

City Administrator's Report



To: Mayor Alexander & City Council
CC: Staff
From: R. Scott Dixon, City Administrator
Date: October 23, 2025
Re: City Administrator's Report

Mayor and Council,

As always, there are many irons in the fire and lots happening in our wonderful Castroville! The items listed below are in no particular order and only cover some of the issues that have been inquired about or that council has requested to be kept up to date on. If you have any questions about any of these items or there are other things that you would like me to report on, please let me know.

Drainage Projects

The next phase of the Geneva Channel project will begin as soon as the City receives the erosion control matting that has been ordered. Council will receive an update from Lochner Engineering on the Garza/Garcia Creek project at the October 28th meeting. Included with this report is a depiction of additional drainage work that Councilman King has recommended on the Steinbach property.

Hwy 90 TxDOT Construction Project

Staff continues to coordinate with TxDOT's engineering consultant on the planned improvements to Hwy 90 and the 471 intersection. Of particular concern is whether any of the city's utilities will need to be relocated as part of this project. As of the date of this report, the city has not received confirmation whether anything will need to be moved. However, if any relocation work needs to be done, it will be completed by the contractor that TxDOT hires. Any potential costs are TBD until the contract is bid and let.

BMA Trail Access

A huge 'thank you' to Patrick Conner and Adriana Calk for representing the Regional Park at the BMA meeting last week. They conveyed our appreciation for the BMA's past support and the

importance of public access to the BMA trail. Staff plans to present to the BMA Board at their November meeting.

Streets Improvement Plan

Following council's approval of the pavement assessment program at the October 14th council meeting, staff has begun coordinating with Good Roads to share the prior data that was collected. The pavement assessment will be conducted in the next few weeks followed by analysis and the creation of a report and maintenance plan. As shared previously, we are using the same consultants and processes that Hondo has used with considerable success.

CPSE Dispute

Attached to this report is a PUC order that was issued today denying an appeal by the PUC staff to include the WDS tariffs in the CPSE rate case. Staff views this as a positive outcome. Unfortunately, there is no further progress to report on either the requested meetings with CPSE's CEO or the one by Clark Hill with their legal counsel. We will continue to remind CPSE of these requests.

WWTP Pond Closure

At the October 14th council meeting there was some discussion about Councilman King's role in providing professional services pro bono without a formal agreement of some kind. This matter will be discussed with legal counsel in an executive session at the November 19th meeting. Staff will also seek council's guidance on whether to re-engage Lochner on the WWTP pond closures.

Community Center at Regional Park

As previously reported, the current U.S. Government shut down has resulted in a significant delay in payment to the City's contractors on the Community Center project. Staff has been advised by Frontera that it plans to halt further work until payment is made and to request an extension of time for completion (see attached letter). While the City has the ability to pay the amounts owed, staff's concern is whether the USDA will reimburse the City should payment be made. The City has already met 100% of its obligation. The USDA has a very specific process that we are required to follow and deviation from this process may result in additional costs to the city.

Lion's Park Splash Pad

No Change - Staff met with Councilman King at the splash pad and conducted water flow and drainage tests. At Mr. King's recommendation, staff is working with the splashpad contractor – Advanced Aquatics to conduct additional site assessments including camera capture of the water and sewer lines.

County Streets Plan

No Change - The County continues to work on a draft Interlocal Agreement. City staff has begun working with County staff to estimate project scope and costs.

Nueces River Authority Desalination Project

Staff received an update from the Nueces River Authority regarding their project. It continues to progress on-schedule. The powerpoint that was reviewed during that update has been included with this report.

Facilitated Council Workshop

Following council direction, staff is coordinating with Mayor Alexander to secure a facilitator and schedule a workshop to establish the council's goals and objectives.

Water Rights Purchase/Drought

Following council's authorization, staff has negotiated the purchase of 43-acre feet of Edwards Aquifer water rights from Jack Uptmore. The contract for purchase has been signed, and closing will take place later this month. While we are still below our annual pumping threshold and projected to finish the year without exceeding our curtailed limits, it is important to note that we continue to be in a severe drought. The forecast for next year is bleak due to the anticipated La Nina weather cycle which typically brings drier-than-normal conditions throughout the first half of 2026. Water conservation will continue to be a major topic of concern for the foreseeable future.

Tourism/Economic Development

Following council's decision to wait until after the workshop (referenced earlier in this report) to determine whether to fill the vacancy in the Tourism & Marketing created by Darin Hamm's departure, staff has begun coordinating with the CAEDC and Castroville Chamber to address planned events and other matters.

There is a lot going on in the City of Castroville! If I have left anything out of this report, it was not intentional. It is my pleasure to serve the people of Castroville!

Thank you,

A handwritten signature in blue ink, appearing to read "R. Scott Dixon".

R. Scott Dixon, MPA

City Administrator, Castroville, TX



Control Number: 58346



Item Number: 32

2025 OCT 23 PM 1:55

APPLICATION OF CITY OF SAN
ANTONIO, ACTING BY AND
THROUGH THE CITY PUBLIC
SERVICE BOARD (CPS ENERGY), TO
CHANGE RATES FOR WHOLESALE
TRANSMISSION SERVICE

§
§
§
§
§
§

PUBLIC UTILITY COMMISSION
PUBLIC UTILITY COMMISSION
FILING CLERK
OF TEXAS

ORDER ON APPEAL OF ORDER NO. 4

This Order addresses Commission Staff's appeal of Order No. 4, which denied Commission Staff's request to certify issues to the Commission related to CPS Energy's tariff for wholesale transmission service at distribution voltage. As discussed in this Order, the Commission denies the appeal and upholds Order No. 4. However, without addressing the issues for which certification was denied, the Commission provides additional guidance. Specifically, the Commission clarifies the meaning of *application sufficiency* and clarifies the reasoning of Order No. 4 in part.

I. Background

On July 18, 2025, the City of San Antonio acting through the City Public Service Board (CPS Energy) filed an application to change its wholesale transmission cost of service (TCOS) rates and revise its wholesale transmission service tariff under 16 Texas Administrative Code (TAC) § 25.192. On September 5, 2025, Commission Staff filed its recommendation that the application be found deficient because CPS Energy did not include information needed to update its tariff that addresses wholesale transmission service at distribution voltage. Commission Staff recommended that CPS Energy be required to refile or supplement its application with all the relevant data necessary to calculate rates for wholesale transmission service at distribution voltage. Additionally, Commission Staff requested the below issues be certified to the Commission:

1. What jurisdiction does the Commission have over CPS Energy's wholesale transmission service at distribution voltage (WTS-DV) rates?
2. Would CPS Energy's proposal to update its wholesale transmission service at transmission voltage (WTS-TV) rates without also simultaneously updating its WTS-DV rates amount to impermissible piecemeal ratemaking?

On September 12, 2025, CPS Energy filed its response, arguing that the application is complete because the Commission does not establish a municipally owned utility's cost of service for wholesale distribution service and the Commission routinely addresses TCOS rates without a simultaneous review of wholesale distribution rates.

In Order No. 4, the Commission ALJ declined to certify Commission Staff's requested issues to the Commission. The Commission ALJ required Commission Staff to file a supplemental recommendation on the sufficiency of the application. On September 19, 2025, Commission Staff appealed Order No. 4.

II. Discussion

The Commission's procedural rules specify when an issue may be certified to the Commission.¹ The presiding officer may certify "an issue that involves an ultimate finding of compliance with or satisfaction of a statutory standard the determination of which is committed to the discretion or judgment of the commission by law."² The Commission's certified-issue rule further specifies the types of issues that are appropriate: (1) interpreting a Commission rule or applicable statute; (2) determining which rules or statutes apply; or (3) establishing or clarifying a Commission policy as to a substantive or procedural issue of significance in the proceeding.³

The purpose of certified issues is for the Commission to assist the presiding officer on a particular issue allowed under the certified-issue rule.⁴ If the presiding officer decides that he or she does not need assistance, the Commission should not become involved in that decision except in extraordinary circumstances. The Commission does not find that extraordinary circumstances are present here. Therefore, the Commission denies Commission Staff's appeal of the ALJ's decision not to certify issues to the Commission.

Even though the Commission does not address the issues requested for certification, the Commission makes two clarifications for the benefit of the parties in this case.

¹ 16 Tex. Admin. Code (TAC) § 22.127.

² *Id.* § 22.127(a).

³ 16 TAC § 22.127(b).

⁴ *Application of the City of San Antonio to Amend its Certificate of Convenience and Necessity for the Scenic Loop 138-kV Transmission Line in Bexar County*, Docket No. 51023, Order Denying Appeal at 2 (May 13, 2021).

