project consists of the design of a new 5.0 million gallon pre-stressed concrete ground storage tank, overflow structure, drainage and yard piping, valves, site grading, site security, and miscellaneous electrical and instrumentation and controls system upgrades.

- This contract will include design services, bid phase services, services during construction, specialized construction inspections, start-up and commissioning services, and project closeout services.

- Black & Veatch Corporation will provide professional services for this project for the negotiated not to exceed amount of $570,380.00.

Staff recommends that the Board approve this resolution.
FINANCIAL IMPACT:

The Project Fund will finance this expenditure included in the CY 2019 Capital Improvement Program. The project work is included in the Water Delivery Core Business, Production Category, University Additional Ground Storage Tank Project budget line item. The amount is $570,380.00. The job number is 20-6009.

SUPPLEMENTARY COMMENTS:

This contract will be valid for three years from the date of execution. Nine firms responded to the Request for Qualifications. Black & Veatch Corporation was selected through the System’s Architect and Engineer Selection Process as a qualified consultant. The submitting firms are as follows:

<table>
<thead>
<tr>
<th>Name of Firm</th>
<th>Local/SMWVB</th>
</tr>
</thead>
<tbody>
<tr>
<td>Black &amp; Veatch Corporation*</td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td>Burgess &amp; Niple, Inc.</td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td>CP&amp;Y, Inc.</td>
<td>Local/MBE-Asian/Non-SBE</td>
</tr>
<tr>
<td>Freese and Nichols, Inc.</td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td>ISRO Engineering Services, PLLC</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Kimley-Horn and Associates, Inc.</td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td>Merrick &amp; Company</td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td>Sigler, Winston, Greenwood &amp; Associates dba SWG Engineering, LLC</td>
<td>Non-Local/Non-SMWVB</td>
</tr>
<tr>
<td>Tetra Tech, Inc.</td>
<td>Local/Non-SMWVB</td>
</tr>
</tbody>
</table>

*Selected Firm

Black & Veatch Corporation proposes to use the following sub-consultants for services on this contract:

<table>
<thead>
<tr>
<th>Name of Firm</th>
<th>Percent of Fee</th>
<th>Local/SMWVB</th>
</tr>
</thead>
<tbody>
<tr>
<td>Integrated Testing and Engineering Company of San Antonio, LP</td>
<td>3.69%</td>
<td>Local/WBE-Asian</td>
</tr>
<tr>
<td>Maestas &amp; Associates, LLC</td>
<td>13.48%</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Moreno Cardenas, Inc.</td>
<td>33.75%</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>SWCA Environmental Consultants</td>
<td>0.84%</td>
<td>Local/Non-SMWB</td>
</tr>
</tbody>
</table>
Additionally, the overall SMWVB analysis is shown in the following table:

<table>
<thead>
<tr>
<th>University Additional Ground Storage Tank Project</th>
<th>Black &amp; Veatch Corporation</th>
</tr>
</thead>
<tbody>
<tr>
<td>SMWVB Analysis – Board Award</td>
<td></td>
</tr>
<tr>
<td>SBE</td>
<td>0.00%</td>
</tr>
<tr>
<td>MBE – African American</td>
<td>0.00%</td>
</tr>
<tr>
<td>MBE – Asian</td>
<td>0.00%</td>
</tr>
<tr>
<td>MBE – Hispanic</td>
<td>47.23%</td>
</tr>
<tr>
<td>MBE – Other</td>
<td>0.00%</td>
</tr>
<tr>
<td>WBE – Minority</td>
<td>3.69%</td>
</tr>
<tr>
<td>WBE – Non–Minority</td>
<td>0.00%</td>
</tr>
<tr>
<td><strong>SMWVB Total</strong></td>
<td><strong>50.92%</strong></td>
</tr>
</tbody>
</table>

Attachments:
1. Project Area Map
2. Project Site Map
RESOLUTION NO.

OF THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES AWARDING A PROFESSIONAL SERVICES CONTRACT TO BLACK & VEATCH CORPORATION IN AN AMOUNT NOT TO EXCEED $570,380.00 IN CONNECTION WITH THE UNIVERSITY ADDITIONAL GROUND STORAGE TANK PROJECT; APPROVING THE EXPENDITURE OF FUNDS AND MAKING AVAILABLE AN AMOUNT NOT TO EXCEED $570,380.00 FROM THE PROJECT FUND FOR PROJECT ENGINEERING WORK; AUTHORIZING THE PRESIDENT/CHIEF EXECUTIVE OFFICER OR HIS DULY APPOINTED DESIGNEE TO EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH BLACK & VEATCH CORPORATION, AND TO PAY BLACK & VEATCH CORPORATION AN AMOUNT NOT TO EXCEED $570,380.00 FOR THE PROJECT ENGINEERING WORK; FINDING THE RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE, AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the San Antonio Water System (the “System”) requires professional services for design of the University Additional Ground Storage Tank Project (the “project”); and

WHEREAS, the System has solicited proposals for the required project engineering work in connection with the project; and

WHEREAS, the System’s Architect and Engineer Selection Committee has selected Black & Veatch Corporation to provide the required project engineering work in connection with the project; and

WHEREAS, Black & Veatch Corporation, a local, non-SMWVB firm, is determined to be the most highly qualified provider of these engineering services on the basis of demonstrated competence and qualifications and for a fair and reasonable price; and

WHEREAS, Black & Veatch Corporation has submitted a proposal in an amount not to exceed $570,380.00 to provide the required project engineering work for the project; and

WHEREAS, System funds in an amount not to exceed $570,380.00 are required for the project engineering work; and

WHEREAS, the required amount not to exceed $570,380.00 is available from the Project Fund; and
WHEREAS, the San Antonio Water System’s Board of Trustees desires (i) to award a professional services contract to Black & Veatch Corporation in an amount not to exceed $570,380.00 in connection with the University Additional Ground Storage Tank Project, (ii) to approve the expenditure of funds and make available an amount not to exceed $570,380.00 from the Project Fund for the project engineering work, and (iii) to authorize the President/Chief Executive Officer or his duly appointed designee to execute a professional services contract with Black & Veatch Corporation, and to pay Black & Veatch Corporation an amount not to exceed $570,380.00 in connection with the project work; now, therefore:

BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:

1. That a professional services contract in an amount not to exceed $570,380.00 is hereby awarded to Black & Veatch Corporation in connection with the University Additional Ground Storage Tank Project.

2. That the expenditure of funds in an amount not to exceed $570,380.00 for the project engineering work is hereby approved and made available from the Project Fund.

3. That the President/Chief Executive Officer or his duly appointed designee is hereby authorized to execute a professional services contract with Black & Veatch Corporation, and to pay Black & Veatch Corporation an amount not to exceed $570,380.00 in connection with the University Additional Ground Storage Tank Project.

4. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public, and that public notice of the time, place and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.

5. If any part, section, paragraph, sentence, phrase or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative, or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.

6. This resolution becomes effective immediately upon its passage.
PASSED AND APPROVED this 1st day of September, 2020.

___________________________________
Jelynne LeBlanc Burley, Chairwoman

ATTEST:

___________________________________
Amy Hardberger, Secretary
AGENDA ITEM NO. __17__

TO: San Antonio Water System Board of Trustees

FROM: Gail A. Hamrick-Pigg, P.E., Director, Pipelines, and Andrea L.H. Beymer, P.E., Vice President, Engineering and Construction

THROUGH: Robert R. Puente, President/Chief Executive Officer

SUBJECT: AUTHORIZATION TO REIMBURSE THE CITY OF SAN ANTONIO IN CONNECTION WITH THE BARBARA DRIVE DRAINAGE PHASE II PROJECT

Board Action Date: September 1, 2020

SUMMARY AND RECOMMENDATION:

The attached resolution authorizes the President/Chief Executive Officer to reimburse the City of San Antonio (the “City”) an amount not to exceed $179,493.90 for the joint construction of water and sewer facility adjustments in connection with the Barbara Drive Drainage Phase II Project.

- This project is a City Capital Improvement Program project included in the 2017-2022 Bond Program. The City is proposing roadway and drainage improvements including the removal and upsize of an existing undersized storm drain along Barbara Drive Drainage from the outfall at McCullough Avenue to Oblate Drive including curbs, sidewalks and driveway approaches in the project area illustrated on the attached maps. The City’s improvement work is estimated to cost $6,211,284.75.

- Due to the street and drainage improvements within the Barbara Drive Drainage Phase II Project limits, the existing water main requires adjustment to avoid conflict with the City’s improvements.

- The existing sewer mains within the Barbara Drive Drainage Phase II Project limits require adjustment to avoid conflict with the City’s improvements.

- The water work will consist of the adjustments of approximately 77 feet of 6-inch water mains.

- The sewer work will consist of the adjustments of approximately 71 feet of 8-inch sewer mains, two manhole reconstructions and one manhole adjustment.

Staff recommends that the Board approve this resolution.
FINANCIAL IMPACT:

The Project Fund will finance this expenditure included in the CY 2020 Capital Improvement Program. The water work is included in the Water Delivery Core Business, Governmental - Water Category, and Governmental Water Replacements budget line item. The amount is $39,934.61 for water work. The job number is 17-5082.

The sewer work is included in the Wastewater Core Business, Governmental - Wastewater Category, and Governmental Wastewater Replacements budget line item. The amount is $139,559.29 for sewer work. The job number is 17-5568.

SUPPLEMENTARY COMMENTS:

The City received four bids for this project on June 9, 2020. The lowest qualified, responsive bidder for this project is E-Z Bel Construction, LLC, a local, MBE-Hispanic contractor. City Council approved the construction contract on August 6, 2020 and construction is expected to begin September 2020. Time allowed for total construction is 430 calendar days. The request for reimbursement is requested after City Council approves the award of the construction contract to ensure that the contract is awarded, to determine which contractor was awarded the project, to give the System’s staff time to review the bids and establish the reimbursement amount based on the awarded bid.

Attachments:
1. Project Area Map
2. Project Site Map
RESOLUTION NO.

OF THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES APPROVING THE EXPENDITURE OF FUNDS IN AN AMOUNT NOT TO EXCEED $179,493.90 FOR THE ADJUSTMENT OF WATER AND SEWER FACILITIES BY THE CITY OF SAN ANTONIO IN CONNECTION WITH THE BARBARA DRIVE DRAINAGE PHASE II PROJECT; APPROVING AN AMOUNT NOT TO EXCEED $179,493.90 BE MADE AVAILABLE AND EXPENDED FROM THE PROJECT FUND FOR THE PROJECT WORK; AUTHORIZING THE PRESIDENT/CHIEF EXECUTIVE OFFICER OR HIS DULY APPOINTED DESIGNEE TO PAY TO THE CITY OF SAN ANTONIO AN AMOUNT NOT TO EXCEED $179,493.90 FOR THE PROJECT WORK; FINDING THE RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of San Antonio (the "City") intends to construct the Barbara Drive Drainage Phase II Project as part of its 2017-2022 Bond Program; and

WHEREAS, the City's Barbara Drive Drainage Phase II Project will require the adjustment of certain water and sewer facilities (the "project work") of the San Antonio Water System (the "System"); and

WHEREAS, the City has received a bid for the project work from E-Z Bel Construction, LLC and this bidder has been determined to be the lowest responsible bidder; and

WHEREAS, System funds in an amount not to exceed $179,493.90 are required for the project work; and

WHEREAS, the amount of $179,493.90 is available from the Project Fund for the project work; and

WHEREAS, the San Antonio Water System Board of Trustees desires (i) to approve the expenditure of funds in an amount not to exceed $179,493.90 for the adjustments of water and sewer facilities by the City of San Antonio in connection with the Barbara Drive Drainage Phase II Project, (ii) to approve and make available an amount not to exceed $179,493.90 from the Project Fund to reimburse the City of San Antonio for the project work, and (iii) to authorize the President/Chief Executive Officer or his duly appointed designee to pay an amount not to exceed $179,493.90 to the City of San Antonio for the project work; now, therefore:
BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF
TRUSTEES:

1. That the expenditure of funds in an amount not to exceed $179,493.90 for the adjustments of water and sewer facilities by the City in connection with the Barbara Drive Drainage Phase II Project is hereby approved.

2. That an amount not to exceed $179,493.90 to reimburse the City for the project work costs is hereby made available and is to be expended from the Project Fund.

3. That the President/Chief Executive Officer or his duly appointed designee is hereby authorized to pay the City an amount not to exceed $179,493.90 for the adjustments of water and sewer facilities by the City in connection with the Barbara Drive Drainage Phase II Project.

4. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public, and that public notice of the time, place and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.

5. If any part, section, paragraph, sentence, phrase, or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.

6. This resolution becomes effective immediately upon its passage.

PASSED AND APPROVED the 1st day of September, 2020.

Jelynne LeBlanc Burley, Chairwoman

ATTEST:

Amy Hardberger, Secretary
TO: San Antonio Water System Board of Trustees

FROM: Gail A. Hamrick-Pigg, P.E., Director, Pipelines, and Andrea L.H. Beymer, P.E., Vice President, Engineering and Construction

THROUGH: Robert R. Puente, President/Chief Executive Officer

SUBJECT: AUTHORIZATION TO REIMBURSE THE CITY OF SAN ANTONIO IN CONNECTION WITH THE SEELING CHANNEL PHASE III PROJECT

Board Action Date: September 1, 2020

SUMMARY AND RECOMMENDATION:

The attached resolution authorizes the President/Chief Executive Officer to reimburse the City of San Antonio (the “City”) an amount not to exceed $1,170,726.15 for the joint construction of water and sewer facility adjustments and replacements in connection with the Seeling Channel Phase III Project.

- This project is a City Capital Improvement Program project included in the 2017-2022 Bond Program. The City proposes the continuation of multi-phased floodplain improvements of Seeling Channel from Morning Glory to Seeling Blvd. and reconstruction of adjacent streets in the project area illustrated on the attached maps. The City’s improvement work is estimated to cost $13,291,246.97.

- Due to the street and drainage improvements within the Seeling Channel Phase III Project limits, the existing water mains require adjustment to avoid conflicts with the City’s improvements and replacement to meet the San Antonio Water System’s (the “System”) current standards.

- The existing sewer mains within the Seeling Channel Phase III Project limits require adjustment to avoid conflict with the City’s improvements and replacement to meet the System’s current standards.

- The water work will consist of the adjustment and replacement of approximately 1,620 feet of 6-inch through 16-inch water mains.

- The sewer work will consist of the adjustment and replacement of approximately 1,315 feet of 15-inch sewer mains.

Staff recommends that the Board approve this resolution.
FINANCIAL IMPACT:

The Project Fund will finance this expenditure included in the CY 2020 Capital Improvement Program. The water work is included in the Water Delivery Core Business, Governmental - Water Category, and Governmental Water Replacements budget line item. The amount is $736,270.78 for water work. The job number is 17-5070.

The sewer work is included in the Wastewater Core Business, Governmental - Wastewater Category, and Governmental Wastewater Replacements budget line item. The amount is $434,455.37 for sewer work. The job number is 17-5559.

SUPPLEMENTARY COMMENTS:

The City received four sealed proposals for this project on April 21, 2020. The lowest qualified, responsive bidder for this project is Sundt Construction, Inc., a local, non-SMWVB contractor. City Council approved the construction contract on August 20, 2020 and construction is expected to begin September, 2020. Time allowed for total construction is 660 calendar days. The request for reimbursement is requested after City Council approves the award of the construction contract to ensure that the contract is awarded, to determine which contractor was awarded the project, to give the System’s staff time to review the bids and establish the reimbursement amount based on the awarded bid.

Attachments:
1. Project Area Map
2. Project Site Map
RESOLUTION NO.

OF THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES APPROVING THE EXPENDITURE OF FUNDS IN AN AMOUNT NOT TO EXCEED $1,170,726.15 FOR THE ADJUSTMENT AND REPLACEMENT OF WATER AND SEWER FACILITIES BY THE CITY OF SAN ANTONIO IN CONNECTION WITH THE SEEING CHANNEL PHASE III PROJECT; APPROVING AN AMOUNT NOT TO EXCEED $1,170,726.15 BE MADE AVAILABLE AND EXPENDED FROM THE PROJECT FUND FOR THE PROJECT WORK; AUTHORIZING THE PRESIDENT/CHIEF EXECUTIVE OFFICER OR HIS DULY APPOINTED DESIGNEE TO PAY TO THE CITY OF SAN ANTONIO AN AMOUNT NOT TO EXCEED $1,170,726.15 FOR THE PROJECT WORK; FINDING THE RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of San Antonio (the “City”) intends to construct the Seeling Channel Phase III Project as part of its 2017-2022 Bond Program; and

WHEREAS, the City’s Seeling Channel Phase III Project will require the adjustment and replacement of certain water and sewer facilities (the “project work”) of the San Antonio Water System (the “System”); and

WHEREAS, the City has received a bid for the project work from Sundt Construction, Inc. and this bidder has been determined to be the lowest responsible bidder; and

WHEREAS, System funds in an amount not to exceed $1,170,726.15 are required for the project work; and

WHEREAS, the amount of $1,170,726.15 is available from the Project Fund for the project work; and

WHEREAS, the San Antonio Water System Board of Trustees desires (i) to approve the expenditure of funds in an amount not to exceed $1,170,726.15 for the adjustment and replacement of water and sewer facilities by the City of San Antonio in connection with the Seeling Channel Phase III Project, (ii) to approve and make available an amount not to exceed $1,170,726.15 from the Project Fund to reimburse the City of San Antonio for the project work, and (iii) to authorize the President/Chief Executive Officer or his duly appointed designee to pay an amount not to exceed $1,170,726.15 to the City of San Antonio for the project work; now, therefore:
BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:

1. That the expenditure of funds in an amount not to exceed $1,170,726.15 for the adjustment and replacement of water and sewer facilities by the City in connection with the Seeling Channel Phase III Project is hereby approved.

2. That an amount not to exceed $1,170,726.15 to reimburse the City for the project work costs is hereby made available and is to be expended from the Project Fund.

3. That the President/Chief Executive Officer or his duly appointed designee is hereby authorized to pay the City an amount not to exceed $1,170,726.15 for the adjustment and replacement of water and sewer facilities by the City in connection with the Seeling Channel Phase III Project.

4. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public, and that public notice of the time, place and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.

5. If any part, section, paragraph, sentence, phrase, or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.

6. This resolution becomes effective immediately upon its passage.

PASSED AND APPROVED this 1st day of September, 2020.