The Commission first clarifies that the Commission's denial of this appeal is not a ruling on whether the applicant met its burden of proof regarding its proposed rates. The Commission has previously explained the distinction between *application sufficiency*, which is required for an application to advance for substantive review, and *legal sufficiency*, which is required for an application to be ultimately approved.⁵ In Docket No. 46245, the Commission found that a utility was "conflat[ing] the standard for administrative completeness with a utility's burden of proof. A review of an application's administrative completeness is performed to determine whether the Commission has received sufficient documentation to allow Commission Staff to evaluate the merits of an application."⁶

In contrast, "[a]n application's merits are not evaluated in the review for administrative completeness."⁷ An administratively complete rate application can still fail to meet a utility's burden to show that its requested rates meet applicable requirements, including the requirement that the proposed rates reflect the applicant's costs to provide wholesale transmission service, appropriately allocated among customer classes receiving wholesale transmission service, regardless of the voltage of the service at the point of interconnection. In Docket No. 46245, "[e]ven though the Commission found its application administratively complete, [the utility in that docket] was put on notice through the testimony and other actions of the parties in [that] case that its requested rate increase might not be legally sufficient."⁸

Second, Order No. 4 described the tariff for wholesale transmission service at distribution voltage as recovering "distribution costs" for "distribution service", but wholesale transmission service at distribution voltage is *transmission service*.⁹ Although the Commission upholds Order

⁵ *Application of Aqua Texas, Inc. to Amend its System Improvement Charges under 16 TAC § 24.76*, Docket No. 55577, Order at 2–3 (Feb. 6, 2025); *Application of Double Diamond Utility Company, Inc. for a Rate/Tariff Change*, Docket No. 46245, Order on Rehearing at 36–37 (Dec. 12, 2019).

⁶ Docket No. 46245, Order on Rehearing at 36.

⁷ *Id.* at 37.

⁸ *Id.*

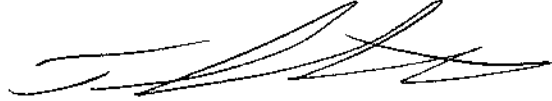
⁹ See PURA § 31.002(20) (defining transmission service "[i]n this subtitle" as including "transmission over distribution facilities") and 16 TAC § 25.5(139) (defining transmission service as, among other things, "service that allows a transmission service customer to use the transmission and distribution facilities", including "transmission over distribution facilities"). Although municipally owned utilities like CPS Energy are excluded from the Commission's general ratemaking authority under PURA Chapter 31, they are included in the definition of *electric utility* in Chapter 35. A municipally owned utility is an electric utility for the purpose of setting rates for transmission

No. 4 declining to certify issues, the Commission modifies Order No. 4's reasoning to clarify that the issues requested for certification concern transmission service at distribution voltage, not distribution service.

service under Chapter 35, and the definition of *transmission service* in Chapter 31 applies to all statutory provisions under subtitle B of PURA, including Chapter 35.

Signed at Austin, Texas the 23rd day of October 2025.

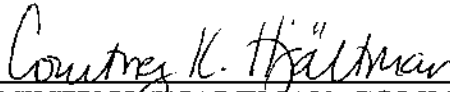
PUBLIC UTILITY COMMISSION OF TEXAS



THOMAS J. GLEESON, CHAIRMAN



KATHLEEN JACKSON, COMMISSIONER



COURTNEY K. HJALTMAN, COMMISSIONER



OCTOBER 24, 2025

CITY OF CASTROVILLE, TEXAS
ATTN: MR. JONAH CHANG

1209 FIORELLA STREET
CASTROVILLE, TX 78009

REFERENCE: Castroville Community Center

SUBJECT: Formal Notice of Work Suspension and Request for Contract Time Extension — Pursuant to Article 15.04 of the General Conditions

Dear Mr. Chang,

Pursuant to Article 15.04 (“Contractor May Stop Work or Terminate”) of the City of Castroville Standard General Conditions of the Contract (Rev. 05/2022), this letter serves as formal notice that Frontera Construction has suspended work on the Project due to continued nonpayment by the Owner.

As of this date, the City of Castroville has failed to issue payment for outstanding Applications for Payment due, despite being certified and approved. In accordance with Article 15.04(B), when “the Engineer has failed to act on an Application for Payment within thirty (30) days after it is submitted, or the Owner has failed for sixty (60) days to pay Contractor any sum finally determined to be due, the Contractor may stop the Work until payment is made of all such amounts due Contractor, including interest thereon.”

Frontera Construction has therefore exercised its contractual right to suspend performance effective October 2, 2025. This decision was necessitated by the Owner’s failure to release payment and the resulting inability of subcontractors and suppliers to continue their work. As a direct result, critical path activities have ceased, and progress on the Project has been halted.

Frontera Construction acknowledges that the nonpayment is connected to the ongoing federal government shutdown and the temporary suspension of federal funding allocations related to this Project. While Frontera understands these circumstances are beyond the City’s control, the impact on project cash flow and continuity of work is nonetheless significant and constitutes a delay beyond Frontera’s control under the Contract Documents.

Accordingly, and in conformance with Articles 12.02 and 12.03 (Change of Contract Times / Delays), Frontera Construction reserves its right to a future Contract Modification for an equitable adjustment to the Contract Times for the full duration of the work suspension and for any resulting remobilization or schedule impacts attributable to the funding delay.

ATTACHMENTS

We have included:

- August Pay Application No. 006 - \$186,297.93
- September Pay Application No. 007 - \$119,717.07

CONTACT INFO
info@fcdelrio.com
(830) 778-9418

ADDRESS
710 E. Gibbs St.
Del Rio, TX 78840

WEBSITE
www.fcdelrio.com



REQUEST FOR OWNER'S RESPONSE

Frontera Construction respectfully requests that the City provide a written response within seven (7) calendar days of this notice confirming its intended course of action to resolve the nonpayment and clarifying the anticipated timeline for release of federal funds and resumption of payments. Frontera reserves all rights under the Contract and applicable law to seek additional time, cost adjustments, and remedies as appropriate

We appreciate your prompt attention and cooperation. Should you require further information, please do not hesitate to contact us.

Sincerely,

JOSE P. LOSOYA
Director of Operations
Frontera Construction, LLC

Attachments:

- August Pay Application No. 006
- September Pay Application No. 007

CONTACT INFO
info@fcdelrio.com
(830) 778-9418

ADDRESS
710 E. Gibbs St.
Del Rio, TX 78840

WEBSITE
www.fcdelrio.com



Pay Request 6

2326 – Castroville Community Building

816 Alsace Ave.

Castroville, Texas 78009

City of Castroville

1209 Fiorella St.

Castroville, Texas 78009

09/02/2025



AIA Document G702® - 1992

Application and Certificate for Payment

| | | | |
|---|---|--|--|
| TO OWNER: City of Castroville 1209 Fiorella Street Castroville, TX 78009 | PROJECT: City of Castroville - Community Center 816 Alscae Ave Castroville, TX 78809 | APPLICATION NO: 006 | Distribution to: OWNER: [X] ARCHITECT: [X] CONTRACTOR: [] FIELD: [] OTHER: [] |
| FROM: Frontera Construction 710 E Gibbs St. Del Rio, TX 78840 | VIA: LPA Design Studios 1811 S Alamo St., Suite 100 San Antonio, TX 78204 | PERIOD TO: August 31, 2025 CONTRACT FOR: Community Recreational Building CONTRACT DATE: 11-01-2024 PROJECT NOS: / 2326 / | |

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703®, Continuation Sheet, is attached.

| | |
|---|----------------|
| 1. ORIGINAL CONTRACT SUM..... | 1,899,000.00 |
| 2. NET CHANGE BY CHANGE ORDERS..... | \$0.00 |
| 3. CONTRACT SUM TO DATE (Line 1 + 2)..... | \$1,899,000.00 |
| 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)..... | \$990,308.51 |
| 5. RETAINAGE: | |
| a. 5.00% of Completed Work | |
| (Column D + E on G703: \$990,308.51) = | \$49,515.43 |
| b. 5.00% of Stored Material | |
| (Column F on G703: \$0.00) = | \$0.00 |
| Total Retainage (Lines 5a + 5b or Total in Column I of G703)..... | \$49,515.43 |
| 6. TOTAL EARNED LESS RETAINAGE..... | \$940,793.08 |
| (Line 4 Less Line 5 Total) | |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT..... | 754,495.65 |
| (Line 6 from prior Certificate) | |
| 8. CURRENT PAYMENT DUE..... | \$186,297.43 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE..... | |
| (Line 3 less Line 6) | \$958,206.92 |

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|--|-------------|-------------|
| Total changes approved in previous months by Owner | 0.00 | 0.00 |
| Total approved this Month | 0.00 | 0.00 |
| TOTALS | 0.00 | 0.00 |
| NET CHANGES by Change Order | | 0.00 |

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By:

State of:

County of:

Texas
Val Verde

Date:

09/02/2025

Subscribed and sworn to before

me this

2

day of September

Notary Public:

My Commission expires: 10/04/2027



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....

\$186,297.43

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:

L. Garcia

Date:

9/9/2025

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



AIA Document G703[®] - 1992

Continuation Sheet

AIA Document G702[™], Application and Certification for Payment, or G732[™], Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
Use Column I on Contracts where variable retainage for line items may apply.

City of Castroville -
Community Center
816 Alscac Ave
Castroville, TX 78809

APPLICATION NO:

APPLICATION DATE:

PERIOD TO:

ARCHITECT'S PROJECT NO:

006

08-29-2025

August 31, 2025

| A ITEM NO. | B DESCRIPTION OF WORK | C SCHEDULED VALUE | D WORK COMPLETED | | F MATERIALS PRESENTLY STORED (NOT IN D OR E) | G | | H BALANCE TO FINISH (C - G) | I RETAINAGE (IF VARIABLE RATE) |
|------------------|--|-------------------------|---|-------------|--|---|------------|--------------------------------------|---|
| | | | FROM PREVIOUS APPLICATION (D + E) | THIS PERIOD | | TOTAL COMPLETED AND STORED TO DATE (D + E + F) | % (G+C) | | |
| 1 | Contingency Fund | 50,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 50,000.00 | 0.00 |
| 2 | Payment & Performance Bond | 25,230.64 | 25,230.64 | 0.00 | 0.00 | 25,230.64 | 100.00% | 0.00 | 1,261.53 |
| 3 | Project Insurance | 26,567.02 | 26,567.02 | 0.00 | 0.00 | 26,567.02 | 100.00% | 0.00 | 1,328.35 |
| 4 | General Conditions & Supervision | 96,218.56 | 40,373.31 | 10,526.31 | 0.00 | 50,899.62 | 52.90% | 45,318.94 | 0.00 |
| 5 | Cast In Place Concrete | 182,173.81 | 159,329.21 | 0.00 | 0.00 | 159,329.21 | 87.46% | 22,844.60 | 0.00 |
| 6 | Site Work Concrete | 78,156.20 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 78,156.20 | 0.00 |
| 7 | Concrete Finishing | 16,570.97 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 16,570.97 | 0.00 |
| 8 | Metal Specialties | 16,036.43 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 16,036.43 | 0.00 |
| 9 | Wood Framing | 166,137.38 | 157,830.51 | 8,306.87 | 0.00 | 166,137.38 | 100.00% | 0.00 | 0.00 |
| 10 | Sheathing | 13,363.69 | 10,022.77 | 3,340.92 | 0.00 | 13,363.69 | 100.00% | 0.00 | 0.00 |
| 11 | Finish Carpentry | 31,442.09 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 31,442.09 | 0.00 |
| 12 | Sprayed Insulation | 10,690.95 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 10,690.95 | 0.00 |
| 13 | Sheet Metal Roofing | 96,218.56 | 6,735.30 | 12,652.74 | 0.00 | 19,388.04 | 20.15% | 76,830.52 | 0.00 |
| 14 | Frames, Doors & Hardware | 17,426.25 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 17,426.25 | 0.00 |
| 15 | Coiling Doors & Grilles | 9,675.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 9,675.31 | 0.00 |
| 16 | Windows | 14,871.11 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 14,871.11 | 0.00 |
| 17 | Gypsum Board Assemblies | 35,109.08 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 35,109.08 | 0.00 |
| 18 | Stucco | 35,761.23 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 35,761.23 | 0.00 |
| 19 | Ceramic Tile | 21,114.63 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 21,114.63 | 0.00 |
| 20 | Resilient Base & Accessories | 3,207.29 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 3,207.29 | 0.00 |
| 21 | Painting | 47,077.60 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 47,077.60 | 0.00 |
| 22 | Signage | 2,138.19 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 2,138.19 | 0.00 |
| 23 | Toilet Accessories | 4,810.93 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 4,810.93 | 0.00 |
| 24 | Window Shades | 3,688.38 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 3,688.38 | 0.00 |
| 25 | Plumbing | 86,008.70 | 62,786.35 | 12,901.31 | 0.00 | 75,687.66 | 88.00% | 10,321.04 | 0.00 |
| 26 | Heating, Ventilating & Air Conditioning | 202,486.61 | 0.00 | 43,028.40 | 0.00 | 43,028.40 | 21.25% | 159,458.21 | 0.00 |
| 27 | Electrical | 219,271.41 | 48,143.98 | 105,346.01 | 0.00 | 153,489.99 | 70.00% | 65,781.42 | 0.00 |
| 28 | Site Work | 186,557.10 | 138,052.25 | 0.00 | 0.00 | 138,052.25 | 74.00% | 48,504.85 | 0.00 |

| A | B | C | D | E | F | G | | H | I |
|----------|---------------------|---------------------|-----------------------------------|-------------------|--|--|---------------|---------------------------|------------------------------|
| ITEM NO. | DESCRIPTION OF WORK | SCHEDULED VALUE | WORK COMPLETED | | MATERIALS PRESENTLY STORED (NOT IN D OR E) | TOTAL COMPLETED AND STORED TO DATE (D + E + F) | %(G+C) | BALANCE TO FINISH (C - G) | RETAINAGE (IF VARIABLE RATE) |
| | | | FROM PREVIOUS APPLICATION (D + E) | THIS PERIOD | | | | | |
| 29 | Flexible Paving | 12,294.59 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 12,294.59 | 0.00 |
| 30 | Fences & Gates | 16,036.43 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 16,036.43 | 0.00 |
| 31 | Site Utilities | 172,658.86 | 119,134.61 | 0.00 | 0.00 | 119,134.61 | 69.00% | 53,524.25 | 0.00 |
| | GRAND TOTAL | 1,899,000.00 | 794,205.95 | 196,102.56 | 0.00 | 990,308.51 | 52.15% | 908,691.49 | 2,589.88 |

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Project Castroville Community Building

Job No. 2326

On receipt by the signer of this document of a check from City of Castroville
(maker of check) in the sum of \$ 186,297.43 payable to Frontera Construction
(payee or payees of check) and when the check has been properly endorsed and has
been paid by the bank on which it is drawn, this document becomes effective to release
any mechanic's lien right, any right arising from a payment bond that complies with a state
or federal statute, any common law payment bond right, any claim for payment, and any
rights under any similar ordinance, rule, or statute related to claim or payment rights for
persons in the signer's position that the signer has on the property of City of Castroville
(owner) located at 1209 Fiorella St. Castroville Texas 78009(location) to the following extent:
General Construction (job description).

This release covers a progress payment for all labor, services, equipment, or
materials furnished to the property or to City of Castroville (person with whom signer
contracted) as indicated in the attached statement(s) or progress payment request(s),
except for unpaid retention, pending modifications and changes, or other items furnished.

Before any recipient of this document relies on this document, the recipient should
verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received
from this progress payment to promptly pay in full all of the signer's laborers,
subcontractors, materialmen, and suppliers for all work, materials, equipment, or services
provided for or to the above referenced project in regard to the attached statement(s) or
progress payment request(s).

Date 09/02/2025

Frontera Construction

(Company name)

By Adrian Gomez

(Signature)

Adrian Gomez, Controller

(Title)

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information

Name of Claimant: Frontera Construction

Name of Customer: City of Castroville

Job Location: 816 Alsace Ave., Castroville, TX 78009

Owner: City of Castroville

Through Date: 07/31/2025

Pay Application #: 2326-005

Unconditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has received the following progress payment:

\$ 184,866.73

Exceptions

This document does not affect any of the following:

- (1) Retentions.
- (2) Extras for which the claimant has not received payment.
- (3) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.