______________________________
Jelynne LeBlanc Burley, Chairwoman

ATTEST:

______________________________
Amy Hardberger, Secretary
TO: San Antonio Water System Board of Trustees

FROM: Gail A. Hamrick-Pigg, P.E., Director, Pipelines, and Andrea L.H. Beymer, P.E., Vice President, Engineering and Construction

THROUGH: Robert R. Puente, President/Chief Executive Officer

SUBJECT: AUTHORIZATION TO REIMBURSE THE CITY OF SAN ANTONIO IN CONNECTION WITH THE WEST GERALD AVENUE: NEW LAREDO HIGHWAY TO SOMERSET ROAD PROJECT

Board Action Date: September 1, 2020

SUMMARY AND RECOMMENDATION:

The attached resolution authorizes the President/Chief Executive Officer to reimburse the City of San Antonio (the “City”) an amount not to exceed $403,910.10 for the joint construction of water and sewer facility adjustments and replacements in connection with the West Gerald Avenue: New Laredo Highway to Somerset Road Project.

- This project is a City Capital Improvement Program project included in the Excess Funds 2012-2017 Bond Program. The City proposes to reconstruct the roadway with curbs, sidewalks, driveways, drainage and other improvements in the project area illustrated on the attached maps. The City’s improvement work is estimated to cost $887,788.50.

- Due to the street and drainage improvements within the West Gerald Avenue: New Laredo Highway to Somerset Road Project limits, the existing water mains require adjustment to avoid conflict with the City’s improvements.

- The existing sewer mains within the West Gerald Avenue: New Laredo Highway to Somerset Road Project limits require adjustment to avoid conflict with the City’s improvements.

- The water work will consist of the adjustment of approximately 393 feet of 2-inch through 6-inch water mains.

- The sewer work will consist of the adjustment of approximately 906 feet of 8-inch through 12-inch sewer mains.

Staff recommends that the Board approve this resolution.
Reimbursement to the City of San Antonio

West Gerald Avenue: New Laredo Highway to Somerset Road Project

FINANCIAL IMPACT:

The Project Fund will finance this expenditure included in the CY 2020 Capital Improvement Program. The water work is included in the Water Delivery Core Business, Governmental - Water Category, and Governmental Water Replacements budget line item. The amount is $168,820.30 for water work. The job number is 18-5036.

The sewer work is included in the Wastewater Core Business, Governmental - Wastewater Category, and Governmental Wastewater Replacements budget line item. The amount is $235,089.80 for sewer work. The job number is 18-5531.

SUPPLEMENTARY COMMENTS:

The City received eight bids for this project on June 30, 2020. The lowest qualified, responsive bidder for this project is Pronto Sandblasting & Coating & Oil-field Services Co., Inc., a local, MBE-Hispanic contractor. City Council approved the construction contract on August 13, 2020 and construction is expected to begin September, 2020. Time allowed for total construction is 150 calendar days. The request for reimbursement is requested after City Council approves the award of the construction contract to ensure that the contract is awarded, to determine which contractor was awarded the project, to give the System’s staff time to review the bids and establish the reimbursement amount based on the awarded bid.

Attachments:
1. Project Area Map
2. Project Site Map
SAN ANTONIO WATER SYSTEM
PROJECT AREA MAP
ATTACHMENT I

WEST GERALD AVENUE: NEW LAREDO HIGHWAY TO SOMERSET ROAD

LEGEND

★ Project Location

EDWARDS AQUIFER RECHARGE ZONE
WEST GERALD AVENUE: NEW LAREDO HIGHWAY TO SOMERSET ROAD

LEGEND

PROJECT LIMITS
RESOLUTION NO.

OF THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES APPROVING THE EXPENDITURE OF FUNDS IN AN AMOUNT NOT TO EXCEED $403,910.10 FOR THE ADJUSTMENT OF WATER AND SEWER FACILITIES BY THE CITY OF SAN ANTONIO IN CONNECTION WITH THE WEST GERALD AVENUE: NEW LAREDO HIGHWAY TO SOMERSET ROAD PROJECT; APPROVING AN AMOUNT NOT TO EXCEED $403,910.10 BE MADE AVAILABLE AND EXPENDED FROM THE PROJECT FUND FOR THE PROJECT WORK; AUTHORIZING THE PRESIDENT/CHIEF EXECUTIVE OFFICER OR HIS DULY APPOINTED DESIGNEE TO PAY TO THE CITY OF SAN ANTONIO AN AMOUNT NOT TO EXCEED $403,910.10 FOR THE PROJECT WORK; FINDING THE RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of San Antonio (the “City”) intends to construct the West Gerald Avenue: New Laredo Highway to Somerset Road Project as part of its Capital Improvement Program; and

WHEREAS, the City’s West Gerald Avenue: New Laredo Highway to Somerset Road Project will require the adjustment of certain water and sewer facilities (the “project work”) of the San Antonio Water System (the “System”); and

WHEREAS, the City has received a bid for the project work from Pronto Sandblasting & Coating & Oil-field Services Co., Inc., and this bidder has been determined to be the lowest responsible bidder; and

WHEREAS, System funds in an amount not to exceed $403,910.10 are required for the project work; and

WHEREAS, the amount of $403,910.10 is available from the Project Fund for the project work; and

WHEREAS, the San Antonio Water System Board of Trustees desires (i) to approve the expenditure of funds in an amount not to exceed $403,910.10 for the adjustment of water and sewer facilities by the City of San Antonio in connection with the West Gerald Avenue: New Laredo Highway to Somerset Road Project, (ii) to approve and make available an amount not to exceed $403,910.10 from the Project Fund to reimburse the City of San Antonio for the project work; and
work, and (iii) to authorize the President/Chief Executive Officer or his duly appointed designee to pay an amount not to exceed $403,910.10 to the City of San Antonio for the project work; now, therefore:

BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:

1. That the expenditure of funds in an amount not to exceed $403,910.10 for the adjustment of water and sewer facilities by the City in connection with the West Gerald Avenue: New Laredo Highway to Somerset Road Project is hereby approved.

2. That an amount not to exceed $403,910.10 to reimburse the City for the project work costs is hereby made available and is to be expended from the Project Fund.

3. That the President/Chief Executive Officer or his duly appointed designee is hereby authorized to pay the City an amount not to exceed $403,910.10 for the adjustment of water and sewer facilities by the City in connection with the West Gerald Avenue: New Laredo Highway to Somerset Road Project.

4. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public, and that public notice of the time, place and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.

5. If any part, section, paragraph, sentence, phrase, or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.

6. This resolution becomes effective immediately upon its passage.

PASSED AND APPROVED this 1st day of September, 2020.

Jelynne LeBlanc Burley, Chairwoman

ATTEST:

Amy Hardberger, Secretary
AGENDA ITEM NO. 20

TO:    San Antonio Water System Board of Trustees
FROM:  Gail A. Hamrick-Pigg, P.E., Director, Pipelines, and Andrea L.H. Beymer, P.E., Vice President, Engineering and Construction
THROUGH: Robert R. Puente, President/Chief Executive Officer

SUBJECT: APPROVING AN INTERLOCAL AGREEMENT AND AUTHORIZING EXPENDITURES TO THE CITY OF BALCONES HEIGHTS IN CONNECTION WITH THE VIVIAN LANE: RONALD LANE TO GENTLEMAN ROAD PROJECT

Board Action Date: September 1, 2020

SUMMARY AND RECOMMENDATION:

The attached resolution authorizes the President/Chief Executive Officer to execute an Interlocal Agreement with the City of Balcones Heights (the “City”) and authorizes expenditures to the City in an amount not to exceed $201,572.46 for the joint construction of water facility replacements in connection with the Vivian Lane: Ronald Lane to Gentleman Road Project.

- The City proposes to construct street, drainage and sewer improvements in the area illustrated on the attached maps. The City’s improvement work is estimated to cost $691,622.77.

- Due to the proposed construction of the street and drainage improvements for the Vivian Lane: Ronald Lane to Gentleman Road Project, the existing water facilities require replacement to meet current San Antonio Water System (the “System”) standards.

- There is no System sewer work on this project. The sewer located within the project limits and surrounding streets is owned and maintained by the City and will be replaced per the City’s current standards.

- The water replacement work will consist of replacing approximately 832 feet of 8-inch water main.

- The City approved the bid of E-Z Bel Construction, LLC for construction of this project on June 18, 2020. As part of the joint bidding, advanced approval for funding and for the execution of an Interlocal Agreement is required by the City prior to issuing a notice to proceed on construction.

- Funds, as determined by the amount bid, will be transferred to City following the execution of the Interlocal Agreement.
Approval of an Interlocal Agreement and Authorization for Expenditures of Funds to the City of Balcones Heights for Vivian Lane: Ronald Lane to Gentleman Road Project

Staff recommends that the Board approve this resolution.

**FINANCIAL IMPACT:**

The Project Fund will finance this expenditure included in the CY 2020 Capital Improvement Program. The water work is included in the Water Delivery Core Business, Governmental – Water Category, and Governmental Water Replacements budget line item. The amount is $201,572.46 for water work. The job number is 19-5035.

Attachments:
1. Project Area Map
2. Project Site Map
SAN ANTONIO WATER SYSTEM
PROJECT SITE MAP
ATTACHMENT II

VIVIAN LANE: RONALD LANE TO GENTLEMAN ROAD

LEGEND

PROJECT LIMITS
RESOLUTION NO.

OF THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES APPROVING AN INTERLOCAL AGREEMENT WITH THE CITY OF BALCONES HEIGHTS AND AUTHORIZING THE PRESIDENT/CHIEF EXECUTIVE OFFICER OR HIS DULY APPOINTED DESIGNEE TO EXECUTE THE INTERLOCAL AGREEMENT FOR THE REPLACEMENT OF WATER FACILITIES BY THE CITY OF BALCONES HEIGHTS IN CONNECTION WITH THE VIVIAN LANE: RONALD LANE TO GENTLEMAN ROAD PROJECT; AUTHORIZING THE EXPENDITURE OF FUNDS IN AN AMOUNT NOT TO EXCEED $201,572.46 FOR THE SYSTEM’S SHARE OF THE PROJECT WORK; FINDING THE RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Balcones Heights (the “City”) proposes to construct the Vivian Lane: Ronald Lane to Gentleman Road Project; and

WHEREAS, the Vivian Lane: Ronald Lane to Gentleman Road Project will require the replacement of certain water facilities (the “project work”) of the San Antonio Water System (the “System”); and

WHEREAS, to increase the efficiency and effectiveness of local governments the City has requested that the System execute an Interlocal Agreement and pay for the System’s share of the project work costs; and

WHEREAS, System funds in an amount not to exceed $201,572.46 are required for the project work; and

WHEREAS, the amount of $201,572.46 is available from the Project Fund for the project work; and

WHEREAS, the San Antonio Water System Board of Trustees desires (i) to approve an Interlocal Agreement with the City for the replacement of water facilities by the City in connection with the Vivian Lane: Ronald Lane to Gentleman Road Project and to authorize the President/Chief Executive Officer or his duly appointed designee to execute the Interlocal Agreement, and (ii) to authorize the expenditure of funds in an amount not to exceed $201,572.46 for the System’s share of the project work; now, therefore:
BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF
TRUSTEES:

1. That an Interlocal Agreement with the City substantially in the form of the agreement
attached hereto is hereby approved and the President/Chief Executive Officer or his duly appointed
designee is hereby authorized to execute the Interlocal Agreement with the City in connection with
the Vivian Lane: Ronald Lane to Gentleman Road Project.

2. That the expenditure of funds in an amount not to exceed $201,572.46 for the replacement
of water facilities by the City in connection with the Vivian Lane: Ronald Lane to Gentleman Road
Project is hereby approved.

3. It is officially found, determined and declared that the meeting at which this resolution is
adopted was open to the public, and that public notice of the time, place, and subject matter of the
public business to be conducted at such meeting, including this resolution, was given to all as
required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.

4. If any part, section, paragraph, sentence, phrase or word of this resolution is for any reason
held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon
any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective,
the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted
without the portion held to be unconstitutional, illegal, invalid, or ineffective.

5. This resolution becomes effective immediately upon its passage.

PASSED AND APPROVED this 1st day of September, 2020.

Jelynne LeBlanc Burley, Chairwoman

ATTEST:

Amy Hardberger, Secretary
This Interlocal Agreement is made and entered into this _____ day of ____________, 2020, by and between the CITY OF BALCONES HEIGHTS, a political subdivision of the State of Texas (“CITY”), and SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES, a political subdivision of the State of Texas (“SAWS”) (also, individually, a “Party” or, collectively, the “Parties), pursuant to the Interlocal Cooperation Act, Chapter 791 of the Government Code.

PURPOSE

1.01 The purpose of this Agreement is to facilitate the CITY’s improvement of the Vivian Lane: Ronald Lane to Gentleman Road (the “Project”) by including certain necessary SAWS replacement in CITY’s Specifications for the Project, thus assuring the coordination of CITY’s road and drainage improvements with SAWS’s replacements.

SERVICES

2.01 CITY agrees to include in the City Specifications for the Project the plans and specifications for SAWS Water Job No. 19-5035 (the “SAWS Work”) which SAWS shall prepare and deliver to CITY and is incorporated by reference herein, and to contract for the performance of the SAWS Work.

2.02 Immediately after tabulating all of the bids received for the Project, CITY will notify SAWS in writing of the name of the contractor selected by CITY for the Project (the “Contractor”) and the bid amount (the “Original Bid”) for the SAWS Work.

2.03 CITY agrees to use its best efforts to enforce all of its rights and remedies against the Contractor for the SAWS Work.

2.04 CITY agrees to allow SAWS access to the Project site to (i) inspect and witness testing of the SAWS Work and to determine if the SAWS Work is in conformity with the plans, specifications and special provisions applicable thereto and is in good working order, and (ii) verify all quantities used in connection with the SAWS Work.

FEE

3.01 CITY acknowledges that SAWS has provided the CITY with two signed copies of this Interlocal Agreement. CITY will return one fully executed original to SAWS upon CITY’s approval. Additionally, CITY acknowledges that SAWS has conditionally delivered to CITY good and sufficient funds (the “Funds”) for the bid amount (See Exhibit A) plus fifteen percent (15%) contingency. Any and all control and beneficial use of the funds by the CITY, will be contingent on SAWS receiving a fully executed original of this Interlocal Agreement from the
CITY.

3.02 For materials and construction used in the SAWS Work, SAWS agrees to pay to CITY the amount of Two Hundred One Thousand, Five Hundred Seventy-Two Dollars and Forty-Six Cents ($201,572.46), which includes the Original Bid amount and a fifteen percent (15%) contingency.

3.03 If the cost of performing the SAWS Work exceeds the Original Bid, the following provisions shall apply:

(a) Costs exceed Original Bid but do not exceed the Original Bid plus fifteen percent (15%) contingency. Once CITY receives notice from the Contractor that additional funds will be needed for SAWS Work, CITY will notify SAWS in writing of the change order. Unless SAWS objects within five (5) business days of receipt of the written notification of the change order, CITY will proceed with SAWS Work and utilize the contingency amount for payment to the Contractor.

(b) Change Orders. If change orders are requested by SAWS or required for SAWS Work under this Agreement, SAWS will make a change order request and SAWS staff or SAWS’s Consultant shall prepare the change order. If CITY requires a change order that affects the SAWS Work, the change order will be submitted to SAWS staff for approval. SAWS staff agrees to use good faith efforts to respond to change orders within five (5) business days after SAWS staff’s receipt of request, or such additional period of time as may be reasonably necessary under the circumstances based on the complexity of the change order. In no event will SAWS’s deliberative process be allowed to jeopardize CITY’s timely completion of CITY’s Project, as determined by CITY. SAWS staff is under no obligation to approve any change orders, and in no event shall SAWS be responsible for costs or expenses under change orders that are not approved by SAWS staff. In the event that SAWS does not approve a change order arising under this provision, SAWS shall provide a detailed written justification for that disapproval to CITY’s designated representative.

(c) If a change order results in total costs exceeding the amount stated in §3.02, CITY will send copies of invoices covering the additional amounts authorized by a change order approved in writing and signed by authorized SAWS staff, and SAWS shall pay CITY the additional amounts in the approved change order within thirty (30) days, unless further time is required for Board action to appropriate funds. A change order under §3.03(c) approved in writing and signed by authorized SAWS staff shall, upon the Board action to appropriate the funds for the change order, have the automatic effect of amending §3.02 to increase the total amount in §3.02 by the total change order amount.

(d) A change order that results in total costs reducing the amount stated in §3.02 and that is approved in writing and signed by authorized SAWS staff shall have the automatic effect of amending §3.02 to decrease the total amount in §3.02 by the total change order amount.
3.04 If the cost of performing the SAWS Work is less than the amount actually paid by SAWS for SAWS Work under this Agreement, CITY agrees to refund the overpayment to SAWS within thirty (30) days of determination of same.

3.05. After City’s final recapitulation with the contractor, City will refund SAWS for Funds previously paid but unused.

3.06 The Parties acknowledge that the financial commitments stated in this Agreement are independent of the necessary operating and maintenance expenses that are SAWS’s responsibilities.

SAWS’S RESPONSIBILITY

4.01 SAWS agrees to accept full responsibility for inspection and acceptance of work performed as the SAWS Work.

4.02 Following Substantial Completion of SAWS Work, SAWS shall be responsible for all costs associated with operating and maintaining SAWS Work. Substantial Completion is the date, certified by CITY, City’s design professional and SAWS (including SAWS design professional) that the contractor has reached that stage of completion when SAWS and CITY accept use of SAWS Work for its intended purposes.

ENTIRE AGREEMENT

5.01 This Agreement, along with the specifications for the SAWS Work, supersedes any and all other agreements, either oral or in writing, and no other agreement, statement, or promise relating to the subject matter of this Agreement that is not contained herein shall be valid or binding.

ATTORNEY’S FEES

6.01 If any action at law or in equity is brought to enforce or interpret the provisions of this Agreement, each party shall be responsible for its respective attorneys’ fees, irrespective of any other relief to which the prevailing Party may be entitled.

TEXAS LAW TO APPLY

7.01 This Agreement is performable in City, Texas and the validity of any of its terms or provisions, as well as the rights and duties of the Parties, shall be governed by the laws of the State of Texas.

SEVERABILITY

8.01 If any one or more of the provisions contained in the Agreement is for any reason be held
to be invalid, illegal, or unenforceable in any respect, that invalidity, illegality, or unenforceability
will not affect any other provision and this Agreement will be construed as if the invalid, illegal,
or unenforceable provision had never been contained herein.

AMENDMENT

9.01 No amendment, supplementation, modification, or alteration of the terms hereof will be
binding unless it is in writing, dated subsequent to the date hereof and duly executed by the Parties.

THIRD PARTY BENEFICIARY

10.01 SAWS shall be considered a third party beneficiary under CITY’s contract for the Project;
provided, however, that prior to final completion of the work under the contract for the Project,
SAWS shall not enforce any remedies against the Contractor without the prior written consent of
CITY, which consent may be withheld if CITY reasonably believes that enforcement would have
an adverse effect on final completion of the Project. Prior to final completion of the work under
the contract for the Project, CITY shall cooperate in the prosecution of any action against the
Contractor, to the extent consistent with the terms of the Project Contract Documents, which
SAWS may reasonably determine to be necessary to undertake in connection with the SAWS
Work done by the Contractor or its subcontractors.