Signature

Claimant's Signature:

Claimant's Title: Controller

Date of Signature: 07/31/2025



2326 - Castroville Community Building
Pay Application #4
9/2/2025

| Castroville Community Building - Breakdown Pay App 4 | | | | | |
|--|--------------|--------------|----------------|--------------|----------|
| Item | SOV | Prev. Billed | Current Period | Total Billed | & Billed |
| 1.0 Contingency Fund | | | | | |
| | \$50,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| 006113 Performance and Payment Bond | | | | | |
| | \$25,230.64 | \$25,230.64 | \$0.00 | \$25,230.64 | |
| 006116 Project Insurance | | | | | |
| | \$26,567.02 | \$26,567.02 | \$0.00 | \$26,567.02 | |
| 007200 General Conditions and Supervision | | | | | |
| | \$96,218.56 | \$40,373.31 | \$10,526.31 | \$50,899.62 | 52.9% |
| 033000 Cast In Place Concrete | | | | | |
| Foundation Labor | \$90,801.37 | \$90,801.37 | \$0.00 | \$90,801.37 | 100% |
| Foundation Materials | \$68,527.84 | \$68,527.84 | \$0.00 | \$68,527.84 | 100% |
| Concrete Flatwork Labor | \$15,418.59 | \$0.00 | \$0.00 | \$0.00 | 0% |
| Concrete Flatwork Material | \$7,426.01 | \$0.00 | \$0.00 | \$0.00 | 0% |
| | \$182,173.81 | \$159,329.21 | \$0.00 | \$159,329.21 | 87% |
| 033010 Site Work Concrete | | | | | |
| Concrete Curb & Steps Labor | \$24,033.00 | \$0.00 | \$0.00 | \$0.00 | 0% |
| Concrete Curb & Steps Material | \$15,360.29 | \$0.00 | \$0.00 | \$0.00 | 0% |
| Concrete Topping Slab Labor | \$11,039.39 | \$0.00 | \$0.00 | \$0.00 | 0% |
| Concrete Topping Slab Material | \$6,766.08 | \$0.00 | \$0.00 | \$0.00 | 0% |
| Concrete U Channel Labor | \$12,993.61 | \$0.00 | \$0.00 | \$0.00 | 0% |
| Concrete U Channel Material | \$7,963.83 | \$0.00 | \$0.00 | \$0.00 | 0% |
| | \$78,156.20 | \$0.00 | \$0.00 | \$0.00 | 0% |
| 033500 Concrete Finishing | | | | | |
| | \$16,570.97 | \$0.00 | \$0.00 | \$0.00 | |
| 055900 Metal Specialties | | | | | |
| | \$16,036.43 | \$0.00 | \$0.00 | \$0.00 | |
| 061100 Wood Framing | | | | | |
| Wood Framing Mobilization | \$11,961.88 | \$11,961.88 | \$0.00 | \$11,961.88 | 100% |
| Wood Framing Submittals | \$7,476.18 | \$7,476.18 | \$0.00 | \$7,476.18 | 100% |
| Pre-engineered Shop Drawings | \$10,466.65 | \$10,466.65 | \$0.00 | \$10,466.65 | 100% |
| Wood Framing Labor | \$72,485.66 | \$68,212.69 | \$4,272.97 | \$72,485.66 | 100% |
| Wood Framing Material | \$63,747.01 | \$59,713.11 | \$4,033.90 | \$63,747.01 | 100% |
| | \$166,137.38 | \$157,830.51 | \$8,306.87 | \$166,137.38 | 100% |
| 061600 Sheathing | | | | | |
| Exterior Sheathing Labor | \$8,018.21 | \$6,004.41 | \$2,013.80 | \$8,018.21 | 100% |
| Exterior Sheathing Materials | \$5,345.48 | \$4,018.36 | \$1,327.12 | \$5,345.48 | 100% |
| | \$13,363.69 | \$10,022.77 | \$3,340.92 | \$13,363.69 | 100% |
| 062000 Finish Carpentry | | | | | |
| Tongue and Groove Labor | \$18,500.00 | \$0.00 | \$0.00 | \$0.00 | 0% |
| Tongue and Groove Materials | \$12,942.09 | \$0.00 | \$0.00 | \$0.00 | 0% |
| | \$31,442.09 | \$0.00 | \$0.00 | \$0.00 | 0% |
| 072129 Sprayed Insulation | | | | | |
| | \$10,690.95 | \$0.00 | \$0.00 | \$0.00 | |
| 076100 Sheet Metal Roofing | | | | | |
| Roofing Mobilization | \$9,698.80 | \$0.00 | \$9,690.80 | \$9,690.80 | 100% |
| Roofing Submittals | \$4,848.62 | \$3,367.65 | \$1,480.97 | \$4,848.62 | 100% |
| Roofing Shop Drawings | \$4,848.62 | \$3,367.65 | \$1,480.97 | \$4,848.62 | 100% |

2326 - Castroville Community Building
Pay Application #4
9/2/2025

| Castroville Community Building - Breakdown Pay App 4 | | | | | |
|---|--------------|--------------|----------------|--------------|----------|
| Item | SOV | Prev. Billed | Current Period | Total Billed | & Billed |
| Roofing Labor | \$38,411.26 | \$0.00 | \$0.00 | \$0.00 | 0% |
| Roofing Material | \$38,411.26 | \$0.00 | \$0.00 | \$0.00 | 0% |
| | \$96,218.56 | \$6,735.30 | \$12,652.74 | \$19,388.04 | 20.00% |
| 081313 Frames Doors and Hardware | | | | | |
| | \$17,426.25 | \$0.00 | \$0.00 | \$0.00 | |
| 083300 Coiling Doors & Grilles | | | | | |
| | \$9,675.31 | \$0.00 | \$0.00 | \$0.00 | |
| 085000 Windows | | | | | |
| | \$14,871.11 | \$0.00 | \$0.00 | \$0.00 | |
| 092116 Gypsum Board Assemblies | | | | | |
| Gyp Board Labor | \$26,200.00 | \$0.00 | \$0.00 | \$0.00 | 0% |
| Gyp Board Material | \$8,909.08 | \$0.00 | \$0.00 | \$0.00 | 0% |
| | \$35,109.08 | \$0.00 | \$0.00 | \$0.00 | 0% |
| 092423 Stucco | | | | | |
| | \$35,761.23 | \$0.00 | \$0.00 | \$0.00 | |
| 093013 Ceramic Tile | | | | | |
| | \$21,114.63 | \$0.00 | \$0.00 | \$0.00 | |
| 096513 Resilient Base and Accessories | | | | | |
| | \$3,207.29 | \$0.00 | \$0.00 | \$0.00 | |
| 099100 Painting | | | | | |
| Painting Labor | \$26,748.17 | \$0.00 | \$0.00 | \$0.00 | 0% |
| Painting Material | \$20,329.43 | \$0.00 | \$0.00 | \$0.00 | 0% |
| | \$47,077.60 | \$0.00 | \$0.00 | \$0.00 | 0% |
| 101400 Signage | | | | | |
| | \$2,138.19 | \$0.00 | \$0.00 | \$0.00 | |
| 102813 Toilet Accessories | | | | | |
| | \$4,810.93 | \$0.00 | \$0.00 | \$0.00 | |
| 122400 Window Shades | | | | | |
| | \$3,688.38 | \$0.00 | \$0.00 | \$0.00 | |
| 220000 Plumbing | | | | | |
| Rough In | \$38,703.92 | \$38,703.92 | \$0.00 | \$38,703.92 | 100% |
| Tap Out | \$17,201.74 | \$0.00 | \$12,901.31 | \$12,901.31 | 75% |
| Utilities | \$24,082.43 | \$24,082.43 | \$0.00 | \$24,082.43 | 100% |
| Trim Out | \$6,020.61 | \$0.00 | \$0.00 | \$0.00 | 0% |
| | \$86,008.70 | \$62,786.35 | \$12,901.31 | \$75,687.66 | 88% |
| 230000 Heating, Ventilating & Air Conditioning | | | | | |
| Split Systems | \$82,296.38 | \$0.00 | \$6,858.35 | \$6,858.35 | 8% |
| Mini Split Systems | \$26,383.25 | \$0.00 | \$0.00 | \$0.00 | 0% |
| Exhaust Fans | \$6,656.32 | \$0.00 | \$4,727.60 | \$4,727.60 | 71% |
| Air Devices/Louvers/Motorized Dampers | \$9,439.88 | \$0.00 | \$4,675.24 | \$4,675.24 | 50% |
| Ductwork Rectangular/Spiral and Flex | \$53,384.93 | \$0.00 | \$26,767.21 | \$26,767.21 | 50% |
| Insulation | \$9,681.93 | \$0.00 | \$0.00 | \$0.00 | 0% |
| Refrigerant Piping | \$8,229.64 | \$0.00 | \$0.00 | \$0.00 | 0% |
| Test and Balance | \$6,414.28 | \$0.00 | \$0.00 | \$0.00 | 0% |
| | \$202,486.61 | \$0.00 | \$43,028.40 | \$43,028.40 | 21% |

2326 - Castroville Community Building
Pay Application #4
9/2/2025

| Castroville Community Building - Breakdown Pay App 4 | | | | | |
|--|-----------------------|---------------------|---------------------|---------------------|---------------|
| Item | SOV | Prev. Billed | Current Period | Total Billed | & Billed |
| 260000 Electrical | | | | | |
| Fixtures | \$66,017.20 | \$0.00 | \$47,372.21 | \$47,372.21 | 72% |
| Gear | \$21,219.81 | \$21,219.81 | \$0.00 | \$21,219.81 | 100% |
| Lighting Branch | \$29,471.96 | \$3,536.64 | \$5,894.38 | \$9,431.02 | 32% |
| Power Branch | \$50,691.78 | \$19,850.89 | \$24,044.04 | \$43,894.93 | 87% |
| Site Lighting | \$8,841.59 | \$0.00 | \$0.00 | \$0.00 | 0% |
| Secondary Conduit | \$19,451.50 | \$0.00 | \$17,116.88 | \$17,116.88 | 88% |
| Main Telecom Conduit | \$10,609.91 | \$0.00 | \$6,041.55 | \$6,041.55 | 57% |
| Mobilization and Submittals | \$3,536.64 | \$3,536.64 | \$0.00 | \$3,536.64 | 100% |
| Equipment | \$5,894.39 | \$0.00 | \$1,378.88 | \$1,378.88 | 23% |
| Temporary Power | \$3,536.63 | \$0.00 | \$3,498.07 | \$3,498.07 | 99% |
| | \$219,271.41 | \$48,143.98 | \$105,346.01 | \$153,489.99 | 70% |
| 311000 Site Work | | | | | |
| Mobilization | \$5,000.00 | \$2,000.00 | \$0.00 | \$2,000.00 | 40% |
| Demolition and Saw Cut | \$20,274.38 | \$12,589.42 | \$0.00 | \$12,589.42 | 62% |
| Site Excavation, Subgrade, Base, Grading | \$58,665.70 | \$34,379.23 | \$0.00 | \$34,379.23 | 59% |
| Building Pad Subgrade, Fill and Base | \$98,117.02 | \$89,083.60 | \$0.00 | \$89,083.60 | 91% |
| Striping & Signage | \$4,500.00 | \$0.00 | \$0.00 | \$0.00 | 0% |
| | \$186,557.10 | \$138,052.25 | \$0.00 | \$138,052.25 | 74% |
| 321200 Flexible Paving | | | | | |
| Prime Oil | \$1,155.81 | \$0.00 | \$0.00 | \$0.00 | 0% |
| HMAC Type D, 2" | \$11,138.78 | \$0.00 | \$0.00 | \$0.00 | 0% |
| | \$12,294.59 | \$0.00 | \$0.00 | \$0.00 | 0% |
| 323100 Fences & Gates | | | | | |
| | \$16,036.43 | \$0.00 | \$0.00 | \$0.00 | |
| 330000 Site Utilities | | | | | |
| Water Distribution | \$18,266.59 | \$18,266.59 | \$0.00 | \$18,266.59 | 100% |
| Sanitary Sewer | \$19,454.61 | \$19,454.61 | \$0.00 | \$19,454.61 | 100% |
| Storm Drain | \$134,937.66 | \$81,413.41 | \$0.00 | \$81,413.41 | 60.3% |
| | \$172,658.86 | \$119,134.61 | \$0.00 | \$119,134.61 | 69% |
| Total: | | | | | |
| | \$1,899,000.00 | \$794,205.95 | \$196,102.56 | \$990,308.51 | 52.15% |



Pay Request 7

2326 – Castroville Community Building

816 Alsace Ave.

Castroville, Texas 78009

City of Castroville

1209 Fiorella St.

Castroville, Texas 78009

09/30/2025



AIA® Document G702® – 1992

Application and Certificate for Payment

TO OWNER: City of Castroville
1209 Fiorella Street
Castroville, TX 78009

PROJECT: City of Castroville - Community Center
816 Alscae Ave
Castroville, TX 78809

APPLICATION NO: 007

Distribution to:

OWNER: []

ARCHITECT: []

CONTRACTOR: []

FIELD: []

OTHER: []

FROM Frontera Construction

VIA LPA Design Studios

PERIOD TO: September 30, 2025

CONTRACT FOR: Community
Recreational Building

CONTRACT DATE: 11-01-2024

PROJECT NOS: / 2326 /

CONTRACTOR: 710 E Gibbs St.
Del Rio, TX 78840

ARCHITECT: 1811 S Alamo St., Suite 100
San Antonio, TX 78204

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
AIA Document G703®, Continuation Sheet, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

1. ORIGINAL CONTRACT SUM.....

1,899,000.00

2. NET CHANGE BY CHANGE ORDERS.....

\$0.00

3. CONTRACT SUM TO DATE (Line 1 + 2).....

\$1,899,000.00

4. TOTAL COMPLETED & STORED TO DATE (Column G on G703).....

\$1,116,326.48

5. RETAINAGE:

a. 5.00% of Completed Work

(Column D + E on G703: \$1,116,326.48) = \$55,816.32

b. 5.00% of Stored Material

(Column F on G703: \$0.00) = \$0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703).....

\$55,816.32

6. TOTAL EARNED LESS RETAINAGE.....

(Line 4 Less Line 5 Total)

\$1,060,510.16

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....

(Line 6 from prior Certificate)

940,793.08

8. CURRENT PAYMENT DUE.....

\$119,717.07

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$838,489.84

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|--|-------------|-------------|
| Total changes approved in previous months by Owner | 0.00 | 0.00 |
| Total approved this Month | 0.00 | 0.00 |
| TOTALS | 0.00 | 0.00 |
| NET CHANGES by Change Order | | 0.00 |

CONTRACTOR:

By:

State of:

County of:

Texas
Val Verde

Date:

09/30/2025

Subscribed and sworn to before

me this 30

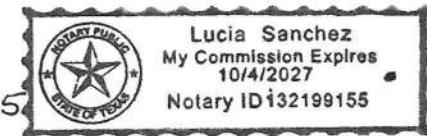
day of Sept. 2025

Notary Public: Lucia Sanchez

My Commission

expires:

10/04/2027



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....

\$119,717.07

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:

L. Garcia

Date:

10/8/2025

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA® Document G703® – 1992

Continuation Sheet

AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
Use Column I on Contracts where variable retainage for line items may apply.

City of Castroville -
Community Center
816 Alsace Ave
Castroville, TX 78809

APPLICATION NO:

APPLICATION DATE:

PERIOD TO:

ARCHITECT'S PROJECT NO:

007

09-30-2025

September 30, 2025

| A ITEM NO. | B DESCRIPTION OF WORK | C SCHEDULED VALUE | D WORK COMPLETED | | F MATERIALS PRESENTLY STORED (NOT IN D OR E) | G | | H BALANCE TO FINISH (C - G) | I RETAINAGE (IF VARIABLE RATE) |
|---------------|---|----------------------|-----------------------------------|-------------|---|--|---------|--------------------------------|-----------------------------------|
| | | | FROM PREVIOUS APPLICATION (D + E) | THIS PERIOD | | TOTAL COMPLETED AND STORED TO DATE (D + E + F) | % (G+C) | | |
| 1 | Contingency Fund | 50,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 50,000.00 | 0.00 |
| 2 | Payment & Performance Bond | 25,230.64 | 25,230.64 | 0.00 | 0.00 | 25,230.64 | 100.00% | 0.00 | 0.00 |
| 3 | Project Insurance | 26,567.02 | 26,567.02 | 0.00 | 0.00 | 26,567.02 | 100.00% | 0.00 | 0.00 |
| 4 | General Conditions & Supervision | 96,218.56 | 50,899.62 | 9,063.79 | 0.00 | 59,963.41 | 62.32% | 36,255.15 | 0.00 |
| 5 | Cast In Place Concrete | 182,173.81 | 159,329.21 | 0.00 | 0.00 | 159,329.21 | 87.46% | 22,844.60 | 0.00 |
| 6 | Site Work Concrete | 78,156.20 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 78,156.20 | 0.00 |
| 7 | Concrete Finishing | 16,570.97 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 16,570.97 | 0.00 |
| 8 | Metal Specialties | 16,036.43 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 16,036.43 | 0.00 |
| 9 | Wood Framing | 166,137.38 | 166,137.38 | 0.00 | 0.00 | 166,137.38 | 100.00% | 0.00 | 0.00 |
| 10 | Sheathing | 13,363.69 | 13,363.69 | 0.00 | 0.00 | 13,363.69 | 100.00% | 0.00 | 0.00 |
| 11 | Finish Carpentry | 31,442.09 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 31,442.09 | 0.00 |
| 12 | Sprayed Insulation | 10,690.95 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 10,690.95 | 0.00 |
| 13 | Sheet Metal Roofing | 96,218.56 | 19,388.04 | 0.00 | 0.00 | 19,388.04 | 20.15% | 76,830.52 | 0.00 |
| 14 | Frames, Doors & Hardware | 17,426.25 | 0.00 | 13,941.00 | 0.00 | 13,941.00 | 80.00% | 3,485.25 | 0.00 |
| 15 | Coiling Doors & Grilles | 9,675.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 9,675.31 | 0.00 |
| 16 | Windows | 14,871.11 | 0.00 | 11,153.33 | 0.00 | 11,153.33 | 75.00% | 3,717.78 | 0.00 |
| 17 | Gypsum Board Assemblies | 35,109.08 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 35,109.08 | 0.00 |
| 18 | Stucco | 35,761.23 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 35,761.23 | 0.00 |
| 19 | Ceramic Tile | 21,114.63 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 21,114.63 | 0.00 |
| 20 | Resilient Base & Accessories | 3,207.29 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 3,207.29 | 0.00 |
| 21 | Painting | 47,077.60 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 47,077.60 | 0.00 |
| 22 | Signage | 2,138.19 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 2,138.19 | 0.00 |
| 23 | Toilet Accessories | 4,810.93 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 4,810.93 | 0.00 |
| 24 | Window Shades | 3,688.38 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 3,688.38 | 0.00 |
| 25 | Plumbing | 86,008.70 | 75,687.66 | 4,300.43 | 0.00 | 79,988.09 | 93.00% | 6,020.61 | 0.00 |
| 26 | Heating, Ventilating & Air Conditioning | 202,486.61 | 43,028.40 | 48,090.57 | 0.00 | 91,118.97 | 45.00% | 111,367.64 | 0.00 |
| 27 | Electrical | 219,271.41 | 153,489.99 | 39,468.85 | 0.00 | 192,958.84 | 88.00% | 26,312.57 | 0.00 |
| 28 | Site Work | 186,557.10 | 138,052.25 | 0.00 | 0.00 | 138,052.25 | 74.00% | 48,504.85 | 0.00 |