INDEMNIFICATION

11.01 CITY agrees to include SAWS in the list of parties being indemnified by the CITY
contractors under contract documents, so that SAWS receives the benefit of all indemnities under
the contract documents.

INSURANCE

12.01 In all contracts entered into by CITY for SAWS Work, City shall include provisions
reflecting:

(a) With regard to insurance coverage during the construction phase of the Project, CITY
shall require all consultants, contractors, subcontractors and suppliers to maintain
insurance coverage limits that are sufficient to compensate CITY and SAWS for their
respective interests in the Project with regard to any liability a third party may have due
to the services, equipment, or materials provided for construction of the Project. SAWS
shall be named additional insured on Project related policies naming CITY as an
additional insured. CITY shall provide SAWS’s Designated Representative with copies
of the completed Certificates of Insurance which Certificates shall be completed by an
agent authorized to bind the named underwriters and their companies to the coverage
limits and termination provisions shown thereon. SAWS reserves the right to review the
insurance requirements during the effective period of this Agreement, and any extension
or renewal hereof, and to modify insurance coverage and limits when deemed necessary
and prudent by SAWS’s Risk Manager based upon changes in statutory law or court decisions. If SAWS requests a coverage modification which results in an increased cost, SAWS shall be responsible for the increased cost and CITY shall have no obligation to request a coverage modification until SAWS submits payment to cover the increased cost. CITY will not allow any modifications to the insurance coverage through which SAWS may incur increased risks.

(b) CITY shall require all contractors and service providers to maintain statutory worker’s compensation insurance for all of their employees with a waiver of subrogation in favor of CITY and SAWS.

(c) CITY will require the consultants, contractors, and any subcontractors to provide all statutorily-required payment and performance bonds at no additional cost to the Parties. On services for which performance bonds are not statutorily required, CITY shall determine whether to require performance bonds.
CURRENT REVENUES

13.01 In accordance with Section 791.011(d)(3) of the Texas Government Code, the party paying for the performance of governmental functions or services, if any, must make those payments from current revenues available to the paying party.

EXECUTED IN DUPLICATE ORIGINALS, EACH OF WHICH WILL HAVE FULL FORCE AND EFFECT ON THIS ________ DAY OF ______________________, 2020.

CITY OF BALCONES HEIGHTS

By: ______________________
Suzanne de Leon
Mayor

Date: ______________________

SAN ANTONIO WATER SYSTEM

By: ______________________
Robert R. Puente
President/Chief Executive Officer

Date: ______________________
### Exhibit “A”
**Bid Amount and Funds Committed by SAWS**

<table>
<thead>
<tr>
<th>Cost Category</th>
<th>Total</th>
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<tbody>
<tr>
<td>Water Main Replacement $^1$</td>
<td>$175,280.40</td>
</tr>
<tr>
<td>Contingency (15% of Construction)</td>
<td>$26,292.06</td>
</tr>
<tr>
<td><strong>Total SAWS Contribution =</strong></td>
<td><strong>$201,572.46</strong></td>
</tr>
</tbody>
</table>

1. Approx. 832 LF of 8-inch PVC Water Pipe
TO: San Antonio Water System Board of Trustees

FROM: Bruce A. Haby, Manager, Corporate Real Estate, and Nancy Belinsky, Vice President and General Counsel

THROUGH: Robert R. Puente, President/Chief Executive Officer

SUBJECT: AUTHORIZATION TO EXPEND FUNDS IN THE AMOUNT OF $590,000.00 BEING THE SPECIAL COMMISSIONERS AWARD IN LITIGATION FOR THE ACQUISITION OF A 1.547 ACRE PERMANENT SEWER EASEMENT AND A 0.971 ACRE TEMPORARY CONSTRUCTION EASEMENT FOR THE E-4 BULVERDE AREA SEWER CAPACITY RELIEF AND STORAGE AT LOOP 1604 PROJECT

Board Action Date: September 1, 2020

SUMMARY AND RECOMMENDATION:

The attached resolution authorizes the expenditure of funds in the amount of $590,000.00 to the Registry of the Court in Cause No. 2020-ED-0031 in Probate Court No. 1 of Bexar County, Texas in connection with the condemnation of a 1.547 acre permanent sewer easement and a 0.971 acre temporary construction easement (collectively, the “Easements”) required for the E-4 Bulverde Area Sewer Capacity Relief and Storage at Loop 1604 Project (the “Project”).

- The San Antonio Water System (the “System”) requires the acquisition of the Easements, located in San Antonio, Bexar County, Texas, owned by David Neal Pape, Jeffery Pape, Rose Eleanor Pape and Grady Christian Pape (the “Owners”), for the construction of the Project.

- The Project was declared a public necessity and the use of eminent domain was authorized by the Board by Resolution No. 19-056 on February 12, 2019, and by Ordinance No. 2019-04-18-0322 of the City of San Antonio (the “City”) on April 18, 2019.

- System staff attempted to acquire the Easements needed by negotiation, the negotiations were not successful and it became necessary that the City of San Antonio acting by and through the System acquire the needed Easements by condemnation.

- The System filed Cause No. 2020-ED-0031, styled City of San Antonio, acting by and through the San Antonio Water System, Condemnor, v. David Neal Pape, Jeffery Pape, Rose Eleanor Pape and Grady Christian Pape in the Probate Court No. 1, Bexar County, to acquire the Easements from the Owners.
On July 21, 2020, the Special Commissioners in the above captioned case rendered a damage award of $590,000.00 (the “Award”). At the hearing, SAWS’ appraiser, Lynn Eckmann of Eckmann Groll Inc., rendered an opinion of value of the Easements at $448,000.00, and the Owners’ appraiser rendered an opinion of value of the Easements at $716,670.00.

The System desires to authorize staff to pay funds in the amount of $590,000.00 to the Registry of the Court, allowing the System to obtain possession of the Easements, and further authorizing System’s legal counsel to take all necessary action to prosecute and conclude the case.

Staff recommends that the Board approve this resolution.

FINANCIAL IMPACT:

The Project Fund will incur the acquisition costs and possible legal fees associated with the acquisition of the land rights necessary for this project. Funding for these land rights are found in the 2020 Capital Improvement Program, Wastewater Core Business, Main Replacement - Sewer Category.
RESOLUTION NO.

OF THE SAN ANTONIO WATER SYSTEM (THE “SYSTEM”) BOARD OF TRUSTEES AUTHORIZING EXPENDITURES IN THE AMOUNT OF $590,000.00 BEING THE SPECIAL COMMISSIONERS AWARD IN CONDEMNATION LITIGATION BETWEEN THE SYSTEM AND DAVID NEAL PAPE, JEFFERY PAPE, ROSE ELEANOR PAPE AND GRADY CHRISTIAN PAPE (THE “OWNERS”) FOR A 1.547 ACRE PERMANENT SEWER EASEMENT AND 0.971 ACRE TEMPORARY CONSTRUCTION EASEMENT (THE “EASEMENTS”) FOR THE E-4 BULVERDE AREA SEWER CAPACITY RELIEF AND STORAGE AT LOOP 1604 PROJECT (THE “PROJECT”); AUTHORIZING EXPENDITURES FROM THE PROJECT FUND IN THE AMOUNT OF $590,000.00; AUTHORIZING THE SYSTEM’S LEGAL COUNSEL TO TAKE ALL NECESSARY ACTION TO PROSECUTE THE CASE TO A FINAL JUDGMENT; FINDING THE RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Project was declared a public necessity by the System’s Board by Resolution No. 19-056 on February 12, 2019, and use of eminent domain was authorized by Ordinance No. 2019-04-18-0322 of the City of San Antonio on April 18, 2019; and

WHEREAS, the System requires the acquisition of the Easements from the Owners for the construction of a sewer line for the Project; and

WHEREAS, although it was the System’s desire to acquire the Easements by negotiation, the negotiations were not successful and it became necessary that the City of San Antonio acting by and through the System acquire the needed Easements by condemnation; and

WHEREAS, the System filed Cause No. 2020-ED-0031, styled City of San Antonio, acting by and through the San Antonio Water System, Condemnor, v. David Neal Pape, Jeffery Pape, Rose Eleanor Pape and Grady Christian Pape, Condemnees; in the Probate Court No. 1, Bexar County, Texas (the “Case”) to acquire from the Owners the Easements described in Attachment I attached to this Resolution; and

WHEREAS, on July 21, 2020 the Special Commissioners in the above captioned case rendered a damage award of $590,000.00 (the “Award”) attached hereto as Attachment I; and
WHEREAS, the San Antonio Water System Board of Trustees desires to (i) authorize the expenditure and availability from the Project Fund in the amount of $590,000.00, being the Award, (ii) authorize the deposit of the Award into the Registry of the Court in order to obtain possession of the Easements, and (iii) authorize the System’s Legal Counsel to continue to prosecute the litigation; now therefore:

BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:

1. That the expenditure from the Project Fund in the amount of $590,000.00, being the amount of the Award, is hereby made available and authorized.

2. That the amount of the Award, is hereby authorized to be deposited into the Registry of the Court in order for the System to obtain possession of the Easements.

3. That the System’s Legal Counsel is hereby authorized to continue to prosecute the litigation, and to take any necessary or advisable action in connection therewith.

4. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public, and that published notice of the time, place, and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended. Title 5, Chapter 551, Government Code.

5. If any part, section, paragraph, sentence, phrase, word of this resolution is for any reason held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.

6. This resolution becomes effective immediately upon its passage.

PASSED AND APPROVED this 1st day of September, 2020.

__________________________
Jelynne LeBlanc Burley, Chairwoman

ATTEST:

__________________________
Amy Hardberger, Secretary

Attachments:
I. Special Commissioners Award
II. Aerial Map
ATTACHMENT I

CAUSE NO. 2020ED0031

The CITY OF SAN ANTONIO, TEXAS, acting by and through the SAN ANTONIO WATER SYSTEM,

v.

DAVID NEAL PAPE, JEFFERY PAPE, ROSE ELEANOR PAPE, and GRADY CHRISTIAN PAPE,

Condemnees. §

IN PROBATE COURT NO. 1

BEXAR COUNTY, TEXAS

CONDEMNATION PROCEEDING

AWARD OF SPECIAL COMMISSIONERS

On this 21st day of July 2020, at 10:00 a.m., via video conference on ZOOM, the above-styled cause came on to be heard before the undersigned, three disinterested real property owners residing in Bexar County, Texas, heretofore appointed as Special Commissioners by the Judge of this Court to assess just compensation in this condemnation proceeding, and came Condemnor, City of San Antonio, Texas, acting by and through the San Antonio Water System, ("SAWS" or "Condemnor") represented by counsel, having announced ready, and Condemnee, David Neal Pape,

☐ not appearing
☐ having appeared in person
☐ having appeared represented by counsel, announcing ready;

Condemnee, Jeffery Pape,

☐ not appearing
☐ having appeared in person
☐ having appeared represented by counsel, announcing ready;

60192377.DOCX

Accepted on: 7/23/2020 11:
Condemn, Rose Eleanor Pape,

☐ not appearing
☐ having appeared in person
☒ having appeared represented by counsel, announcing ready; and

Condemn, Grady Christian Pape,

☐ not appearing
☐ having appeared in person
☒ having appeared represented by counsel, announcing ready.

I.

On May 8, 2020, SAWS filed its Original Petition in Condemnation ("Petition") and, upon the facts and for the purposes stated therein, SAWS seeks to condemn certain property interests in and to property situated in Bexar County, Texas, as described in said Petition, which is attached hereto as Exhibit "A," and incorporated herein for all purposes.

II.

The Judge of this Court appointed Christa Lenk, Jaime Mathis, and Bruce Mery, three disinterested real property owners residing in Bexar County, Texas, as Special Commissioners to assess the damages caused by the condemnation of said property and property rights.

III.

The Special Commissioners are duly qualified as such, each having taken the oath, prescribed by law, to assess damages fairly, impartially, and according to the law.

IV.

The Special Commissioners designated and appointed July 21, 2020 at 10:00 a.m., via ZOOM, as the date and method for hearing SAWS' Original Petition in Condemnation.
V.

The Special Commissioners issued written notice of such date, time and method of the hearing, and Condemnees received notice of said hearing.

VI.

That on July 21, 2020, at 10:00 a.m., via ZOOM, along with the parties and interested persons as noted herein, and the Special Commissioners proceeded to hear evidence as to the just compensation that will be paid to the owner by reason of the condemnation of the property and, after hearing and considering such evidence, the Special Commissioners did find and determine and accordingly assess adequate compensation to be paid by Condemnor for this condemnation according to the rules of just compensation as set forth in TEX. PROP. CODE ANN. § 21.042 in the total amount of five hundred ninety thousand and 00/100 dollars ($590,000.00) to Condemnees, as their interest may appear.

The costs of this proceeding are adjudged against SAWS.

Rendered this 21st day of July 2020.

/s/ Christa Lenk
Christa Lenk

/s/ Jaime Mathis
Jaime Mathis

/s/ Bruce Mery
Bruce Mery

SPECIAL COMMISSIONERS
The costs which have accrued to date are as follows:

Fees due Special Commissioners as set by the Court.

No. of Hours: 1 $1750 to Christa Lenk.
No. of Hours: 1 $1760 to Jaime Mathis.
No. of Hours: 1 $1750 to Bruce Mery.

The foregoing decision and Award was filed with me this ___ day of

______________________ 2020.

AUG 6 2020

PRESIDING JUDGE

CLERK OF THE COURT: COPIES OF THE NOTICE OF EMINENT DOMAIN AWARD SHOULD BE MAILED BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED TO THE FOLLOWING:

A.A. Jack Ross, IV
Ross Molina Oliveros, P.C.
4118 Pond Hill Road, Ste. 100
San Antonio, Texas 78231
Attorney for Condemnor,
City of San Antonio, Texas, acting
By and through the San Antonio Water System

Corbin L. Snow, III
The Snow Law Firm
3707 N. St. Mary's Street, Suite 100
San Antonio, Texas 78212
Attorney for Condemnees,
David Neal Pape, Jeffery Pape, Rose Eleanor Pape,
and Grady Christian Pape
The CITY OF SAN ANTONIO, TEXAS, acting by and through the SAN ANTONIO WATER SYSTEM, §

Condemnor, §

v. §

DAVID NEAL PAPE, JEFFERY PAPE, §
ROSE ELEANOR PAPE, and GRADY §
CHRISTIAN PAPE, §

Condemnees. §

IN PROBATE COURT NO. 1

BEXAR COUNTY, TEXAS

CONDEMNOR’S ORIGINAL PETITION IN CONDEMNATION

TO THE HONORABLE JUDGE OF SAID COURT:

The City of San Antonio, Texas, acting by and through the San Antonio Water System ("SAWS" or "Condemnor"), files this Original Petition in Condemnation to acquire interests in property owned by Condemnees located in Bexar County, Texas, as further described in the attached Exhibit A (the "Property") to expand and improve sewer services, and would respectfully show the Court the following:

A. Discovery Control Plan

1. Upon completion of the administrative phase of this case, discovery is intended to be conducted under a Level 3 Discovery Control Plan pursuant to Texas Rule of Civil Procedure 190.4.

B. Jurisdiction and Venue

2. This is an eminent domain proceeding under Texas Property Code Chapter 21. Pursuant to Texas Government Code § 25.0173, jurisdiction for such matters lies with the Probate Courts of Bexar County. Venue is proper under Texas Property Code § 21.013 since the Property is in Bexar County, Texas.
C. Parties

3. Condemnor is the City of San Antonio, acting by and through its utility, the San Antonio Water System. The City of San Antonio is a Texas municipal corporation and home-rule city pursuant to the Constitution and the laws of the State of Texas. Pursuant to Texas Local Government Code Chapter 251, the City has the power of eminent domain for a public use to acquire property to provide, enlarge or improve a sewage system, including sewage collection, drainage, treatment, disposal, and emptying facilities. The City of San Antonio consolidated all its water, wastewater and water reuse systems, functions and activities into one city agency known as the San Antonio Water System. SAWS’s principal offices are located at 2800 U.S. Hwy 281 North, San Antonio, Texas 78298-2449.

4. Condemnee David Neal Pape owns an interest in the Property and may be served with Notice of Hearing at 2637 Pebble Valley, San Antonio, Texas 78232, or wherever he may be found, and through his attorney, Corbin L. Snow, at 3707 N. St. Mary’s Street, Ste. 100, San Antonio, Texas 78212.

5. Condemnee Jeffery Pape owns an interest in the Property and may be served with Notice of Hearing at 407 Colorado Drive, Cedar Creek, Texas 78612, or wherever he may be found, and through his attorney, Corbin L. Snow, at 3707 N. St. Mary’s Street, Ste. 100, San Antonio, Texas 78212.

6. Condemnee Rose Eleanor Pape owns an interest in the Property and may be served with Notice of Hearing at 17189 Classen Road, San Antonio, Texas 78247, or wherever she may be found, and through her attorney, Corbin L. Snow, at 3707 N. St. Mary’s Street, Ste. 100, San Antonio, Texas 78212.

7. Condemnee Grady Christian Pape owns an interest in the Property and may be served with Notice of Hearing at 4635 Rader Pass, San Antonio, Texas 78247, or wherever he may be found, and through his attorney, Corbin L. Snow, at 3707 N. St. Mary’s Street, Ste. 100, San Antonio, Texas 78212.

8. The above-named condemnees are collectively referred to herein as “Condemnees.”
9. Condemnor reserves the right to add any additional parties who may subsequently appear to possess an interest in the Property.

D. Public Use and Necessity

10. The City Council of the City of San Antonio (the “City Council”) has found and determined that a public use and necessity exists for expanding and operating the SAWS system through the E-4 Bulverde Area Sewer Capacity Relief and Storage at Loop 1604 Project (the “Project”). The City Council has further determined that it is necessary to acquire permanent and temporary easements and rights-of-way on, over, upon, under, through, and across the Property. Accordingly, the City Council of the City of San Antonio, at a duly noticed public meeting by a record vote, authorized SAWS to acquire the Permanent Easement and Temporary Easement on the Property by negotiation or condemnation.

E. Property Rights Sought

11. Under its power of eminent domain established by Texas Local Government Code Chapter 251, and pursuant to Texas Property Code Chapter 21 and all other applicable laws, Condemnor seeks to acquire by this condemnation proceeding the property rights and interests described below.

12. Condemnor seeks to acquire by condemnation a 1.547-acre Permanent Easement, as depicted and described in the attached Exhibit A, which is incorporated herein, in, under, and through the Property to construct, reconstruct, realign, inspect, patrol, maintain, operate, repair, add, remove, and replace sewer lines and facilities and appurtenances thereto.

13. Condemnor also seeks to acquire a 0.971-acre Temporary Easement, as depicted and described in the attached Exhibit B, which is incorporated herein. The Temporary Easement will be over, across, and upon the Property for constructing (including any uses necessary to install any pipes, facilities, and related appurtenances), storing, and staging of materials or equipment as part of installing the sewer lines, facilities, and appurtenances. Condemnor further seeks the right to prohibit any building or other obstruction to be placed on the Temporary Easement until it expires. After construction is completed, Condemnor will remove all surplus material from the Temporary Easement and restore it as nearly as possible to the condition that existed before construction.
began. The Temporary Easement will expire the sooner of: (1) end of construction and restoration; or (2) three years. After the Temporary Easement expires, it will revert to Condemnees free and clear of any right, title, or interest in Condemnor.

14. The Permanent Easement is for Condemnor’s use and benefit as described herein, together with all necessary appurtenances in, under, on, over and through the Permanent Easement. The Permanent Easement and Condemnor’s rights thereunder shall be perpetual in nature and shall be fully assignable.

15. Condemnor seeks to acquire a right of ingress and egress over the Permanent Easement and the Temporary Easement (while in effect) for the purpose of constructing, reconstructing, realigning, inspecting, patrolling, maintaining, operating, repairing, adding and removing lines, facilities and appurtenances.

16. Condemnor shall have the right to remove from the Permanent Easement and Temporary Easement (while in effect) all trees and other obstructions that in Condemnor’s judgment, might endanger interfere with the exercise of Condemnor’s rights set forth herein.

17. Condemnor shall have the right to prohibit Condemnees, and their legal representatives, heirs, executors, and assigns from placing buildings or structures of any kind on the Temporary Easement (while in effect) or Permanent Easement.

18. Condemnor shall have the right to prohibit Condemnees and their legal representatives, heirs, executors, and assigns from changing the grade of the Permanent Easement by more than two feet without Condemnor’s prior written consent. The removal or correction of such grade change made without Condemnor’s consent shall be made at Condemnees’ expense.

F. Rights Retained by Condemnees

19. Condemnees shall have the right to use all or any part of the Permanent Easement for any purpose that does not damage, destroy, injure, and/or interfere with Condemnor’s use of the Permanent Easement for the Project. Condemnees may construct sidewalks, parking lots, and other hardscaping and landscaping within the Permanent Easement. If during construction activities Condemnor, including its contractors or subcontractors, damages any sidewalks, parking
lots, or other hardscaping or landscaping activities on the Permanent Easement, Condemnor shall restore same as nearly as reasonably practicable to its prior condition.

20. Condemnees shall retain all oil, gas and other mineral rights in, on, and under the Permanent Easement, if any, but Condemnees shall not be permitted to drill or operate equipment to remove the minerals on the Permanent Easement. Condemnees may extract the oil, gas, and other minerals from under the Permanent Easement by directional drilling and other means if Condemnor’s use of the Permanent Easement is not disturbed.

21. Condemnees shall retain all subsurface water rights under the Permanent Easement, including all appurtenant water rights, but shall not have any right to explore, develop, drill, or produce these water rights from the surface of the Permanent Easement. Condemnees may extract the subsurface water from under the Permanent Easement by directional drilling or other means if Condemnor’s use of the Permanent Easement is not disturbed.

22. Condemnees shall retain the right to always, including during initial construction and future maintenance activities on the Permanent Easement, have ingress and egress over and across at least a portion of the Permanent Easement, such that Condemnees retain the right to continuous access to the remainder of Condemnees’ Property.

23. As stated in Texas Property Code § 21.023, Condemnees or Condemnees’ heirs, executors, or assigns may be entitled to: (1) repurchase the Property under Subchapter E of Chapter 21 of the Texas Property Code; or (2) request from Condemnor certain information relating to the use of the Permanent Easement and any actual progress made toward that use. Should Condemnees repurchase the Permanent Easement pursuant to Texas Property Code, Chapter 21, Subchapter E, the repurchase price will be the price paid to Condemnees by Condemnor at the time Condemnor acquired the Permanent Easement through eminent domain.

G. Negotiations

24. Condemnor mailed a landowner’s bill of rights statement to Condemnees as required by Texas Property Code § 21.0112. Condemnor also made a bona fide offer to acquire the property rights referenced herein from Condemnees voluntarily, as required by Texas Property Code § 21.0113. Condemnees did not accept the bona fide offer made by Condemnor. Therefore,
Condemnor and Condemnees are unable to agree on damages, and further negotiations with Condemnees would have been futile.

25. Accordingly, all conditions precedent to instituting this condemnation proceeding have occurred or have been performed.

H. Prayer for Relief

WHEREFORE, PREMISES CONSIDERED, Condemnor, the City of San Antonio, Texas, acting by and through the San Antonio Water System, prays for the following:

- That three disinterested real property owners residing in Bexar County, Texas be appointed as Special Commissioners to assess the damages, if any, to Condemnees' property interest, as required by law;

- That two disinterested real property owners residing in Bexar County, Texas be appointed as Alternate Special Commissioners who, upon the unavailability of any Special Commissioner, whether due to being struck or otherwise, shall, in the order in which such Alternate Special Commissioners are appointed, take the place and perform the duties of the unavailable Special Commissioner;

- That the Court specify in the order appointing Special Commissioners that the reasonable period during which a party may strike one (1) of the Special Commissioners is fourteen (14) calendar days after appointment;

- That the Special Commissioners so appointed set a date and time for hearing;

- That Condemnees be notified of the hearing;

- That at said hearing, the Special Commissioners assess the value of the property interests belonging to Condemnees that are sought to be condemned, and assess damages, if any, to Condemnees' land by the acquisition and use of the property rights;

- That the Court enter judgment vesting in Condemnor, and its successors and assigns, the aforesaid property rights;
That upon payment into the Court’s registry of the amount awarded by the Special Commissioners, Condemnor have a Writ of Possession issued on its behalf and any other process necessary to enforce the judgment of condemnation, if necessary and as provided by law;

That Condemnor recover its costs of these proceedings; and

For all such other and further relief, both general and special, at law and in equity, to which Condemnor may be justly entitled.

Respectfully submitted,

ROSS MOLINA OLIVEROS, P.C.

/s/ A.A. Jack Ross, IV
A.A. Jack Ross, IV
State Bar No. 17283940
E-mail: jross@rmolawfirm.com
David R. Oliveros
State Bar No. 24058026
E-mail: doliveros@rmolawfirm.com
Douglas Daffin
State Bar No. 24109782
E-mail: ddaffin@rmolawfirm.com
4118 Pond Hill Rd., Suite 100
San Antonio, Texas 78231
Tel: (210) 249-3200
Fax: (210) 428-6379
Attorneys for Condemnor

CERTIFICATE OF MAILING

Counsel certifies that Condemnor will mail a copy of this petition by first class and certified mail, return-receipt requested, to all Condemnees whose addresses are listed in Section C, above.

/s/ A.A. Jack Ross, IV
A.A. Jack Ross, IV
PROJECT NAME: E-4 BULVERDE AREA SEWER CAPACITY RELIEF AND STORAGE AT 1604
PARCEL NUMBER: P19-175A

METES AND BOUNDS DESCRIPTION
FOR A
1.547 ACRE (67,401 SQUARE FEET)
VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT

A 1.547 acre, or 67,401 square feet more or less, easement located on a called 328.5612 acre tract
of land described in deed to David Neal Pape, Jeffrey Pape, Rose Eleanor Pape, and Grady
Christian Pape recorded in Volume 18375, Page 309 of the Official Public Records of Bexar
County, Texas, out of the Jacob Goll Survey No. 395, Abstract No. 297, Country Block 4967 and
out of the M. M. Seay Survey No. 340, Abstract 911, County Block 4966, now all in New City
Block 17365 of the City of San Antonio, Bexar County, Texas. Said 1.547 acre easement being
more fully described as follows, with bearings based on the Texas Coordinate System established
for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch
2010.00;

COMMENCING: At a found ½" iron rod with a yellow cap marked “Pape Dawson” at an angle
point of Lot 901, Block 31, New City Block 17365 of the BMP/NRP Market
Development MPCD Subdivision recorded in Volume 9711, Page 22 of the
Deed and Plat Records of Bexar County, Texas, from which the southwest
corner of said Lot 901 and the east right-of-way line of Bulverde Road, a
variable width public right-of-way, recorded in Volume 9674, Page 200 of the
said Deed and Plat Records, bears a bearing and distance of N 52°34'02" W,
43.95 feet;

THENCE: N 82°24'42" E, with the south line of said Lot 901, a distance of 46.71 feet to a
the POINT OF BEGINNING of the herein described easement;

THENCE: Continuing with the south line of said Lot 901 and Lot 6, Block 31, of the said
BMP/NRP Market Development MPCD Subdivision, the following bearings
and distances:

N 82°24'42" E, a distance of 13.22 feet to a found ½" iron rod;
Northeasterly, along a tangent curve to the right, said curve having a radius of
743.00 feet, a central angle of 12°18'05", a chord bearing and distance of
N 88°33'44" E, 159.21 feet, for an arc length of 159.52 feet to a found ½" iron
rod with a cap marked “MBC”;
S 85°17'14" E, a distance of 100.00 feet to a found ½" iron rod with a cap
marked “MBC”;

Page 1 of 2
Northeasternly, along a tangent curve to the left, said curve having a radius of 1457.00 feet, a central angle of 21°44'54" a chord bearing and distance of N 83°50'19" E, 549.74 feet, for an arc length of 553.05 feet to a found ½" iron rod with a cap marked "MBC";

N 72°57'52" E, at a distance of 335.72 feet passing the southeast corner of said Lot 6, the southwest corner of Lot 11, Block 31 of the Bulverde Marketplace Development MPCD Subdivision recorded in Volume 9714, Page 84 of the said Deed and Plat Records, and continuing, with the south line of said Lot 11 for a total a distance of 368.66 feet to a point;

THENCE: Departing the south line of said Lot 11, over and across said 328.5612 acre tract, the following bearings and distances:

S 17°02'08" E, a distance of 50.00 feet to a point;
S 72°58'01" W, a distance of 512.04 feet to a point;
S 83°50'24" W, a distance of 286.84 feet to a point;
N 85°17'14" W, a distance of 280.76 feet to a point;
S 86°48'05" W, a distance of 104.06 feet to a point;
S 37°27'14" W, a distance of 123.41 feet to a point;
S 82°27'14" W, a distance of 20.20 feet to a point, on the east right-of-way line of said Bulverde Road;

THENCE: N 07°34'08" W, with the east right-of-way line of said Bulverde Road, a distance of 50.49 feet to a point;

THENCE: N 37°27'14" E, departing the east right-of-way line of said Bulverde Road, over and across said 328.5612 acre tract, a distance of 122.63 feet to the POINT OF BEGINNING and containing 1.547 acres in the City of San Antonio, Bexar County, Texas. Said easement tract being described in conjunction with an exhibit prepared under job number 11134-40 by Pape-Dawson Engineers, Inc.
Exhibit "B"

PROJECT NAME: E-4 BULVERDE AREA SEWER CAPACITY RELIEF AND STORAGE AT 1 604

PARCEL NUMBER: P19-1758T

LEGEND:

- DOR: DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPP: OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DOR: DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- PR: PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR: FOUND 1/2" IRON ROD

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 11134-40 BY PAPE-DAWSON ENGINEERS, INC.

LINE TABLE

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<td>L12</td>
<td>N86°48′05″W</td>
<td>104.06′</td>
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<tr>
<td>L13</td>
<td>S85°17′14″E</td>
<td>280.78′</td>
</tr>
<tr>
<td>L14</td>
<td>N83°50′24″E</td>
<td>286.84′</td>
</tr>
<tr>
<td>L15</td>
<td>N72°58′01″E</td>
<td>512.04′</td>
</tr>
<tr>
<td>L16</td>
<td>N17°02′08″W</td>
<td>50.00′</td>
</tr>
</tbody>
</table>

SCALE: 1″ = 100′

LOT 6
BLOCK 31
NCB 17385
BMP/MARKET DEVELOPMENT MPOCD
(VOL. 9711, PG. 22 D.P.R.)

LOT 11
BLOCK 31
NCB 17365
BULVERDE MARKETPLACE DEVELOPMENT MPOCD
(VOL. 9714, PG. 84 D.P.R.)

VAR. WLAN PRIVATE DRAINAGE EASEMENT
(VOL. 9711, PG. 22 D.P.R.)

VAR. WLAN ELECTRIC EASEMENT
(VOL. 10173, PG. 1533 D.P.R.)

P.O.B.
P.O.C.
FD. LK (MPOCD)

M.M. SEAY SURVEY NO. 340
ABSTRACT 911
COUNTY BLOCK 4966
N.C.B. 17365

EXHIBIT FOR A
0.971 ACRE (42,288 SQUARE FEET)
30-FOOT TEMPORARY CONSTRUCTION EASEMENT
A 0.971 ACRE, OR 42,288 SQUARE FEET MORE OR LESS, EASEMENT LOCATED ON A CALLED 328.5612 ACRE TRACT OF LAND DESCRIBED IN DEED TO DAVID NEAL PAPE, JEFFREY PAPE, ROSE ELEANOR PAPE, AND GRADY CHRISTIAN PAPE RECORDED IN VOLUME 18375, PAGE 309 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JACOB GOLL SURVEY NO. 395, ABSTRACT NO. 287, COUNTRY BLOCK 4957 AND OUT OF THE M.M. SEAY SURVEY NO. 340, ABSTRACT 911, COUNTY BLOCK 4956, NOW ALL IN NEW CITY BLOCK 17365 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

0.971 OF AN ACRE
(42,288 SQUARE FEET MORE OR LESS)

JULY 2019
REVISED: AUGUST 2, 2019
JOB No. 11134-40
PROJECT NAME: E-4 BULVERDE AREA SEWER CAPACITY RELIEF AND STORAGE AT 1604
PARCEL NUMBER: P19-1758T

METES AND BOUNDS DESCRIPTION
FOR A
0.971 ACRE (42,288 SQUARE FEET)
30-FOOT TEMPORARY CONSTRUCTION EASEMENT

A 0.971 of an acre, or 42,288 square feet more or less, easement located on a called 328.5612 acre
tract of land described in deed to David Neal Pape, Jeffrey Pape, Rose Eleanor Pape, and Grady
Christian Pape recorded in Volume 18375, Page 309 of the Official Public Records of Bexar
County, Texas, out of the Jacob Goll Survey No. 395, Abstract No. 297, Country Block 4967 and
out of the M. M. Seay Survey No. 340, Abstract 911, County Block 4966, now all in New City
Block 17365 of the City of San Antonio, Bexar County, Texas. Said 0.971 of an acre easement
being more fully described as follows, with bearings based on the Texas Coordinate System
established for the South Central Zone from the North American Datum of 1983 NAD 83
(NA2011) epoch 2010.00;

COMMENCING: At a found ½" iron rod with a cap marked “MBC” at the southwest corner of
Lot 11, Block 31 of the Bulverde Marketplace Development MPCD Subdivision recorded in Volume 9714, Page 84 of the Deed and Plat Records of Bexar County, Texas and at the southeast corner of Lot 6, Block 31 of the BMP/NRP Market Development MPCD Subdivision recorded in Volume 9711, Page 22 of the said Deed and Plat Records;

THENCE: N 72°57'52" E, with the south line of said Lot 11, a distance of 32.94 feet to the
POINT OF BEGINNING;

THENCE: N 72°57'52" E, continuing with the south line of said Lot 11, a distance of 30.00
feet to a point;

THENCE: Departing the south line of said Lot 11, over and across said 328.5612 acre tract,
the following bearings and distances:
S 17°02'08" E, a distance of 80.00 feet to a point;
S 72°58'01" W, a distance of 544.90 feet to a point;
S 83°50'24" W, a distance of 292.55 feet to a point;
N 85°17'14" W, a distance of 281.54 feet to a point;
S 86°48'05" W, a distance of 88.21 feet to a point;
S 37°27'14" W, a distance of 122.05 feet to a point;
S 82°27'14" W, a distance of 32.63 feet to a point, on the east right-of-way line of Bulverde Road, a variable width right-of-way;

THENCE:
N 07°32'46" W, with the east right-of-way line of said Bulverde Road, a distance of 30.00 feet to a point;

THENCE:
Departing the east right-of-way line of said Bulverde Road, over and across said 328.5612 acre tract, the following bearings and distances:
N 82°27'14" E, a distance of 20.20 feet to a point;
N 37°27'14" E, a distance of 123.41 feet to a point;
N 86°48'05" E, a distance of 104.06 feet to a point;
S 85°17'14" E, a distance of 280.76 feet to a point;
N 83°50'24" E, a distance of 286.84 feet to a point;
N 72°58'01" E a distance of 512.04 feet to a point;
N 17°02'08" W, a distance of 50.00 feet to the POINT OF BEGINNING and containing 0.971 of an acre in the City of San Antonio, Bexar County, Texas. Said easement tract being described in conjunction with an exhibit prepared under job number 11134-40 by Pape-Dawson Engineers, Inc.
TO: San Antonio Water System Board of Trustees

FROM: Bruce A. Haby, Manager, Corporate Real Estate, and Nancy Belinsky, Vice President and General Counsel

THROUGH: Robert R. Puente, President/Chief Executive Officer

SUBJECT: AUTHORIZATION TO PURCHASE A PERMANENT SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT FOR THE SUN VALLEY REROUTE PROJECT

Board Action Date: September 1, 2020

SUMMARY AND RECOMMENDATION:

The attached resolution authorizes the purchase of a permanent sewer easement containing approximately 0.211 acres and a temporary construction easement containing approximately 0.176 acres (collectively, the “Easements”) for the Sun Valley Reroute Project (the “Project”) and authorizes the expenditure of $56,200.00 for the Easements.

- The Project will address mains in need of repair due to condition assessment within the San Antonio Water System’s (the “System”) sewershed infrastructure and is necessary to comply with the United States Environmental Protection Agency Consent Decree. The Project will install approximately 811 feet of 8-inch sewer main within Sun Valley Elementary School located near SW Loop 410 and Sun Valley Drive.

- The System requires the acquisition of real property, being the Easements, which traverses overland on the Southwest Independent School Districts, Sun Valley Elementary School property, located along the west side of Interstate Loop 410, San Antonio, Bexar County, Texas for the construction of the Project.

- The property on which the Easements are located is known as the Sun Valley Elementary School and is owned by the Southwest Independent School District No. 015-912 (the “Owner”).

- The value of $56,200.00 for the Easements was established by an appraisal from Eckmann Groll, Inc.
• This Project is part of the work required by San Antonio's agreement with the U.S. EPA to address mains in need of repair due to condition assessment within the System’s sewershed infrastructure across the city.

Staff recommends that the Board approve this resolution.

FINANCIAL IMPACT:

The Project Fund will incur the acquisition costs associated with the acquisition of the land rights necessary for this Project. Funding for these land rights are found in the CY 2020 Capital Improvement Program, Wastewater Core Business, Main Replacements Category. The total amount is $56,200.00 for the acquisition of the Easements.
RESOLUTION NO.