| A | B | C | D | E | F | G | | H | I |
|----------|---------------------|---------------------|-----------------------------------|-------------------|--|--|---------------|---------------------------|------------------------------|
| ITEM NO. | DESCRIPTION OF WORK | SCHEDULED VALUE | WORK COMPLETED | | MATERIALS PRESENTLY STORED (NOT IN D OR E) | TOTAL COMPLETED AND STORED TO DATE (D + E + F) | %(G+C) | BALANCE TO FINISH (C - G) | RETAINAGE (IF VARIABLE RATE) |
| | | | FROM PREVIOUS APPLICATION (D + E) | THIS PERIOD | | | | | |
| 29 | Flexible Paving | 12,294.59 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 12,294.59 | 0.00 |
| 30 | Fences & Gates | 16,036.43 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 16,036.43 | 0.00 |
| 31 | Site Utilities | 172,658.86 | 119,134.61 | 0.00 | 0.00 | 119,134.61 | 69.00% | 53,524.25 | 0.00 |
| | GRAND TOTAL | 1,899,000.00 | 990,308.51 | 126,017.97 | 0.00 | 1,116,326.48 | 58.78% | 782,673.52 | 0.00 |

2326 - Castroville Community Building
Pay Application #6
9/26/2025

| Castroville Community Building - Breakdown Pay App 4 | | | | | |
|--|--------------|--------------|----------------|--------------|----------|
| Item | SOV | Prev. Billed | Current Period | Total Billed | & Billed |
| 1.0 Contingency Fund | \$50,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| 006113 Performance and Payment Bond | \$25,230.64 | \$25,230.64 | \$0.00 | \$25,230.64 | |
| 006116 Project Insurance | \$26,567.02 | \$26,567.02 | \$0.00 | \$26,567.02 | |
| 007200 General Conditions and Supervision | \$96,218.56 | \$50,899.62 | \$9,063.79 | \$59,963.41 | 62.32% |
| 033000 Cast In Place Concrete | | | | | |
| Foundation Labor | \$90,801.37 | \$90,801.37 | \$0.00 | \$90,801.37 | 100% |
| Foundation Materials | \$68,527.84 | \$68,527.84 | \$0.00 | \$68,527.84 | 100% |
| Concrete Flatwork Labor | \$15,418.59 | \$0.00 | \$0.00 | \$0.00 | 0% |
| Concrete Flatwork Material | \$7,426.01 | \$0.00 | \$0.00 | \$0.00 | 0% |
| | \$182,173.81 | \$159,329.21 | \$0.00 | \$159,329.21 | 87% |
| 033010 Site Work Concrete | | | | | |
| Concrete Curb & Steps Labor | \$24,033.00 | \$0.00 | \$0.00 | \$0.00 | 0% |
| Concrete Curb & Steps Material | \$15,360.29 | \$0.00 | \$0.00 | \$0.00 | 0% |
| Concrete Topping Slab Labor | \$11,039.39 | \$0.00 | \$0.00 | \$0.00 | 0% |
| Concrete Topping Slab Material | \$6,766.08 | \$0.00 | \$0.00 | \$0.00 | 0% |
| Concrete U Channel Labor | \$12,993.61 | \$0.00 | \$0.00 | \$0.00 | 0% |
| Concrete U Channel Material | \$7,963.83 | \$0.00 | \$0.00 | \$0.00 | 0% |
| | \$78,156.20 | \$0.00 | \$0.00 | \$0.00 | 0% |
| 033500 Concrete Finishing | \$16,570.97 | \$0.00 | \$0.00 | \$0.00 | |
| 055900 Metal Specialties | \$16,036.43 | \$0.00 | \$0.00 | \$0.00 | |
| 061100 Wood Framing | | | | | |
| Wood Framing Mobilization | \$11,961.88 | \$11,961.88 | \$0.00 | \$11,961.88 | 100% |
| Wood Framing Submittals | \$7,476.18 | \$7,476.18 | \$0.00 | \$7,476.18 | 100% |
| Pre-engineered Shop Drawings | \$10,466.65 | \$10,466.65 | \$0.00 | \$10,466.65 | 100% |
| Wood Framing Labor | \$72,485.66 | \$72,485.66 | \$0.00 | \$72,485.66 | 100% |
| Wood Framing Material | \$63,747.01 | \$63,747.01 | \$0.00 | \$63,747.01 | 100% |
| | \$166,137.38 | \$166,137.38 | \$0.00 | \$166,137.38 | 100% |
| 061600 Sheathing | | | | | |
| Exterior Sheathing Labor | \$8,018.21 | \$8,018.21 | \$0.00 | \$8,018.21 | 100% |
| Exterior Sheathing Materials | \$5,345.48 | \$5,345.48 | \$0.00 | \$5,345.48 | 100% |
| | \$13,363.69 | \$13,363.69 | \$0.00 | \$13,363.69 | 100% |
| 062000 Finish Carpentry | | | | | |
| Tongue and Groove Labor | \$18,500.00 | \$0.00 | \$0.00 | \$0.00 | 0% |
| Tongue and Groove Materials | \$12,942.09 | \$0.00 | \$0.00 | \$0.00 | 0% |
| | \$31,442.09 | \$0.00 | \$0.00 | \$0.00 | 0% |
| 072129 Sprayed Insulation | \$10,690.95 | \$0.00 | \$0.00 | \$0.00 | |
| 076100 Sheet Metal Roofing | | | | | |
| Roofing Mobilization | \$9,698.80 | \$9,690.80 | \$0.00 | \$9,690.80 | 100% |
| Roofing Submittals | \$4,848.62 | \$4,848.62 | \$0.00 | \$4,848.62 | 100% |

| | | | | | |
|---|--------------|-------------|-------------|-------------|--------|
| Roofing Shop Drawings | \$4,848.62 | \$4,848.62 | \$0.00 | \$4,848.62 | 100% |
| Roofing Labor | \$38,411.26 | \$0.00 | \$0.00 | \$0.00 | 0% |
| Roofing Material | \$38,411.26 | \$0.00 | \$0.00 | \$0.00 | 0% |
| | \$96,218.56 | \$19,388.04 | \$0.00 | \$19,388.04 | 20.00% |
| *081313 Frames Doors and Hardware | | | | | |
| Door Frames and Hardware Material | \$13,940.58 | \$0.00 | \$13,941.00 | \$13,941.00 | 100% |
| Door Frames and Hardware Material | \$3,485.67 | \$0.00 | \$0.00 | \$0.00 | 0% |
| | \$17,426.25 | \$0.00 | \$13,941.00 | \$13,941.00 | 80% |
| 083300 Coiling Doors & Grilles | | | | | |
| | \$9,675.31 | \$0.00 | \$0.00 | \$0.00 | |
| *085000 Windows | | | | | |
| Windows Material | \$11,153.33 | \$0.00 | \$11,153.33 | \$11,153.33 | 100% |
| Windows Labor | \$3,717.78 | \$0.00 | \$0.00 | \$0.00 | 0% |
| | \$14,871.11 | \$0.00 | \$11,153.33 | \$11,153.33 | 75% |
| 092116 Gypsum Board Assemblies | | | | | |
| Gyp Board Labor | \$26,200.00 | \$0.00 | \$0.00 | \$0.00 | 0% |
| Gyp Board Material | \$8,909.08 | \$0.00 | \$0.00 | \$0.00 | 0% |
| | \$35,109.08 | \$0.00 | \$0.00 | \$0.00 | 0% |
| 092423 Stucco | | | | | |
| | \$35,761.23 | \$0.00 | \$0.00 | \$0.00 | |
| 093013 Ceramic Tile | | | | | |
| | \$21,114.63 | \$0.00 | \$0.00 | \$0.00 | |
| 096513 Resilient Base and Accessories | | | | | |
| | \$3,207.29 | \$0.00 | \$0.00 | \$0.00 | |
| 099100 Painting | | | | | |
| Painting Labor | \$26,748.17 | \$0.00 | \$0.00 | \$0.00 | 0% |
| Painting Material | \$20,329.43 | \$0.00 | \$0.00 | \$0.00 | 0% |
| | \$47,077.60 | \$0.00 | \$0.00 | \$0.00 | 0% |
| 101400 Signage | | | | | |
| | \$2,138.19 | \$0.00 | \$0.00 | \$0.00 | |
| 102813 Toilet Accessories | | | | | |
| | \$4,810.93 | \$0.00 | \$0.00 | \$0.00 | |
| 122400 Window Shades | | | | | |
| | \$3,688.38 | \$0.00 | \$0.00 | \$0.00 | |
| 220000 Plumbing | | | | | |
| Rough In | \$38,703.92 | \$38,703.92 | \$0.00 | \$38,703.92 | 100% |
| Tap Out | \$17,201.74 | \$12,901.31 | \$4,300.43 | \$17,201.74 | 100% |
| Utilities | \$24,082.43 | \$24,082.43 | \$0.00 | \$24,082.43 | 100% |
| Trim Out | \$6,020.61 | \$0.00 | \$0.00 | \$0.00 | 0% |
| | \$86,008.70 | \$75,687.66 | \$4,300.43 | \$79,988.09 | 93% |
| 230000 Heating, Ventilating & Air Conditioning | | | | | |
| Split Systems | \$82,296.38 | \$6,858.35 | \$0.00 | \$6,858.35 | 8% |
| Mini Split Systems | \$26,383.25 | \$0.00 | \$0.00 | \$0.00 | 0% |
| Exhaust Fans | \$6,656.32 | \$4,727.60 | \$0.00 | \$4,727.60 | 71% |
| Air Devices/Louvers/Motorized Dampers | \$9,439.88 | \$4,675.24 | \$3,561.28 | \$8,236.52 | 87% |
| Ductwork Rectangular/Spiral and Flex | \$53,384.93 | \$26,767.21 | \$26,617.72 | \$53,384.93 | 100% |
| Insulation | \$9,681.93 | \$0.00 | \$9,681.93 | \$9,681.93 | 100% |
| Refrigerant Piping | \$8,229.64 | \$0.00 | \$8,229.64 | \$8,229.64 | 100% |
| Test and Balance | \$6,414.28 | \$0.00 | \$0.00 | \$0.00 | 0% |
| | \$202,486.61 | \$43,028.40 | \$48,090.57 | \$91,118.97 | 45% |

260000 Electrical

| | | | | | |
|-----------------------------|--------------|--------------|-------------|--------------|------|
| Fixtures | \$66,017.20 | \$47,372.21 | \$0.00 | \$47,372.21 | 72% |
| Gear | \$21,219.81 | \$21,219.81 | \$0.00 | \$21,219.81 | 100% |
| Lighting Branch | \$29,471.96 | \$9,431.02 | \$20,040.94 | \$29,471.96 | 100% |
| Power Branch | \$50,691.78 | \$43,894.93 | \$6,796.85 | \$50,691.78 | 100% |
| Site Lighting | \$8,841.59 | \$0.00 | \$3,473.71 | \$3,473.71 | 39% |
| Secondary Conduit | \$19,451.50 | \$17,116.88 | \$2,334.62 | \$19,451.50 | 100% |
| Main Telecom Conduit | \$10,609.91 | \$6,041.55 | \$4,568.36 | \$10,609.91 | 100% |
| Mobilization and Submittals | \$3,536.64 | \$3,536.64 | \$0.00 | \$3,536.64 | 100% |
| Equipment | \$5,894.39 | \$1,378.88 | \$2,215.81 | \$3,594.69 | 61% |
| Temporary Power | \$3,536.63 | \$3,498.07 | \$38.56 | \$3,536.63 | 100% |
| | \$219,271.41 | \$153,489.99 | \$39,468.85 | \$192,958.84 | 88% |

311000 Site Work

| | | | | | |
|--|--------------|--------------|--------|--------------|-----|
| Mobilization | \$5,000.00 | \$2,000.00 | \$0.00 | \$2,000.00 | 40% |
| Demolition and Saw Cut | \$20,274.38 | \$12,589.42 | \$0.00 | \$12,589.42 | 62% |
| Site Excavation, Subgrade, Base, Grading | \$58,665.70 | \$34,379.23 | \$0.00 | \$34,379.23 | 59% |
| Building Pad Subgrade, Fill and Base | \$98,117.02 | \$89,083.60 | \$0.00 | \$89,083.60 | 91% |
| Striping & Signage | \$4,500.00 | \$0.00 | \$0.00 | \$0.00 | 0% |
| | \$186,557.10 | \$138,052.25 | \$0.00 | \$138,052.25 | 74% |

321200 Flexible Paving

| | | | | | |
|-----------------|-------------|--------|--------|--------|----|
| Prime Oil | \$1,155.81 | \$0.00 | \$0.00 | \$0.00 | 0% |
| HMAC Type D, 2" | \$11,138.78 | \$0.00 | \$0.00 | \$0.00 | 0% |
| | \$12,294.59 | \$0.00 | \$0.00 | \$0.00 | 0% |

323100 Fences & Gates

| | | | | |
|--|-------------|--------|--------|--------|
| | \$16,036.43 | \$0.00 | \$0.00 | \$0.00 |
|--|-------------|--------|--------|--------|

330000 Site Utilities

| | | | | | |
|--------------------|--------------|--------------|--------|--------------|-------|
| Water Distribution | \$18,266.59 | \$18,266.59 | \$0.00 | \$18,266.59 | 100% |
| Sanitary Sewer | \$19,454.61 | \$19,454.61 | \$0.00 | \$19,454.61 | 100% |
| Storm Drain | \$134,937.66 | \$81,413.41 | \$0.00 | \$81,413.41 | 60.3% |
| | \$172,658.86 | \$119,134.61 | \$0.00 | \$119,134.61 | 69% |

| | | | | | |
|---------------|-----------------------|---------------------|---------------------|-----------------------|---------------|
| Total: | \$1,891,796.55 | \$990,308.51 | \$126,017.97 | \$1,102,385.48 | 58.27% |
|---------------|-----------------------|---------------------|---------------------|-----------------------|---------------|

***Note:** This pay application includes charges for windows and doors ordered this month, based on the attached quote and down payment provided by door and window suppliers. We're requesting advance payment to cover these costs as final invoices and delivery of materials will be in the next few weeks.

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Project Castroville Community Building

Job No. 2326

On receipt by the signer of this document of a check from City of Castroville
(maker of check) in the sum of \$ 119,717.07 payable to Frontera Construction
(payee or payees of check) and when the check has been properly endorsed and has
been paid by the bank on which it is drawn, this document becomes effective to release
any mechanic's lien right, any right arising from a payment bond that complies with a state
or federal statute, any common law payment bond right, any claim for payment, and any
rights under any similar ordinance, rule, or statute related to claim or payment rights for
persons in the signer's position that the signer has on the property of City of Castroville
(owner) located at 1209 Fiorella St. Castroville Texas 78009(location) to the following extent:
General Construction (job description).

This release covers a progress payment for all labor, services, equipment, or
materials furnished to the property or to City of Castroville (person with whom signer
contracted) as indicated in the attached statement(s) or progress payment request(s),
except for unpaid retention, pending modifications and changes, or other items furnished.

Before any recipient of this document relies on this document, the recipient should
verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received
from this progress payment to promptly pay in full all of the signer's laborers,
subcontractors, materialmen, and suppliers for all work, materials, equipment, or services
provided for or to the above referenced project in regard to the attached statement(s) or
progress payment request(s).