OF THE SAN ANTONIO WATER SYSTEM (THE “SYSTEM”) BOARD OF TRUSTEES APPROVING THE ACQUISITION OF A PERMANENT SEWER EASEMENT BEING APPROXIMATELY 0.211 ACRES AND A TEMPORARY CONSTRUCTION EASEMENT BEING APPROXIMATELY 0.176 ACRES (COLLECTIVELY, THE “EASEMENTS”) FROM SOUTHWEST INDEPENDENT SCHOOL DISTRICT NO. 015-912, FOR THE SUN VALLEY REROUTE PROJECT (THE “PROJECT”) IN AN AMOUNT NOT TO EXCEED $56,200.00; FINDING THE RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the System has determined that acquisition of the Easements, being depicted in Attachment I and more particularly described in Attachment II, both attached hereto and incorporated herein for all purposes, is necessary for the Project; and

WHEREAS, the property on which the Easements are located is owned by Southwest Independent School District No. 015-912 (the “Owner”); and

WHEREAS, the Owner has agreed to grant the Easements to the System for the sum of $56,200.00; and

WHEREAS, funds in an amount not to exceed $56,200.00 are available in the Project Fund for the purchase of the Easements; and

WHEREAS, the San Antonio Water System Board of Trustees desires to (i) approve the acquisition of the Easements for the Project, and (ii) authorize the expenditure of funds in an amount not to exceed $56,200.00 for the acquisition of the Easements; now, therefore:

BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:

1. That the acquisition of the Easements for the Project is hereby approved.

2. That the expenditure from the Project Fund in the CY 2020 Capital Improvement Program, Wastewater Core Business, Main Replacement Category budget in a total amount not to exceed $56,200.00 for the acquisition of the Easements are hereby approved, made available and is to be expended from the Project Fund.

3. That the President/Chief Executive Officer or his duly appointed designee is hereby authorized to effectuate the acquisition of the Easements, and to pay an amount not to exceed
$56,200.00 to the Owner (or any other party shown on a title report or commitment as having an interest in the real property) for the acquisition of the Easements.

4. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public, and that public notice of the time, place and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.

5. If any part, section, paragraph, sentence, phrase or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.

6. This resolution becomes effective immediately upon its passage.

PASSED AND APPROVED this 1st day of September, 2020.

______________________________
Jelynne LeBlanc Burley, Chairwoman

ATTEST:

______________________________
Amy Hardberger, Secretary

Attachments:
I. Aerial Map
II. Permanent and Temporary Easements
NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER ’S LICENSE NUMBER.

PERMANENT EASEMENT – SEWER

STATE OF TEXAS §
COUNTY OF BEXAR §

THAT, SOUTHWEST INDEPENDENT SCHOOL DISTRICT NO. 015-912, hereinafter referred to as “Grantor”, whether one or more, for and in consideration in the amount of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, to Grantor in hand paid by the SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES, Bexar County, Texas, has given, granted, sold, conveyed, and dedicated, and by these presents, does give, grant, sell, convey, and dedicate unto the CITY OF SAN ANTONIO, a Texas Municipal Corporation for the use, benefit and control of the said SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES, herein referred to as “Grantee”, as such and their successors in office appointed by the City Council of the said City of San Antonio as provided in Ordinance No. 75686, adopted at a regular meeting of said council, April 30, 1992, and subject to the terms and provisions of said ordinance, an easement to construct, reconstruct, realign, inspect, patrol, maintain, operate, repair, add, remove and replace sewer lines and facilities, and appurtenances thereto, in, on, over and through the lands located in Bexar County, Texas as follows:

P20-042
Being 0.211 acre of land (9,215 sq. ft.) out of Lot 19, Block 83, New City Block 15173, Sun Valley Elementary School Subdivision, San Antonio, Bexar County, Texas, recorded in Volume 9519, Page 124, Deed and Plat Records of Bexar County, Texas, said 0.211 acre (9,215 sq. ft.) tract and being more particularly described and depicted in Exhibits “A” and “B” attached hereto and made a part hereof;

The area described and depicted Exhibits “A” and “B” are collectively referred to herein as the “Easement Area”.

For the purpose of using said Easement Area for any and all things necessary for the construction, reconstruction, realignment, inspection, patrol, maintenance, operation, repair, addition, removal and/or replacement of the lines, facilities and appurtenances to be placed within the above described permanent Easement Area. The Grantee expressly agrees that it will remove from said land all surplus material and will, except for the presence of any at-grade and above ground facilities and appurtenances constructed by Grantee, cause said land to be left as nearly as possible in the condition as it existed prior to the construction of said improvements.
Together with the right of ingress and egress over said Easement Area and over Grantor’s adjoining lands for the purpose of constructing, reconstructing, realigning inspecting, patrolling, maintaining, operating, repairing, adding and removing said lines, facilities and appurtenances; the right to relocate said lines, facilities and appurtenances within said Easement Area; the right to remove from said lands all trees and parts thereof, or other obstructions, which may interfere with the exercise of the rights granted hereunder; and the right of exercise of all other rights hereby granted; and Grantor expressly covenants and agrees for itself, its legal representatives, successors and/or assigns, that (i) no building or structure of any kind will be placed on said Easement Area and that removal of any building or structure placed on said Easement Area shall be at Grantor expense and (ii) Grantor will not change, or cause to be changed, the grade of the Easement Area, by fill or excavation, by more than two (2) feet without the prior written consent of Grantee, and that the removal and/or correction of such grade change made without Grantee’s consent shall be at Grantor expense.

TO HAVE AND TO HOLD the above described easement and rights unto the said Grantee, its successors and assigns, until the use of said easement shall be abandoned.

And Grantor does hereby bind itself, its legal representatives, successors and/or assigns to warrant and forever defend all and singular the above described easement and rights unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This Easement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

Signature on following page
EXECUTED effective this __________ day of __________, 2020.

SOUTHWEST INDEPENDENT SCHOOL DISTRICT

By: ____________________________
Name: __________________________
Title: __________________________

STATE OF TEXAS §
COUNTY OF __________ §

This instrument was acknowledged before me on this ______ day of __________, 2020, by ______________________ (Name), ______________________ (Title), on behalf of SOUTHWEST INDEPENDENT SCHOOL DISTRICT.

Notary Public, State of Texas
Project Name: San Antonio Water System
Sun Valley Sewer Project
Parcel No.: P20-042
Job No.: 19-4532

Page 1 of 4

Field Notes
for a 0.211 Acre (9,215 Sq. Ft.)
Permanent Sanitary Sewer Easement

Being 0.211 acre of land (9,215 sq. ft.) out of Lot 19, Block 83, New City Block 15173, Sun Valley Elementary School Subdivision, San Antonio, Bexar County, Texas, recorded in Volume 9519, Page 124, Deed and Plat Records of Bexar County, Texas; said 0.211 acre (9,215 sq. ft.) tract being more particularly described as follows:

BEGINNING at a set PK Nail located on the common line between said Lot 19 and the termination of the Hallie Spirit right-of-way; said PK Nail being N 70°28'09" E, 91.97 feet along the common line between said Lot 19 and Hallie Heights Subdivision Phase – 2B, T.I.F., San Antonio, Bexar County, Texas, recorded in Volume 9568, Page 101, Deed and Plat Records of Bexar County, Texas, from a found wood fence corner being the southwest corner of the said Lot 19 and the northwest corner of Lot 1, Block 91, New City Block 15171, said Hallie Heights Subdivision Phase – 2B, T.I.F.;

Thence N 19°22'38" W, 4.42 feet departing said Hallie Spirit termination right-of-way line to a set PK Nail being at an angle point for the tract herein described;

Thence N 53°07'38" W, 159.00 feet to a set Chiseled Point on concrete located on the northeasterly line of an existing 14 foot Gas, Electric, & Cable Television Easement recorded in the said Sun Valley Elementary School Subdivision; said Chiseled Point being an angle point for the tract herein described;

Thence N 19°31'51" W, 391.18 feet along said easement to a set PK Nail being an angle point for the tract herein described;

Thence N 41°49'22" E, 84.84 feet departing said northeasterly easement line to a set 1/2 inch iron pin being an angle point for the tract herein described;

Thence N 19°21'52" W, 128.44 feet to a set 1/2 inch iron pin located on the common line between said Lot 19 and of a 1.929 acre tract of land recorded in Volume 7893; Page 1706, Official Public Records of Real Property of Bexar County, Texas; said iron pin being the northwest corner of the tract herein described;

Thence N 70°28'09" E, 12.00 feet along the said common line to a set 1/2 inch iron pin being the northeast corner of the tract herein described;
Thence S 19°21'52" E, 135.57 feet departing said common line to a set 1/2 inch iron pin being an angle point for the tract herein described;

Thence S 41°49'22" W, 84.82 feet to a set PK Nail being an angle point for the tract herein described;

Thence S 19°31'51" E, 380.44 feet to a set Chiseled Point on concrete being an angle point for the tract herein described;

Thence S 53°07'38" E, 159.02 feet partially along the southwest line of an existing Variable Width Water Easement recorded in Volume 10834, Page 681, Official Public Records of Real Property of Bexar County, Texas to a set Chiseled Point on concrete being an angle point for said Variable Width Water Easement and for the tract herein described;

Thence S 19°22'38" E, 8.03 feet along said southwest easement line to a point located on the common line between said Lot 19 and the termination of Hallie Spirit right-of-way;

Thence S 70°28'09" W, 12.00 feet along said common line, to the POINT OF BEGINNING and containing 0.211 acre (9,215 sq. ft.) of land, more or less.

"Not a Boundary Survey"

Victor Mendez, Jr.
Registered Professional Land Surveyor No. 6056
TBPLS FIRM #100423-00
February 26, 2020
NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER 'S LICENSE NUMBER.

TEMPORARY CONSTRUCTION EASEMENT - SEWER

STATE OF TEXAS §

COUNTY OF BEXAR §

THAT, SOUTHWEST INDEPENDENT SCHOOL DISTRICT NO. 015-912, hereinafter referred to as "GRANTOR", for and in consideration in the amount of TEN DOLLARS ($10.00), and other valuable consideration the receipt and sufficiency of which is hereby acknowledged, to GRANTOR in hand paid by the SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES, Bexar County, Texas, has GIVEN, GRANTED, SOLD, CONVEYED, and DEDICATED, and by these presents, does GIVE, GRANT, SELL, CONVEY, and DEDICATE unto the CITY OF SAN ANTONIO, a Municipal Corporation for the use, benefit and control of the said SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES, herein referred to as “Grantee”, as such and their successors in office appointed by the City Council of the said City of San Antonio as provided in Ordinance No. 75686, adopted at a regular meeting of said council, April 30, 1992 and subject to the terms and provisions of said ordinance, an easement over, across and upon the following described lands, for construction, storage and staging of materials and/or equipment for installation of sewer lines, facilities and appurtenances thereto:

P20-042T
Being 0.176 acre of land (7,679 sq. ft.) out of Lot 19, Block 83, New City Block 15173, Sun Valley Elementary School Subdivision, San Antonio, Bexar County, Texas, recorded in Volume 9519, Page 124, Deed and Plat Records of Bexar County, Texas, said 0.176 acre (7,679 sq. ft.) tract being more particularly described and depicted in Exhibits "A" and "B" attached hereto and made a part hereof;

The area described and depicted in Exhibits “A” and “B” are collectively referred to herein as the “Easement Area”.

For the purpose of using the said temporary construction easement area for any and all things necessary for the construction of the aforesaid sewer lines, facilities and appurtenances. In further consideration of this grant, said GRANTEE expressly agrees that it will remove from said land all surplus material and will cause said land to be left as nearly as possible in its condition as it existed prior to the construction of said improvements. The temporary construction easement shall expire at the completion of construction of the aforesaid improvements, demobilization and restoration work.

Together with the right of ingress and egress over said temporary construction easement area; and GRANTOR expressly covenants and agrees for itself, its legal representatives, successors and/or
assigns, that, during the term of this temporary construction easement, no building or other obstruction of any kind will be placed by or for GRANTOR or its legal representatives, successors and/or assigns, within said temporary construction easement area.

TO HAVE AND TO HOLD the above described easement and rights unto the said GRANTEE, its successors and assigns, until the expiration of this temporary construction easement according to its terms.

And GRANTOR does hereby bind itself, its legal representatives, successors and/or assigns to warrant and forever defend all and singular the above described easement and rights unto the said GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

(Signatures on following page)
EXECUTED effective this _____________ day of ________________, 2020.

SOUTHWEST INDEPENDENT
SCHOOL DISTRICT

By: _____________________________
Name: ___________________________
Title: ___________________________
Field Notes
for a 0.176 Acre (7,679 Sq. Ft.)
Temporary Construction Easement

Being 0.176 acre of land (7,679 sq. ft.) out of Lot 19, Block 83, New City Block 15173, Sun Valley Elementary School Subdivision, San Antonio, Bexar County, Texas, recorded in Volume 9519, Page 124, Deed and Plat Records of Bexar County, Texas; said 0.176 acre (7,679 sq. ft.) tract being more particularly described as follows:

BEGINNING at a set PK Nail located on the common line between said Lot 19 and the termination of the Hallie Spirit right-of-way; said PK Nail being N 70°28'09" E, 81.97 feet along the common line between said Lot 19 and Hallie Heights Subdivision Phase – 2B, T.I.F., San Antonio, Bexar County, Texas, recorded in Volume 9568, Page 101, Deed and Plat Records of Bexar County, Texas, from a found wood fence corner being the southwest corner of the said Lot 19 and the northwest corner of Lot 1, Block 91, New City Block 15171, said Hallie Heights Subdivision Phase – 2B, T.I.F.;

Thence N 19°22'38" W, 1.42 feet departing said Hallie Spirit termination right-of-way line to a set PK Nail being at an angle point for the tract herein described;

Thence N 53°07'38" W, 158.98 feet to a set 1/2 inch iron pin being at an angle point for the tract herein described;

Thence N 19°31'51" W, 400.13 feet to a set 1/2 inch iron pin being at an angle point for the tract herein described;

Thence N 41°49'22" E, 84.86 feet to a set 1/2 inch iron pin being an angle point for the tract herein described;

Thence N 19°21'52" W, 122.50 feet to a set 1/2 inch iron pin located on the common line between said Lot 19 and of a 1.929 acre tract of land recorded in Volume 7893, Page 1706, Official Public Records of Real Property of Bexar County, Texas; said iron pin being the northwest corner of the tract herein described;

Thence N 70°28'09" E, 10.00 feet along the said common line to a set 1/2 inch iron pin being the northeast corner of the tract herein described;

Thence S 19°21'52" E, 128.44 feet departing said common line to a set 1/2 inch iron pin being an angle point for the tract herein described;
Thence S 41°49'22" W, 84.84 feet to a set PK Nail located on the northeast line of an existing 14 foot Gas, Electric, and Cable Television Easement recorded in said Sun Valley Elementary School Subdivision; said PK Nail being an angle point for the tract herein described;

Thence S 19°31'51" E, 391.18 feet along said northeast easement line to a set Chiseled Point in concrete being an angle point for the tract herein described;

Thence S 53°07'38" E, 159.00 feet departing said easement line to a set PK Nail being an angle point for the tract herein described;

Thence S 19°22'38" E, 4.42 feet to a set PK Nail located on the common line between said Lot 19 and the termination of Hallie Spirit right-of-way;

Thence S 70°28'09" W, 10.00 feet along said common line to the POINT OF BEGINNING and containing 0.176 acre (7,679 sq. ft.) of land, more or less.

"Not a Boundary Survey"

Victor Mendez, Jr.
Registered Professional Land Surveyor No. 6056
TBPLS FIRM #100423-00
February 26, 2020
TO:  San Antonio Water System Board of Trustees

FROM:  Bruce A. Haby, Manager, Corporate Real Estate, and Nancy Belinsky, Vice President and General Counsel, and Donovan S. Burton, Vice President, Water Resources and Governmental Relations

THROUGH:  Robert R. Puente, President/Chief Executive Officer

SUBJECT:  AUTHORIZATION TO EXECUTE A TWELVE-MONTH LEASE RENEWAL ADDENDUM BETWEEN THE SAN ANTONIO WATER SYSTEM AND THE TEXAS MEDICAL ASSOCIATION

Board Action Date:  September 1, 2020

SUMMARY AND RECOMMENDATION:

The attached resolution authorizes the President/Chief Executive Officer or his duly appointed designee to execute a lease renewal addendum (the “Lease Renewal”) between the San Antonio Water System (SAWS) and the Texas Medical Association extending the term of SAWS’ current lease for a period of twelve months at the Texas Medical Association Office Building in Austin, Texas.

- On September 4, 2009, SAWS executed an Office Building Lease Agreement (the “Lease”) with the Texas Medical Association, and have exercised numerous extensions through past eleven years. The current Lease will expire on September 30, 2020.

- SAWS desires to execute a Lease Renewal Addendum for office space at the Texas Medical Association Building for continuing the legislative and regulatory agency support for SAWS.

- The basic Lease Renewal terms are as follows:
  - Building: 401 W. 15th Street, Suite 985, Austin, Texas 78701
  - Leased Premises: Approximately 1,163 sq. ft. of rental area
  - Monthly Base Rent: $25.00/sf ($2,422.92/mo.)
  - Monthly Tenant Parking: $150.00 (two unreserved parking spaces @ $75 ea.)
  - Monthly Operating Expense: $18.50/sf ($1,792.96/mo.)
  - Term: Twelve months, expiring September 30, 2021
• The annual base rental amount will be $29,075.04, in addition to the annual rental rate of $1,800.00 for tenant parking and the annual pro rata share of operating expenses is anticipated not to exceed $21,515.52.

<table>
<thead>
<tr>
<th>Twelve Month Estimated Total</th>
<th>$52,390.56</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/1/2020 to 9/30/2021</td>
<td></td>
</tr>
</tbody>
</table>

• Based on estimated base rent, tenant parking and pro rata operating expense increases for a twelve-month term of the Lease Renewal, the total amount would not exceed $52,390.56.

• The Lease Renewal provides for two optional additional twelve month terms, the exercise of which shall be subject to further Board authorization.

Staff recommends that the Board approve this resolution.

**FINANCIAL IMPACT:**

The sum of $52,390.56 over the twelve-month term. Expenditures authorized from the System Fund (Company: 1000, Accounting Unit: 5002600, Account Code: 511211).
RESOLUTION NO.

OF THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES AUTHORIZING THE PRESIDENT/CHIEF EXECUTIVE OFFICER OR HIS DULY APPOINTED DESIGNEE TO EXECUTE A LEASE RENEWAL ADDENDUM (THE “LEASE RENEWAL”) BETWEEN THE SAN ANTONIO WATER SYSTEM AND THE TEXAS MEDICAL ASSOCIATION FOR A TWELVE-MONTH RENEWAL TERM, AT THE TEXAS MEDICAL ASSOCIATION BUILDING FOR APPROXIMATELY 1,163 SF OF OFFICE SPACE LOCATED AT 401 W. 15TH STREET, SUITE 985, AUSTIN, TEXAS (THE “PREMISES”) IN A TOTAL RENT AMOUNT NOT TO EXCEED THE SUM OF $52,390.56; AUTHORIZING THE PRESIDENT/CHIEF EXECUTIVE OFFICER OR HIS DULY APPOINTED DESIGNEE TO EXECUTE THE RENEWAL ADDENDUM, AND TO PAY THE TOTAL AMOUNT NOT TO EXCEED $52,390.56 DURING THE LEASE RENEWAL TERM OF THE LEASE TO TEXAS MEDICAL ASSOCIATION OR SUCCESSOR OR ASSIGNS; FINDING THIS RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the San Antonio Water System Board of Trustees on September 4, 2009, executed a three-year Office Building Lease Agreement (the “Lease”) through Resolution No. 09-242, with the exercise of renewal options authorized by San Antonio Water System Board of Trustees through Resolution No. 12-380 and Resolution No. 14-227, for office space at the Texas Medical Association Building; and

WHEREAS, the 1,163 square foot leased property (the “Premises”) has been used to continue the legislative and regulatory agency support for the San Antonio Water System (the “System”); and

WHEREAS, the current Lease will be expiring September 30, 2020, and the System desires to continue to use the Premises for said purposes and execute this twelve-month Lease Renewal, which contains options to renew for two additional twelve-month terms; and

WHEREAS, a total amount not to exceed $52,390.56 is available in the System Fund for the twelve-month term; and

WHEREAS, the exercise of the two additional twelve-month options in the Lease Renewal shall be subject to further Board authorization; and
WHEREAS, the San Antonio Water System Board of Trustees desires to (i) authorize the President/Chief Executive Officer or his duly appointed designee to execute the Lease Renewal in substantially the form attached hereto as Attachment I, providing for a twelve-month term and two additional twelve-month terms with the Texas Medical Association for the Premises, for a total amount not to exceed $52,390.56 for the twelve-month renewal term expiring September 30, 2021, (ii) authorize the expenditures from the System Fund in an amount not to exceed $52,390.56, and (iii) authorize the President/Chief Executive Officer or his duly appointed designee to pay an amount not to exceed $52,390.56 to Texas Medical Association or its successors or assigns over a twelve month term; now, therefore:

BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:

1. That the President/Chief Executive Officer or his duly appointed designee is hereby authorized to execute the Lease Renewal with the Texas Medical Association for the Premises in substantially the form attached hereto as Attachment I, providing for a twelve-month term expiring September 30, 2021 (which Lease Renewal contains options to renew for two additional twelve-month terms contained in the Lease Renewal) in a total amount not to exceed $52,390.56 for the twelve month term.

2. That the expenditures in an amount not to exceed $52,390.56 is hereby authorized to be expended from the System Fund.

3. That the President/Chief Executive Officer or his duly appointed designee is authorized to pay an amount not to exceed $52,390.56 to Texas Medical Association or its successors or assigns over the twelve-month term. The exercise of the options for the two additional twelve-month terms contained in the Lease Renewal shall be subject to further Board authorization.

4. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public, and that public notice of the time, place and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.

5. If any part, section, paragraph, sentence, phrase or word of this resolution is for any reason held to be unconstitutional, illegal inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.

6. The resolution becomes effective immediately upon its passage.
PASSED AND APPROVED this 1st day of September, 2020.

__________________________
Jelynne LeBlanc Burley, Chairwoman

ATTEST:

__________________________
Amy Hardberger, Secretary

Attachment:
I. Lease Renewal
August 20, 2020

Bruce Haby
San Antonio Water System
2800 US Hwy 281 N.
San Antonio, Texas 78212

Re: Lease Term Renewal - Texas Medical Association Building

Dear Bruce,

In accordance with your recent communication regarding your lease renewal option to renew, please let this letter serve as a renewal addendum to your lease agreement. Should you find the terms acceptable, this document shall serve as a seventh addendum to your lease agreement with the Texas Medical Association dated September 4, 2009. The terms of your original lease are amended as follows:

Area: 1,163 Rentable SF

Proposed Term: Twelve (12) Months

Commencement Date: October 1, 2020

Lease Term Expiration: September 30, 2021 (Twelve (12) Months)

Basic Rental: Year 1 $2,422.92 per mo. ($25.00 per s.f.)

Estimated OPE: $1,792.96 per mo. ($18.50 per s.f.)

Adjusted Rental Rate: Year 1 $4,215.88 per mo. ($43.50 per s.f.)

Parking: Two (2) unreserved parking spaces at a rate of $75.00 per space per month currently being utilized.
Option to Renew: Tenant shall have the right and option to renew this Lease for 2 additional terms of twelve (12) months by delivering written notice of the exercise thereof to Landlord at least three (3) months prior to the expiration of the Lease Term, provided that at the time of any such notice Tenant is not in default hereunder. Upon the delivery of said notice and subject to the conditions set forth in the preceding sentence, the primary Lease Term shall be extended upon the same terms, covenants and conditions provided in this Lease with the exception of the Basic Rental payable. The Basic Rental payable for each year during such extended Lease Term shall be at the prevailing Rental Rates in the Building at the commencement of such extended term. The Market Rate for the Basic Rent must be agreed to by the Landlord and Tenant within thirty (30) days after Tenant has exercised its option to extend the term or the election to extend the term shall be automatically revoked, and this Lease shall automatically terminate on the last day of the term.

All other terms of the agreement shall remain the same and in full force and effect. Please sign below to show acceptance of the above terms.

Texas Medical Association

By: John Dorman
Title: Director, Division of Administrative Services

San Antonio Water System

By: Nancy Belinsky
Vice President and General Counsel

Should the renewal terms above be acceptable, please execute two copies and return to my office. Once it has been fully executed by TMA, a copy will be returned to you. Should you have any questions, or need to discuss the terms further, feel free to contact me at your convenience. We appreciate your tenancy in the building and look forward to having San Antonio Water System here for another term.

Best Regards,

Lisa Hensley
Texas Medical Association
Director, Property Management
AGENDA ITEM NO. 24

TO: San Antonio Water System Board of Trustees

FROM: Juan D. Gomez, Ph.D., P.E., Director, Plants and Major Projects, and Andrea L.H. Beymer, P.E., Vice President, Engineering and Construction

THROUGH: Robert R. Puente, President/Chief Executive Officer

SUBJECT: AWARD OF CONSTRUCTION CONTRACT IN CONNECTION WITH THE NORTHEAST SERVICE CENTER UNDERGROUND STORAGE TANK PERMANENT REMOVAL PROJECT

Board Action Date: September 1, 2020

SUMMARY AND RECOMMENDATION:

The attached resolution awards a construction contract to Talon/LPE, Ltd., a local, non-SMWVB contractor, in an amount not to exceed $121,000.00 in connection with the Northeast Service Center Underground Storage Tank Permanent Removal Project (the “Project”).

- The Northeast Service Center (NESC) is located near the intersection of Nacogdoches Road and O’Connor Road in northeast San Antonio and occupies a site shared with the San Antonio Water System’s (the “System”) Nacogdoches Pump Station. The fuel dispensing facility at the NESC is over 35 years old and has exceeded its service life. The new NESC that is part of the Service Center Phase 3 Project, will remove this facility from the shared pump station site. The new facility site includes a new aboveground storage fueling facility, and as such, the existing fueling facility is no longer needed.

- The project work at the NESC site will consist of the removal of one underground fuel storage tank, above-ground fuel dispensing facilities, associated appurtenances, stock-piling and testing of the excavated soil, and pavement restoration of the area.

- Talon/LPE, Ltd. submitted the lowest responsible bid of $121,000.00.

Staff recommends that the Board approve this resolution.

FINANCIAL IMPACT:

The System Fund will finance this expenditure included in the 2020 Operations and Maintenance budget (Company: 1000, Accounting Unit: 5014100, Account: 511220) for the Northeast Service Center Underground Storage Tank Permanent Removal Project. This work is included in the Water Delivery Core Business, Northeast Service Center Underground Storage Tank Permanent Removal Project. The amount is $121,000.00 for water related work. The job number is 20-0122.
SUPPLEMENTARY COMMENTS:

Moreno Cardenas, Inc. prepared the plans and specifications for this project under their professional services contract. The engineer’s estimated construction cost was $148,100.00.

A bid opening was held on July 28, 2020, at 10:00 AM. The following bids were submitted:

<table>
<thead>
<tr>
<th>Bidder</th>
<th>Bid Amount</th>
<th>Local/SMWVB</th>
</tr>
</thead>
<tbody>
<tr>
<td>Talon/LPE, Ltd.*</td>
<td>$121,000.00</td>
<td>Local/Non-SMWVB</td>
</tr>
<tr>
<td>Alamo Environmental dba Alamol</td>
<td>$143,640.23</td>
<td>Local/MBE-Hispanic</td>
</tr>
<tr>
<td>Engineer’s Estimate</td>
<td>$148,100.00</td>
<td></td>
</tr>
<tr>
<td>Gruene Environmental Companies, LLC</td>
<td>$217,185.07</td>
<td>Local/SBE</td>
</tr>
</tbody>
</table>

*Lowest Responsible Bidder

The bid represents an 18.3 percent decrease from the engineer’s estimated construction cost. This contract has 90 days for construction completion. The System’s inspections staff will inspect the work.

Additionally, the overall SMWVB analysis is shown in the following table:

| Northeast Service Center Underground Storage Tank Permanent Removal Project |
|---------------------------------------------------------------------------|-------------------------------------------------------------------|
| Talon/LPE, Ltd.                                                           | SMWVB Analysis – Board Award                                      |
|                                                                           | SBE | MBE–African American | MBE–Asian | MBE–Hispanic | MBE–Other | WBE–Minority | WBE–Non–Minority | SMWVB Total |
|                                                                           | 0.00%               | 0.00%                | 0.00%     | 0.00%        | 0.00%     | 33.06%        | 0.83%             | 33.89%       |

Attachments:
1. Project Area Map
2. Project Site Map
RESOLUTION NO.

OF THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES AWARDING A CONSTRUCTION CONTRACT TO TALON/LPE, LTD. IN AN AMOUNT NOT TO EXCEED $121,000.00 IN CONNECTION WITH THE NORTHEAST SERVICE CENTER UNDERGROUND STORAGE TANK PERMANENT REMOVAL PROJECT; APPROVING THE EXPENDITURE OF FUNDS AND MAKING AVAILABLE AN AMOUNT NOT TO EXCEED $121,000.00 FROM THE SYSTEM FUND FOR THE PROJECT WORK; AUTHORIZING THE PRESIDENT/CHIEF EXECUTIVE OFFICER OR HIS DULY APPOINTED DESIGNEE TO EXECUTE A CONSTRUCTION CONTRACT WITH TALON/LPE, LTD., AND TO PAY TALON/LPE, LTD. AN AMOUNT NOT TO EXCEED $121,000.00 FOR THE PROJECT WORK; FINDING THE RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, this contract will be used for the removal of one underground fuel storage tanks, above-ground fuel dispensing facilities, associated appurtenances, stock-piling and testing of the excavated soil and testing of other appurtenances, paving of demolished areas, and removal of all demolition materials; and

WHEREAS, the San Antonio Water System (the “System”) has solicited bids for the project work; and

WHEREAS, Talon/LPE, Ltd., a local, non-SMWVB contractor, has submitted a bid in the amount of $121,000.00 for the project work and has been determined to be the lowest responsible bidder; and

WHEREAS, System funds in the amount of $121,000.00 are required for the project work; and

WHEREAS, the total amount of $121,000.00 is available from the System Fund for the project work; and

WHEREAS, the San Antonio Water System Board of Trustees desires (i) to award a construction contract to Talon/LPE, Ltd. in an amount not to exceed $121,000.00 in connection with the Northeast Service Center Underground Storage Tank Permanent Removal Project, (ii) to approve the expenditure of funds and make available an amount not to exceed $121,000.00 from the System Fund for the project work, and (iii) to authorize the President/Chief Executive Officer
or his duly appointed designee to execute a construction contract with Talon/LPE, Ltd., and to pay Talon/LPE, Ltd. an amount not to exceed $121,000.00 for the project work; now, therefore:

BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:

1. That a construction contract in an amount not to exceed $121,000.00 is hereby awarded to Talon/LPE, Ltd., who is determined to be the lowest responsible bidder, in connection with the Northeast Service Center Underground Storage Tank Permanent Removal Project.

2. That the expenditure of funds in an amount not to exceed $121,000.00 for the project work is hereby approved and made available from the System Fund.

3. That the President/Chief Executive Officer or his duly appointed designee is hereby authorized to execute a contract with Talon/LPE, Ltd., and to pay Talon/LPE, Ltd. an amount not to exceed $121,000.00 in connection with the Northeast Service Center Underground Storage Tank Permanent Removal Project.

4. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public, and that public notice of the time, place and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.

5. If any part, section, paragraph, sentence, phrase or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative, or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.

6. This resolution becomes effective immediately upon its passage.

PASSED AND APPROVED this 1st day of September, 2020.

___________________________________
Jelynne LeBlanc Burley, Chairwoman

ATTEST:

___________________________________
Amy Hardberger, Secretary
TO: San Antonio Water System Board of Trustees

FROM: Dan Crowley, Director of Governmental Relations, and Donovan S. Burton, Vice President, Water Resources and Governmental Relations

THROUGH: Robert R. Puente, President/Chief Executive Officer

SUBJECT: AUTHORIZING THE SUBMISSION OF APPLICATIONS TO THE BUREAU OF RECLAMATION, AN AGENCY OF THE UNITED STATES DEPARTMENT OF THE INTERIOR, FOR GRANT FUNDING ASSISTANCE FROM THE WATERSMART GRANT PROGRAM

Board Action Date: September 1, 2020

SUMMARY AND RECOMMENDATION:

The attached resolution requests approval and authorization to submit applications for grants from the Bureau of Reclamation, an agency of the United States Department of the Interior, for participation in the WaterSMART Grant Program.

- WaterSMART is a grant assistance program of the Department of the Interior that focuses on improving water conservation and helping water-resource managers make sound decisions about water use.

- A grant application requires an official resolution adopted by the applicant’s Board of Directors that an official is authorized to commit the applicant to do the project associated with receipt of a financial assistance award through the WaterSMART program.

- WaterSMART Awards are made through a competitive process for projects most advantageous to the Federal Government in the form of a matching grant.

- The WaterSMART Program funding opportunities are typically offered annually, however, the Bureau of Reclamation does not have a defined schedule when WaterSMART Grant programs are opened for application.

- The process to receive financial assistance under the WaterSMART Program consists of the submission of an application for participation. No financial commitment is made by the System at the application stage. A financial commitment by the System to perform a project is required if a grant award is made.

- Staff will be submitting grant applications for projects that are currently planned for in the five year CIP plan, or in the O&M budget that meets the requirements in the Bureau of Reclamation’s WaterSMART Grant Program.
• This Board action gives the President/Chief Executive Officer or his duly appointed designee the authority to submit grant applications to the Bureau of Reclamation for participation in the WaterSMART Grant Program.

• Grant applications requested for approval and authorization to submit are:
  o Expansion of the Direct Non-Potable Recycled Water System, which is planned for in the FY2021, and FY2022 Capital Budgets; Bureau of Reclamation Funding Opportunity Announcement No. BOR-DO-20-F002
  o Water Efficiency Application Cost Share for Programs Deploying Technology & Assistance Aimed at Lower Income Single Family and Multifamily Residential Settings, which is planned for in the FY2020, and FY2021 Operation and Maintenance Budgets; Bureau of Reclamation Funding Opportunity Announcement No. BOR-DO-21-F001
  o Water Efficiency Cost Share to Accelerate Landscape Transformation Programs in Residential and Commercial Settings through Incentives and Education, which is planned for in the FY2020, and FY2021 Operation and Maintenance Budgets; Bureau of Reclamation Funding Opportunity Announcement No. BOR-DO-21-F001

• This Board action affirms that if one or more of the System’s proposed projects is selected for a grant award, the System will then enter into an agreement with Bureau of Reclamation to perform the project.

Staff recommends that the Board approve this Resolution.

FINANCIAL IMPACT:

Each Grant Program has a cost-share requirement and cap maximum. The maximum amount of grant awards ranges from $500,000.00 to $2,000,000.00. Grant cost-share funding ranges from 25 percent Bureau of Reclamation / 75 percent Grant Recipient to 50 percent Bureau of Reclamation / 50 percent Grant Recipient, depending on the Grant Program.

The submission of the applications does not require a specific expenditure of funds, other than the match described previously should SAWS be awarded a grant. The System is not required to accept funding if a grant is awarded, however, if approved and accepted, the System would then enter into an agreement with the Bureau of Reclamation to perform the project that is the subject of the award.

The submission of a grant application does not guarantee a grant award.
RESOLUTION NO.

OF THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES APPROVING THE SUBMISSION OF APPLICATIONS FOR GRANT FUNDING ASSISTANCE FROM THE BUREAU OF RECLAMATION, AN AGENCY OF THE UNITED STATES DEPARTMENT OF THE INTERIOR, FOR PARTICIPATION IN WATERSMART GRANT PROGRAMS; AUTHORIZING THE PRESIDENT/CHIEF EXECUTIVE OFFICER OR HIS DULY APPOINTED DESIGNEE TO SUBMIT SUCH APPLICATIONS; FINDING THE RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the WaterSMART is a grant funding assistance program of the Bureau of Reclamation, an agency of the United States Department of the Interior, that focuses on improving water conservation and helping water-resource managers make sound decisions about water use; and

WHEREAS, an application for grant assistance from the WaterSMART program requires an official resolution adopted by the applicant’s Board of Directors that authorizes an official to commit the applicant to the financial and legal obligations associated with receipt of a financial assistance award; and

WHEREAS, the submission of a grant application does not guarantee a grant award; and

WHEREAS, that the System has the capability to provide the amount of funding and/or in-kind contributions specified in the funding plan submitted with the application and will work with the Bureau of Reclamation to meet established deadlines for entering into a grant or cooperative agreement; and

WHEREAS, that there is no financial obligation to the System in the application stage. A financial obligation by the System will be required if there is a grant award and that obligation would then be in the form of a commitment to perform the project for which the grant was awarded; and

WHEREAS, the San Antonio Water System Board of Trustees desires (i) to pursue grant funding from the WaterSMART grant program and (ii) to authorize the President/Chief Executive Officer or his duly appointed designee to submit grant applications to the Bureau of Reclamation for participation in the WaterSMART Grant Program; now, therefore:
BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:

1. That the submission of grant applications to the Bureau of Reclamation, an agency of the United States Department of the Interior, for participation in the WaterSMART program is hereby approved.

2. That the President/Chief Executive Officer or his duly appointed designee is hereby authorized to execute and to submit grant applications to the Bureau of Reclamation for participation in the WaterSMART Grant Programs for:
   - The expansion of the Direct Non-Potable Recycled Water System to deliver recycled water to the Navistar Truck Plant - Bureau of Reclamation Funding Opportunity Announcement No. BOR-DO-20-F002
   - Water Efficiency Application Cost Share for Programs Deploying Technology & Assistance Aimed at Lower-Income Single Family and Multifamily Residential Settings - Bureau of Reclamation Funding Opportunity Announcement No. BOR-DO-21-F001
   - Water Efficiency Cost Share to Accelerate Landscape Transformation Programs in Residential and Commercial Settings Through Incentives and Education - Bureau of Reclamation Funding Opportunity Announcement No. BOR-DO-21-F001

3. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public and that public notice of the time, place and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.

4. If any part, section, paragraph, sentence, phrase or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative, or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.

5. This resolution becomes effective immediately upon its passage.
PASSED AND APPROVED this 1st day of September, 2020.

______________________________
Jelynne LeBlanc Burley, Chairwoman

ATTEST:

______________________________
Amy Hardberger, Secretary
TO: San Antonio Water System Board of Trustees

FROM: Carlos R. Mendoza, Director, Fleet and Facilities Management, and Jaime Castillo, Chief of Staff/Vice President, Operations Support and Innovation

THROUGH: Robert R. Puente, President/Chief Executive Officer

SUBJECT: APPROVAL OF A SERVICES CONTRACT EXTENSION FOR FLEET PARTS MANAGEMENT AND SUPPLY SERVICES

Board Action Date: September 1, 2020

SUMMARY AND RECOMMENDATION:

The attached resolution approves the extension of a services contract with Genuine Parts Company dba NAPA Auto Parts in an amount not to exceed $1,820,000.00 for the period of October 1, 2020 through September 30, 2021, with one remaining extension in connection with fleet parts management and supply services. Staff will return to the Board of Trustees at the appropriate times to exercise this extension.

- The San Antonio Water System (SAWS) Fleet Management Department maintains a fleet of 1,303 light duty, medium duty and heavy duty equipment requiring fleet parts and supply services.

- SAWS has an Interlocal Agreement with the City of Fort Worth that allowed SAWS to contract for fleet parts management and supply services with Genuine Parts Company dba NAPA Auto Parts.

- On May 1, 2018, by Resolution No. 18-123, the SAWS Board of Trustees authorized a service contract with Genuine Parts Company dba NAPA Auto Parts in an amount not to exceed $2,115,750.00 for a period of May 1, 2018 through September 30, 2019, to include the availability of three, one-year extensions.

- On September 4, 2019, by Resolution No 19-205, the SAWS Board of Trustees authorized a services contract extension with Genuine Parts Company dba NAPA Auto Parts for the period of October 1, 2019 through September 30, 2020, and approved funding in an amount not exceed $1,820,000.00 for the services contract.

- This resolution approves a services contract extension with Genuine Parts Company dba NAPA Auto Parts for the period of October 1, 2020 through September 30, 2021, and authorizes funding in an amount not exceed $1,820,000.00 for the services contract.

Staff recommends that the Board approve this resolution.
FINANCIAL IMPACT:

Fleet Parts expenditures will be paid from the System Fund budgeted in the 2020 and 2021 budgets (Company: 1000, Account: 511224, Accounting Unit: 5019500, Total Amount: $1,450,000.00). Fleet Parts Management will be paid from the System Fund budgeted in the 2020 and 2021 budgets (Company: 1000, Account: 511312, Accounting Unit: 5019500, Total Amount: $270,000.00). Motor Oil and Lubricants will be paid from the System Fund budgeted in the 2020 and 2021 budgets (Company: 1000, Account: 511451, Accounting Unit: 5019500, Total Amount: $100,000.00).

Parts and services expenditures paid from the System Fund in the 2021 budget will be made pursuant to and contingent on Board approval of the 2021 budget with a line item for such expenditures.
RESOLUTION NO.

OF THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES APPROVING A SERVICES CONTRACT EXTENSION WITH GENUINE PARTS COMPANY DBA NAPA AUTO PARTS IN AN AMOUNT NOT TO EXCEED $1,820,000.00 FOR THE PERIOD OF OCTOBER 1, 2020 THROUGH SEPTEMBER 30, 2021, IN CONNECTION WITH FLEET PARTS MANAGEMENT AND SUPPLY SERVICES; AUTHORIZING THE EXPENDITURE OF FUNDS IN AN AMOUNT NOT TO EXCEED $1,820,000.00 FROM THE SYSTEM FUND, AND THAT SUBSEQUENT EXPENDITURES ARE PURSUANT TO AND CONTINGENT UPON BOARD APPROVAL OF THE SUBSEQUENT YEAR’S BUDGET WITH A LINE ITEM FOR SUCH EXPENDITURES; AUTHORIZING THE PRESIDENT/CHIEF EXECUTIVE OFFICER OR HIS DULY APPOINTED DESIGNEE TO EXECUTE A SERVICES CONTRACT EXTENSION WITH GENUINE PARTS COMPANY DBA NAPA AUTO PARTS, AND TO PAY GENUINE PARTS COMPANY DBA NAPA AUTO PARTS AN AMOUNT NOT TO EXCEED $1,820,000.00 FOR THE SERVICES CONTRACT; FINDING THE RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the San Antonio Water System’s (the “System”) Fleet Management Department maintains 1,303 vehicles and equipment; and

WHEREAS, the City of Fort Worth and the System have an Interlocal Agreement to pursue mutually beneficial and cooperative purchasing programs pursuant to the Interlocal Cooperation Act (Chapter 791.011 of the Texas Government Code) and Section 271.102 of the Texas Local Government Code, and thereby the System is eligible to purchase services under the contract between the City of Fort Worth and Genuine Parts Company dba NAPA Auto Parts; and

WHEREAS, on May 1, 2018, by Resolution No. 18-123, the Board of Trustees approved a services contract with Genuine Parts Company dba NAPA Auto Parts in an amount not to exceed $2,115,750.00 for a period of May 1, 2018 through September 30, 2019, to include the availability of three one-year extensions; and

WHEREAS, on September 4, 2019, by Resolution No 19-205, the Board of Trustees approved a services contract extension with Genuine Parts Company dba NAPA Auto
Parts for the period of October 1, 2019 through September 30, 2020, and authorized funding in an amount not exceed $1,820,000.00 for the services contract; and

WHEREAS, the service contract with Genuine Parts Company dba NAPA Auto Parts has provided value to the System’s Fleet Operations, and staff believes it is in the best interest of the System to extend the services contract for another one-year term; and

WHEREAS, expenditures in the amount of $1,820,000.00 are required for the extension of the services contract, and the funds are available in the System Fund; and

WHEREAS, staff will return to the Board of Trustees at the appropriate time to exercise the last remaining extension pursuant to and contingent on Board approval of future years budgets; and

WHEREAS, the San Antonio Water System Board of Trustees desires (i) to approve a services contract extension with Genuine Parts Company dba NAPA Auto Parts in an amount not to exceed $1,820,000.00 for the period of October 1, 2020 through September 30, 2021, in connection with fleet parts management and supply services, (ii) to approve the expenditure of funds and make available an amount not to exceed $1,820,000.00 from the System Fund, and that subsequent expenditures are pursuant to and contingent upon Board approval of the subsequent year’s budget with a line item for such expenditures, and (iii) to authorize the President/Chief Executive Officer or his duly appointed designee to execute a services contract extension with Genuine Parts Company dba NAPA Auto Parts, and to pay Genuine Parts Company dba NAPA Auto Parts an amount not to exceed $1,820,000.00 for the services contract; now, therefore:

BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:

1. That a services contract extension in an amount not to exceed $1,820,000.00 with Genuine Parts Company dba NAPA Auto Parts for the period of October 1, 2020 through September 30, 2021, is hereby approved in connection with the fleet parts management and supply services.

2. That the expenditure of funds in an amount not to exceed $1,820,000.00 is hereby approved and to be expended from the System Fund, and that subsequent expenditures are pursuant to and contingent upon Board approval of the subsequent year’s budget with a line item for such expenditures.

3. That the President/Chief Executive Officer or his duly appointed designee is hereby authorized to execute a services contract extensions with Genuine Parts Company dba NAPA Auto Parts, and to pay Genuine Parts Company dba NAPA Auto Parts an amount not to exceed $1,820,000.00 in connection with the fleet parts management and supply services.

4. That Staff is hereby directed to return to the Board for approval of future contract extensions and funding.
5. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public, and that public notice of the time, place and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.

6. If any part, section, paragraph, sentence, phrase or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.

7. This resolution becomes effective immediately upon its passage.

PASSED AND APPROVED this 1st day of September, 2020.

Jelynne LeBlanc Burley, Chairwoman

ATTEST:

Amy Hardberger, Secretary
AGENDA ITEM NO. 27

TO: San Antonio Water System Board of Trustees

FROM: Tracey B. Lehmann, P.E., Director, Development, and Andrea L.H. Beymer, P.E., Vice President, Engineering and Construction

THROUGH: Robert R. Puente, President/Chief Executive Officer

SUBJECT: UTILITY SERVICE AGREEMENTS FOR WATER AND/OR WASTEWATER SERVICES FOR TRACTS REQUIRING THE SAN ANTONIO WATER SYSTEM’S FINANCIAL PARTICIPATION IN THE DEVELOPMENT OF INFRASTRUCTURE THROUGH OVERSIZING AND/OR IMPACT FEE CREDITS AND/OR ARE LOCATED OUTSIDE THE SAN ANTONIO WATER SYSTEM WATER AND/OR WASTEWATER CERTIFICATE OF CONVENIENCE AND NECESSITY

Board Action Date: September 1, 2020

SUMMARY AND RECOMMENDATION:

The attached resolution approves Utility Service Agreements (USA) to provide water and/or wastewater services to specified tracts of land requiring the San Antonio Water System’s (the “System”) financial participation in the development of infrastructure through oversizing and/or impact fee credits, and/or are located outside the System’s water and/or wastewater Certificate of Convenience and Necessity (CCN).

- This board item consists of two tracts, which total 160.94 acres; 975 water Equivalent Dwelling Units (EDUs); and 960 wastewater EDUs.

- Board approval is required since the tracts require the System’s financial participation in the development of infrastructure through oversizing and/or impact fee credits and/or are located outside the System’s water and/or wastewater CCN.

- The Fischer Meadows Tract is located inside the City of San Antonio, partially outside the System’s water CCN and inside the wastewater CCN. The USA provides 810 EDUs of water and 795 EDUs of wastewater services.

- The Talley Road 25.85-Acres Tract is located inside the City of San Antonio Extra Territorial Jurisdiction, inside the System’s water CCN and inside the wastewater CCN. The USA provides 165 EDUs of water and 165 EDUs of wastewater services and consists of oversized infrastructure and impact fee credits.

- The Developer is required to install all necessary on-site facilities in accordance with the Board’s regulations and at the Developer’s total cost.
The Developer is responsible for the construction and engineering costs associated with all required water and/or wastewater mains to serve each tract (on-site and off-site).

Staff recommends that the Board approve this resolution.

<table>
<thead>
<tr>
<th>No.</th>
<th>Tract Name</th>
<th>Developer</th>
<th>Acres</th>
<th>W EDUs</th>
<th>WW EDUs</th>
<th>CoSA / CoSA ETJ / Outside</th>
<th>EARZ / CZ</th>
<th>JBSA</th>
<th>Board Reason</th>
<th>W CCN</th>
<th>WW CCN</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Fischer Meadows Tract</td>
<td>Fischer Road Investments LLC</td>
<td>135.09</td>
<td>810</td>
<td>795</td>
<td>CoSA</td>
<td>OUTSIDE</td>
<td>Y</td>
<td>CCN</td>
<td>Partially OUTSIDE</td>
<td>INSIDE</td>
</tr>
<tr>
<td>2</td>
<td>Talley Road 25.85-Acres Tract</td>
<td>Talley Wise Retail, Ltd.</td>
<td>25.85</td>
<td>165</td>
<td>165</td>
<td>CoSA ETJ</td>
<td>OUTSIDE</td>
<td>Y</td>
<td>OVR / IFC</td>
<td>INSIDE</td>
<td>INSIDE</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>160.94</td>
<td>975</td>
<td>960</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Acronyms:**
- EARZ = Edwards Aquifer Recharge Zone
- OVR = Oversizing
- CoSA = City of San Antonio limits
- CZ = Edwards Aquifer Contributing Zone
- WW = Wastewater
- IFC = Impact Fee Credits
- ETJ = Extraterritorial Jurisdiction
- JBSA = Joint Base San Antonio Buffer Zone

**EXTENT AND CONDITIONS OF UTILITY SERVICE AGREEMENTS:**

Upon approval by the System of this USA, the Developer Customer has 36 months to complete the required utility master plan and to start construction. If the Developer Customer fails to complete these requirements within the 36-month period, the USA will expire and a request for a new agreement must be submitted to the System. During the effective term of this USA, capacity in the System’s water and wastewater systems will be set aside. The Developer Customer is not guaranteed capacity until all required off-site infrastructure is built by the Developer, accepted by the System, and all impact fees are paid.

**FINANCIAL IMPACT:**

In compliance with the System’s Board of Trustees water extension policy, Developer Customer applicants are responsible for financing all required local benefit facilities and for payment of all applicable impact fees. The Developers will contribute all impact fees in effect at the time of plat recordation or the latest date allowable by law for each subdivision unit. The fees to be collected by the System will be recorded in the Service Recovery Account and are estimated as follows, based on current charges and full build out of the tracts:
Utility Service Agreements to the Specified Tracts Requiring Oversizing
And/or Outside the System’s Water and/or Wastewater CCN

<table>
<thead>
<tr>
<th>No.</th>
<th>Tract Name</th>
<th>Water Impact Fees</th>
<th>Wastewater Impact Fees</th>
<th>Total Impact Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Fischer Meadows Tract</td>
<td>$3,846,690.00</td>
<td>$1,648,035.00</td>
<td>$5,494,725.00</td>
</tr>
<tr>
<td>2</td>
<td>Talley Road 25.85-Acres Tract</td>
<td>$809,820.00</td>
<td>$343,695.00</td>
<td>$1,153,515.00</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td><strong>$4,656,510.00</strong></td>
<td><strong>$1,991,730.00</strong></td>
<td><strong>$6,648,240.00</strong></td>
</tr>
</tbody>
</table>

The System is responsible for providing access to existing general benefit facilities and/or financing the construction of additional general benefit facilities.

**OVERSIZING AND/OR IMPACT FEE CREDITS:**

The following USAs have recommendations for the System’s financial participation in the development of infrastructure through oversizing and/or impact fee credits and/or facilities based on the System’s Master Plan.

<table>
<thead>
<tr>
<th>No.</th>
<th>Tract Name</th>
<th>Oversize System</th>
<th>Oversize Developer</th>
<th>Oversize Total</th>
<th>Oversize Developer (%)</th>
<th>Oversize System (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Talley Road 25.85-Acres Tract 16-INCH W*</td>
<td>$127,400.00</td>
<td>$163,800.00</td>
<td>$291,200.00</td>
<td>56.25%</td>
<td>43.75%</td>
</tr>
</tbody>
</table>

$127,400.00 $163,800.00 $291,200.00

*Note: The Developer is eligible for impact fee credits for their share of the cost for the water and/or wastewater infrastructure.*

The Developer is required to install all other necessary on-site facilities in accordance with the Board’s regulations at the Developer’s total cost.

Attachments: Table 1, Tract Information
### Table 1
Tract Information

<table>
<thead>
<tr>
<th>No.</th>
<th>Tract Name</th>
<th>Developer</th>
<th>Principal</th>
<th>CoSA / CoSA</th>
<th>EARZ / CZ</th>
<th>JBSA</th>
<th>PZ</th>
<th>Acres</th>
<th>Water EDU</th>
<th>WW EDU</th>
<th>Watershed</th>
<th>Board Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Fischer Meadows Tract</td>
<td>Fischer Road Investments LLC</td>
<td>Marc Weinstein</td>
<td>CoSA</td>
<td>OUTSIDE</td>
<td>Y</td>
<td>790</td>
<td>135.09</td>
<td>810</td>
<td>795</td>
<td>Medio Creek</td>
<td>CCN</td>
</tr>
<tr>
<td>2</td>
<td>Talley Road 25.85-Acres Tract</td>
<td>Talley Wise Retail, Ltd.</td>
<td>Francis H. Rogers, II</td>
<td>CoSA ETJ</td>
<td>OUTSIDE</td>
<td>N</td>
<td>1065</td>
<td>25.85</td>
<td>165</td>
<td>165</td>
<td>Medio Creek</td>
<td>OVR/IFC</td>
</tr>
</tbody>
</table>

**Total** 2.16 15 16

**Acronyms:**

- EARZ = Edwards Aquifer Recharge Zone
- OVR = Oversizing
- IFC = Impact Fee Credits
- CZ = Edwards Aquifer Contributing Zone
- WW = Wastewater
- PZ = Pressure Zone
- CoSA = City of San Antonio limits
- ETJ = Extraterritorial Jurisdiction
- JBSA = Joint Base San Antonio Buffer Zone
RESOLUTION NO.

OF THE SAN ANTONIO WATER SYSTEM BOARD OF
TRUSTEES APPROVING UTILITY SERVICE
AGREEMENTS TO PROVIDE WATER AND/OR
WASTEWATER SERVICES TO THE SPECIFIED TRACTS
OF LAND REQUIRING THE SAN ANTONIO WATER
SYSTEM’S FINANCIAL PARTICIPATION IN THE
DEVELOPMENT OF INFRASTRUCTURE THROUGH
OVERSIZING AND/OR IMPACT FEE CREDITS AND/OR
ARE LOCATED OUTSIDE THE SAN ANTONIO WATER
SYSTEM’S WATER AND/OR WASTEWATER
CERTIFICATE OF CONVENIENCE AND NECESSITY
(CCN), SUBJECT TO THE EXPIRATION OF SUCH
AGREEMENT IF NOT EXERCISED IN THIRTY-SIX
MONTHS; FINDING THE RESOLUTION TO HAVE BEEN
CONSIDERED PURSUANT TO THE LAWS GOVERNING
OPEN MEETINGS; PROVIDING A SEVERABILITY
CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the Developer Customer, specified in the table below, has requested
the San Antonio Water System (the “System”) to provide water and/or wastewater service(s), and
has satisfied the requirements of the Board’s Regulations for Developer Customer Applicant; and

<table>
<thead>
<tr>
<th>No.</th>
<th>Tract Name</th>
<th>Developer</th>
<th>Acres</th>
<th>W EDUs</th>
<th>WW EDUs</th>
<th>CoSA/CoSA ETJ/Outside</th>
<th>EARZ/CZ</th>
<th>JBSA</th>
<th>Board Reason</th>
<th>W CCN</th>
<th>WW CCN</th>
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<td>810</td>
<td>795</td>
<td>CoSA</td>
<td>OUTSIDE</td>
<td>Y</td>
<td>CCN</td>
<td>Partially OUTSIDE</td>
<td>INSIDE</td>
</tr>
<tr>
<td>2</td>
<td>Talley Road 25.85-Acres Tract</td>
<td>Talley Wise Retail, Ltd.</td>
<td>25.85</td>
<td>165</td>
<td>165</td>
<td>CoSA ETJ</td>
<td>OUTSIDE</td>
<td>Y</td>
<td>OVR/IFC</td>
<td>INSIDE</td>
<td>INSIDE</td>
</tr>
</tbody>
</table>

Total: 160.94 975 960

WHEREAS, the Developer Customer’s provisions to acquire water and/or wastewater services within the System’s jurisdiction is generally illustrated in the attached Project Site Maps; and

WHEREAS, the Developer Customer is obligated to pay the prescribed fees and to comply with other applicable requirements as set forth in the Regulations for Water and/or Wastewater Service; and

WHEREAS, the San Antonio Water System Board of Trustees desires (i) to approve the Utility Service Agreements and to provide water and/or wastewater services to tracts of land requiring the System’s financial participation in the development of infrastructure through oversizing and/or impact fee credits and/or are located outside the System’s water and/or wastewater Certificate of Convenience and Necessity, and (ii) to provide that the Utility Service Agreement will be honored for a period of thirty-six months, and that if not exercised during this period, the Utility Service Agreement will expire; now, therefore:
BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:

1. That the System hereby approves the Utility Service Agreements and agrees to provide water and/or wastewater services to tracts of land requiring the System’s financial participation in the development of infrastructure through oversizing and/or impact fee credits and/or are located outside the System’s water and/or wastewater Certificate of Convenience and Necessity as generally illustrated in the attached Project Site Maps hereto, on a Developer Customer basis as provided for in the Board’s Regulations, applicable amendments to the Regulations, and any other applicable federal, state or local regulations.

2. That the Utility Service Agreement shall be honored for a period of thirty-six months, and if not exercised during this thirty-six-month period, the Utility Service Agreement will expire.

3. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public, and that public notice of the time, place and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.

4. If any part, section, paragraph, sentence, phrase or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.

5. This resolution becomes effective immediately upon its passage.

   PASSED AND APPROVED this 1st day of September, 2020.

______________________________
Jelynne LeBlanc Burley, Chairwoman

ATTEST:

______________________________
Amy Hardberger, Secretary

Attachments:
Location Map
Project Site Maps
Utility Service Agreements outside of SAWS water or wastewater CCN and/or with oversized infrastructure and/or impact fee credits

<table>
<thead>
<tr>
<th>Board Approved USA</th>
<th>Acreage</th>
<th>Water EDUs</th>
<th>Wastewater EDUs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Items Total</td>
<td>160.94</td>
<td>975</td>
<td>960</td>
</tr>
<tr>
<td>Year-to-Date Total</td>
<td>9,441.14</td>
<td>38,253</td>
<td>37,987</td>
</tr>
</tbody>
</table>
Tract is located within:
-5-Mile JBSA Buffer Zone

Fischer Meadows
810 Water EDUs
795 Sewer EDUs
135.09 Acres
USA-19533

Job No. 12-2504
Talley Road 25.85-Acres Tract
165 Water EDUs
165 Sewer EDUs
25.85 Acres
USA-21413

Proposed 8-inch Main

Future 15-inch sewer main
Job No 18-1658

Future 36-inch sewer main
Job No 18-1658
TO: San Antonio Water System Board of Trustees

FROM: Carlos R. Mendoza, Director, Fleet and Facilities Management, Jaime Castillo, Chief of Staff/Vice President, Operations Support and Innovation, and Steven M. Clouse, Senior Vice President/Chief Operating Officer

THROUGH: Robert R. Puente, President/Chief Executive Officer

SUBJECT: RATIFICATION OF PAYMENT TO JOHNSON CONTROLS IN CONNECTION WITH THE EMERGENCY OPERATIONS OF THE PORT SAN ANTONIO BUILDING NO. 356 CHILLED WATER PLANT

Board Action Date: September 1, 2020

SUMMARY AND RECOMMENDATION:

The attached resolution ratifies the actions of the Senior Vice President/Chief Operating Officer in authorizing payment to Johnson Controls for rental of temporary chillers in the amount of $2,092,570.00 in connection with the Emergency Repair of Port San Antonio Building No. 356 Chilled Water Plant.

- In 1999, the City of San Antonio created the Greater Kelly Development Association, which later became the Port San Antonio (“Port SA”). This is an industrial development area created from a former Air Force base. The San Antonio Water System (SAWS) assumed ownership of the chilled water and steam business there. In 2007, SAWS terminated the steam business and transferred the steam assets back to Port SA.

- Port San Antonio Building No. 356 Chilled Water Plant provides chilled water services to three major commercial aviation manufacturers - Boeing, Standard Aero and Chromalloy. Total chilled water demand for these customers is 3,392 Tons.

- There are three chillers with the following tonnage capacity at Port San Antonio Building No. 356 Chilled Water Plant – Chiller No. 1: 1,250 Tons, Chiller No. 2: 1,500 Tons, Chiller No. 3: 1200 Tons. The chillers were installed in 1996.

- On August 5, 2019, Port San Antonio Building 356 Chilled Water Plant experienced two damaging motor failures on Chiller No. 2 and Chiller No. 3. On this day, the Vice President of Production and Treatment declared the situation an emergency, and approved use of emergency purchasing procedures to rent the necessary equipment and perform the necessary repairs and operation of the Port of San Antonio Building No. 356 Chilled Water Plant.

- SAWS’ Chilled Water Department rented four 500-ton York Chillers and two generators at Port San Antonio Building No. 356 Chilled Water Plant to meet customer chilled water
demand. Due to the urgent requirement to maintain chilled water service Johnson Controls was engaged to furnish the chillers. York International is a subsidiary of Johnson Controls.

- The use of the temporary chillers and generators ceased on July 2, 2020 with the installation and startup of the new permanent chiller at the Port San Antonio Building 356 Chilled Water Plant.

Staff recommends that the Board approve this resolution.

**FINANCIAL IMPACT:**

The System Fund will finance this expenditure included in the 2019 and 2020 budgets (Company: 1000, Account: 511230, Accounting Unit: 5029700, Total Amount: $2,092,570.00).
RESOLUTION NO.

OF THE SAN ANTONIO WATER SYSTEM BOARD OF
TRUSTEES RATIFYING THE ACTIONS OF THE SENIOR
VICE PRESIDENT/CHIEF OPERATING OFFICER IN
AUTHORIZING EXPENDITURES IN THE AMOUNT OF
$2,092,570.00 TO JOHNSON CONTROLS FOR RENTAL OF
EMERGENCY CHILLERS FOR THE CONTINUED
OPERATION OF THE PORT SAN ANTONIO BUILDING
NO. 356 CHILLED WATER PLANT; APPROVING THE
EXPENDITURE OF FUNDS AND MAKE AVAILABLE AN
AMOUNT NOT TO EXCEED $2,092,570.00 FROM THE
SYSTEM FUND; AUTHORIZING THE PRESIDENT/CHIEF
EXECUTIVE OFFICER OR HIS DULY APPOINTED
DESIGNEE TO PAY JOHNSON CONTROLS $2,092,570.00
FOR THE RENTAL OF EMERGENCY CHILLERS FOR
THE CONTINUED OPERATION OF THE PORT SAN
ANTONIO BUILDING NO. 356 CHILLED WATER PLANT;
FINDING THE RESOLUTION TO HAVE BEEN
CONSIDERED PURSUANT TO THE LAWS GOVERNING
OPEN MEETINGS; PROVIDING A SEVERABILITY
CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, in 1999, the City of San Antonio created the Greater Kelly Development Association, which later became the Port San Antonio (“Port SA”). This is an industrial development area created from a former Air Force base. The San Antonio Water System (the “System”) assumed ownership of the chilled water and steam business there. In 2007, the System terminated the steam business and transferred the steam assets back to Port SA; and

WHEREAS, Port San Antonio Building No. 356 Chilled Water Plant provides chilled water services to three major commercial aviation manufacturers – Boeing, Standard Aero and Chromalloy. Total chilled water demand for these customer is 3,392 Tons; and

WHEREAS, there are three chillers with the following tonnage capacity at Port San Antonio Building No. 356 Chilled Water Plant – Chiller No. 1: 1,250 Tons, Chiller No. 2: 1,500 Tons, Chiller No. 3: 1200 Tons. The chillers were installed in 1996; and

WHEREAS, On August 5, 2019, Port of San Antonio Building 356 Chilled Water Plant experienced two damaging motor failures on Chiller No. 2 and Chiller No. 3. On this day, the Vice President of Production and Treatment declared the situation an emergency, and approved use of emergency purchasing procedures to rent the necessary equipment and perform the necessary repairs and operation of the Port of San Antonio Building No. 356 Chilled Water Plant; and
WHEREAS, the System’s Chilled Water Department rented four 500-ton York Chillers and two generators at Port San Antonio Building No. 356 Chilled Water Plant to meet customer chilled water demand. Due to the urgent requirement to maintain chilled water service Johnson Controls was engaged to furnish the chillers. York International is a subsidiary of Johnson Controls; and

WHEREAS, the use of the temporary chillers and generators ceased on July 2, 2020 with the installation and startup of the new permanent chiller at the Port San Antonio Building 356 Chilled Water Plant; and

WHEREAS, the San Antonio Water System Board of Trustees desires to (i) to ratify the actions of the Senior Vice President/Chief Operating Officer in authorizing expenditures in the amount of $2,092,570.00 to Johnson Controls for rental of chillers and generators in connection with the emergency repair and operations of the Port San Antonio Building No. 356 Chilled Water Plant, (ii) to approve the expenditure of funds and make available an amount not to exceed $2,092,570.00 from the System Fund, and (iii) to authorize the President/Chief Executive Officer or his duly appointed designee to pay Johnson Controls $2,092,570.00 for rental of chillers and generators in connection with the emergency repair and operations of the Port San Antonio Building No. 356 Chilled Water Plant; now, therefore:

BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:

1. That the actions of the Senior Vice President/Chief Operating Officer in authorizing expenditures in the amount of $2,092,570.00 to Johnson Controls for rental of chillers and generators in connection with the emergency repair and operations of the Port San Antonio Building No. 356 Chilled Water Plant are hereby ratified.

2. That the expenditure of funds in the amount of $2,092,570.00 are hereby approved and made available to be expended from the System Fund.

3. That the President/Chief Executive Officer or his duly appointed designee is hereby authorized to pay an amount not to exceed $2,092,570.00 to Johnson Controls for rental of chillers in connection with the emergency repair and operations of the Port San Antonio Building No. 356 Chilled Water Plant.

4. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public, and that public notice of the time, place and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.

5. If any part, section, paragraph, sentence, phrase or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective,
the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.

6. This resolution becomes effective immediately upon its passage.

PASSED AND APPROVED this 1st day of September, 2020.

________________________________________
Jelynne LeBlanc Burley, Chairwoman

ATTEST:

________________________________________
Amy Hardberger, Secretary
AGENDA ITEM NO. 29

TO: San Antonio Water System Board of Trustees

FROM: Carlos R. Mendoza, Director, Fleet and Facilities Management, Jaime Castillo, Chief of Staff/Vice President, Operations Support and Innovation, and Steven M. Clouse, Senior Vice President/Chief Operating Officer

THROUGH: Robert R. Puente, President/Chief Executive Officer

SUBJECT: RATIFICATION OF PAYMENT TO MARSHALL DISTRIBUTING FOR THE TRANSPORT OF DIESEL FUEL IN CONNECTION WITH THE EMERGENCY OPERATIONS OF THE PORT SAN ANTONIO BUILDING NO. 356 CHILLED WATER PLANT

Board Action Date: September 1, 2020

SUMMARY AND RECOMMENDATION:

The attached resolution ratifies the actions of the Senior Vice President/Chief Operating Officer in authorizing payment to Marshall Distributing for the transport of diesel fuel to operate two generators that are providing power to the temporary chillers in the amount of $408,573.00 in connection with the Emergency Repair of Port San Antonio Building No. 356 Chilled Water Plant.

- In 1999, the City of San Antonio created the Greater Kelly Development Association, which later became the Port San Antonio (“Port SA”). This is an industrial development area created from a former Air Force base. The San Antonio Water System (SAWS) assumed ownership of the chilled water and steam business there. In 2007, SAWS terminated the steam business and transferred the steam assets back to Port SA.

- Port San Antonio Building No. 356 Chilled Water Plant provides chilled water services to three major commercial aviation manufacturers - Boeing, Standard Aero and Chromalloy. Total chilled water demand for these customers is 3,392 Tons.

- There are three chillers with the following tonnage capacity at Port San Antonio Building No. 356 Chilled Water Plant – Chiller No. 1: 1,250 Tons, Chiller No. 2: 1,500 Tons, Chiller No. 3: 1200 Tons. The chillers were installed in 1996.

- On August 5, 2019, Port of San Antonio Building 356 Chilled Water Plant experienced two damaging motor failures on Chiller No. 2 and Chiller No. 3. On this day, the Vice President of Production and Treatment declared the situation an emergency, and approved use of emergency purchasing procedures to rent the necessary equipment and perform the necessary repairs and operation of the Port of San Antonio Building No. 356 Chilled Water Plant.

- SAWS’ Chilled Water Department rented four 500-ton chillers and two generator at Port
San Antonio Building No. 356 Chilled Water Plant to meet customer chilled water demand. Due to the urgent requirement to maintain chilled water service. Johnson Controls was engaged to furnish the chillers.

- Two generators were rented from Johnson Controls to provide power to sustain four 500-ton chillers at Port of San Antonio Building No. 356 Chilled Water Plant. Each generator has a 1,250 gallon tank.

Staff recommends that the Board approve this resolution.

**FINANCIAL IMPACT:**

The System Fund will finance this expenditure included in the 2019 budget (Company: 1000, Account: 511451, Accounting Unit: 5029700, Total Amount: $408,573.00).
RESOLUTION NO.

OF THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES RATIFYING THE ACTIONS OF THE SENIOR VICE PRESIDENT/CHIEF OPERATING OFFICER IN AUTHORIZING EXPENDITURES IN THE AMOUNT OF $408,573.00 TO MARSHALL DISTRIBUTING FOR THE TRANSPORT OF DIESEL FUEL TO OPERATE EMERGENCY GENERATORS THAT WERE POWERING EMERGENCY CHILLERS FOR THE CONTINUED OPERATION OF THE PORT SAN ANTONIO BUILDING NO. 356 CHILLED WATER PLANT; APPROVING THE EXPENDITURE OF FUNDS AND MAKE AVAILABLE AN AMOUNT NOT TO EXCEED $408,573.00 FROM THE SYSTEM FUND; AUTHORIZING THE PRESIDENT/CHIEF EXECUTIVE OFFICER OR HIS DULY APPOINTED DESIGNEE TO PAY MARSHALL DISTRIBUTING $408,573.00 FOR THE TRANSPORT OF DIESEL FUEL TO OPERATE EMERGENCY GENERATORS THAT WERE POWERING EMERGENCY CHILLERS FOR THE CONTINUED OPERATION OF THE PORT SAN ANTONIO BUILDING NO. 356 CHILLED WATER PLANT; FINDING THE RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, in 1999, the City of San Antonio created the Greater Kelly Development Association, which later became the Port San Antonio (“Port SA”). This is an industrial development area created from a former Air Force base. The San Antonio Water System (the “System”) assumed ownership of the chilled water and steam business there. In 2007, the System terminated the steam business and transferred the steam assets back to Port SA; and

WHEREAS, Port San Antonio Building No. 356 Chilled Water Plant provides chilled water services to three major commercial aviation manufacturers - Boeing, Standard Aero and Chromalloy. Total chilled water demand for these customer is 3,392 Tons; and

WHEREAS, there are three chillers with the following tonnage capacity at Port San Antonio Building No. 356 Chilled Water Plant – Chiller No. 1: 1,250 Tons, Chiller No. 2: 1,500 Tons, Chiller No. 3: 1200 Tons. The chillers were installed in 1996; and

WHEREAS, On August 5, 2019, Port of San Antonio Building 356 Chilled Water Plant experienced two damaging motor failures on Chiller No. 2 and Chiller No. 3. On this day the Vice President, Production and Treatment declared the situation an emergency, and approved
use of emergency purchasing procedures to rent the necessary equipment, and perform the necessary repairs and operation of the Port of San Antonio Building No. 356 Chilled Water Plant; and

WHEREAS, the System’s Chilled Water Department rented four 500-ton chillers at Port San Antonio Building No. 356 Chilled Water Plant to meet customer chilled water demand. Due to the urgent requirement to maintain chilled water service. Johnson Controls was engaged to furnish the chillers; and

WHEREAS, two generators were rented from Johnson Controls to provide power to sustain four 500-ton chillers at Port San Antonio Building No. 356 Chilled Water Plant. Each generator has a 1,250 gallon tank; and

WHEREAS, the San Antonio Water System Board of Trustees desires to (i) ratify the actions of the Senior Vice President/Chief Operating Officer in authorizing expenditures in the amount of $408,573.00 to Marshall Distributing for the transport of diesel fuel to operate emergency generators that were powering emergency chillers in connection with the emergency repair and operations of the Port San Antonio Building No. 356 Chilled Water Plant, (ii) to approve the expenditure of funds and make available an amount not to exceed $408,573.00 from the System Fund, and (iii) to authorize the President/Chief Executive Officer or his duly appointed designee to pay Marshall Distributing $408,573.00 for the transport of diesel fuel to operate emergency generators that were powering emergency chillers in connection with the emergency repair and operations of the Port San Antonio Building No. 356 Chilled Water Plant; now, therefore:

BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:

1. That the actions of the Senior Vice President/Chief Operating Officer in authorizing expenditures in the amount of $408,573.00 to Marshall Distributing for the transport of diesel fuel to operate emergency generators that were powering emergency chillers in connection with the emergency repair and operations of the Port San Antonio Building No. 356 Chilled Water Plant are hereby ratified.

2. That the expenditure of funds in the amount of $408,573.00 are hereby approved and made available to be expended from the System Fund.

3. That the President/Chief Executive Officer or his duly appointed designee is hereby authorized to pay an amount not to exceed $408,573.00 to Marshall Distributing for the transport of diesel fuel to operate emergency generators that were powering emergency chillers in connection with the emergency repair and operations of the Port San Antonio Building No. 356 Chilled Water Plant.
4. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public, and that public notice of the time, place and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.

5. If any part, section, paragraph, sentence, phrase or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.

6. This resolution becomes effective immediately upon its passage.

PASSED AND APPROVED this 1\textsuperscript{st} day of September, 2020.

\underline{Jelynne LeBlanc Burley, Chairwoman}

ATTEST:

\underline{Amy Hardberger, Secretary}