Date 09/30/2025

Frontera Construction

(Company name)

By 

(Signature)

Adrian Gomez, Controller

(Title)



NUECES RIVER AUTHORITY

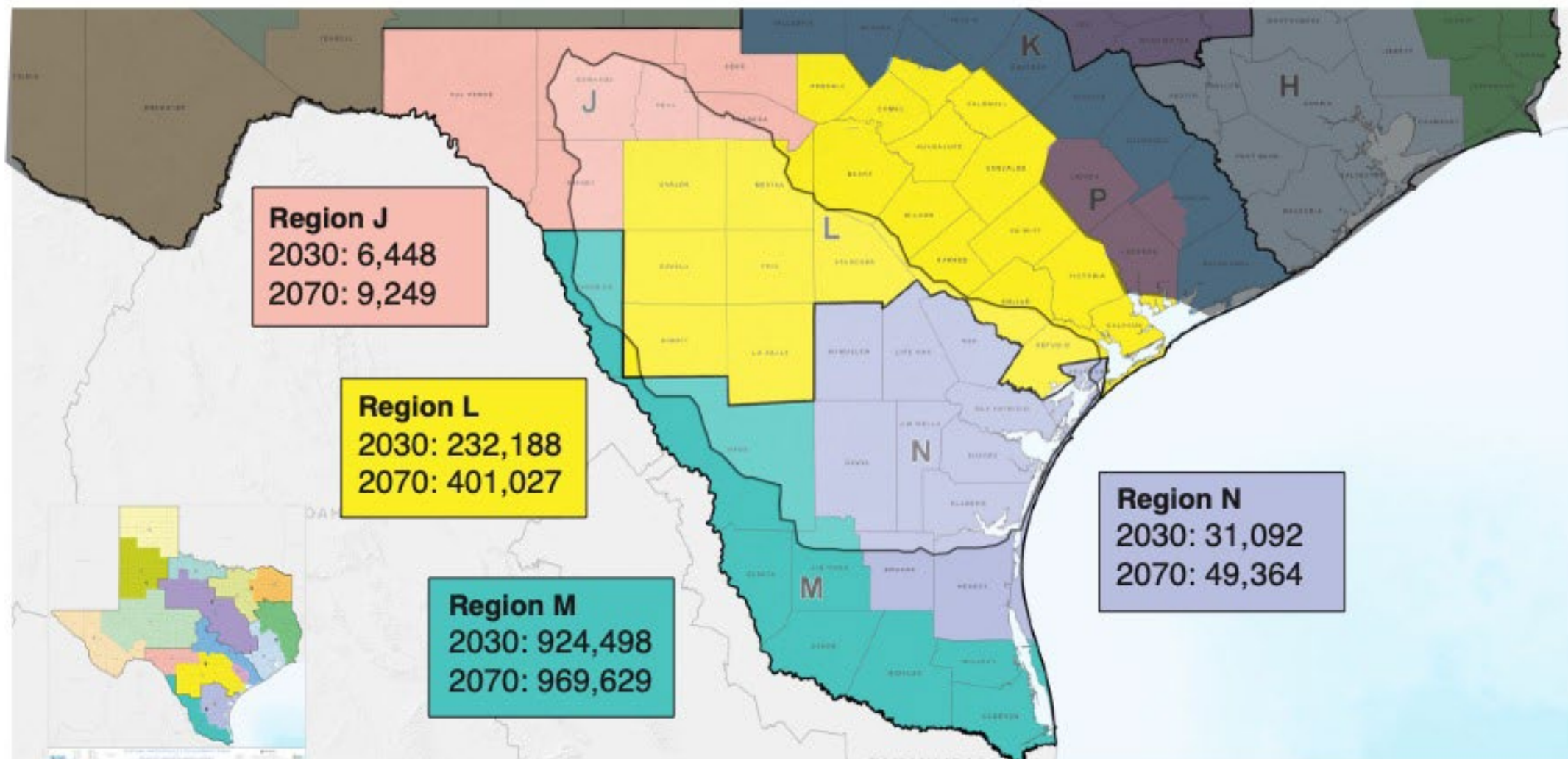
New Water for South Texas Project

Travis Pruski
Chief Operations Officer
Nueces River Authority





Potential Shortage Totals by Region - 2030 and 2070 (acre-feet/year)





Lake Corpus Christ – 15.4% Full
Choke Canyon Reservoir – 11.5% Full
Total – 12.6% Full





Harbor Island | Port of Corpus Christi

Lease Agreement

- 30 acres of Port-owned land
- 50-year agreement (w/ 30 Year extension)
- Right to build and operate
- Includes water pipeline easements
- Improvements owned by NRA
- Port responsible for facility permits & Water Rights
- Rights conveyed to NRA through lease

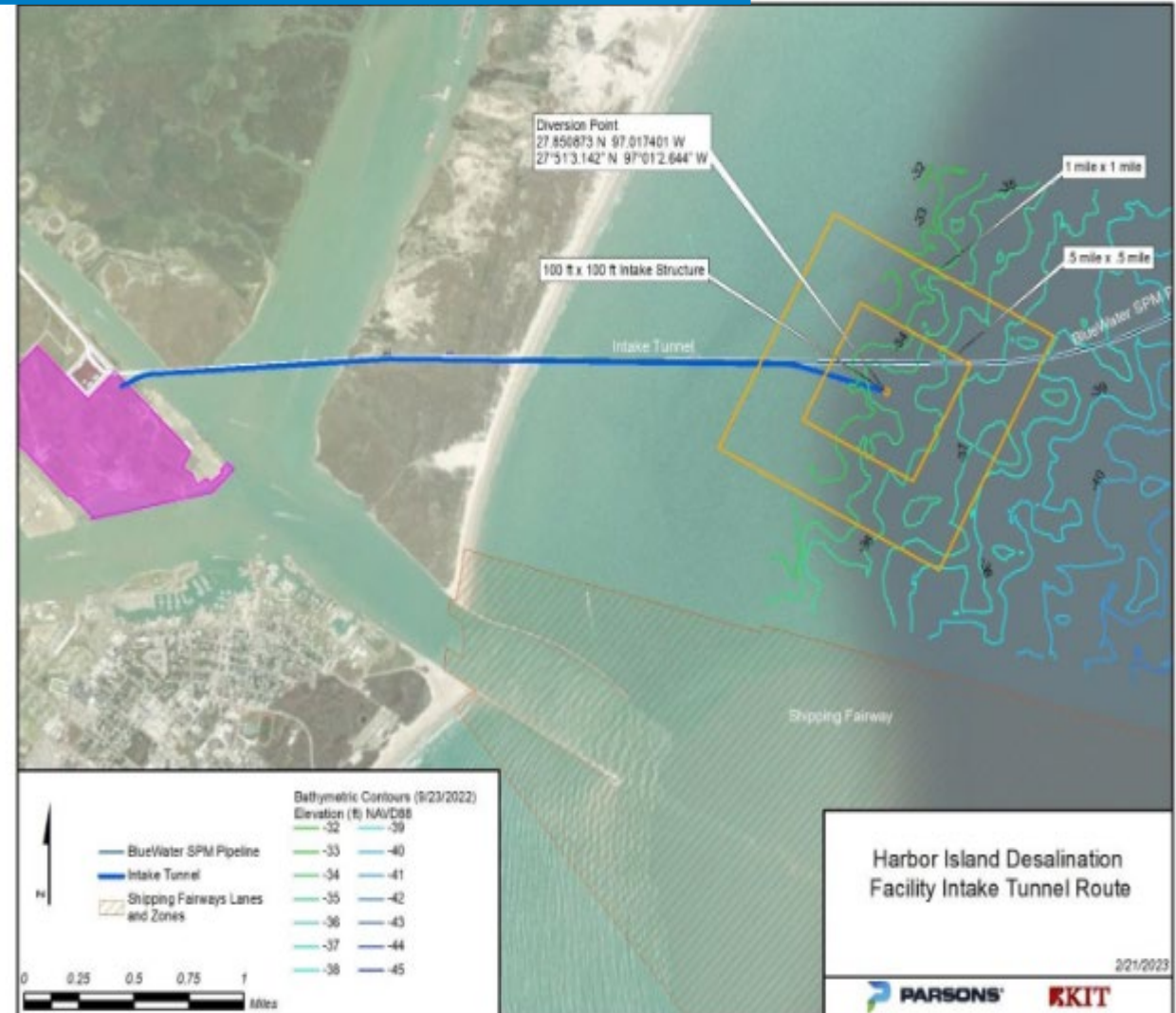


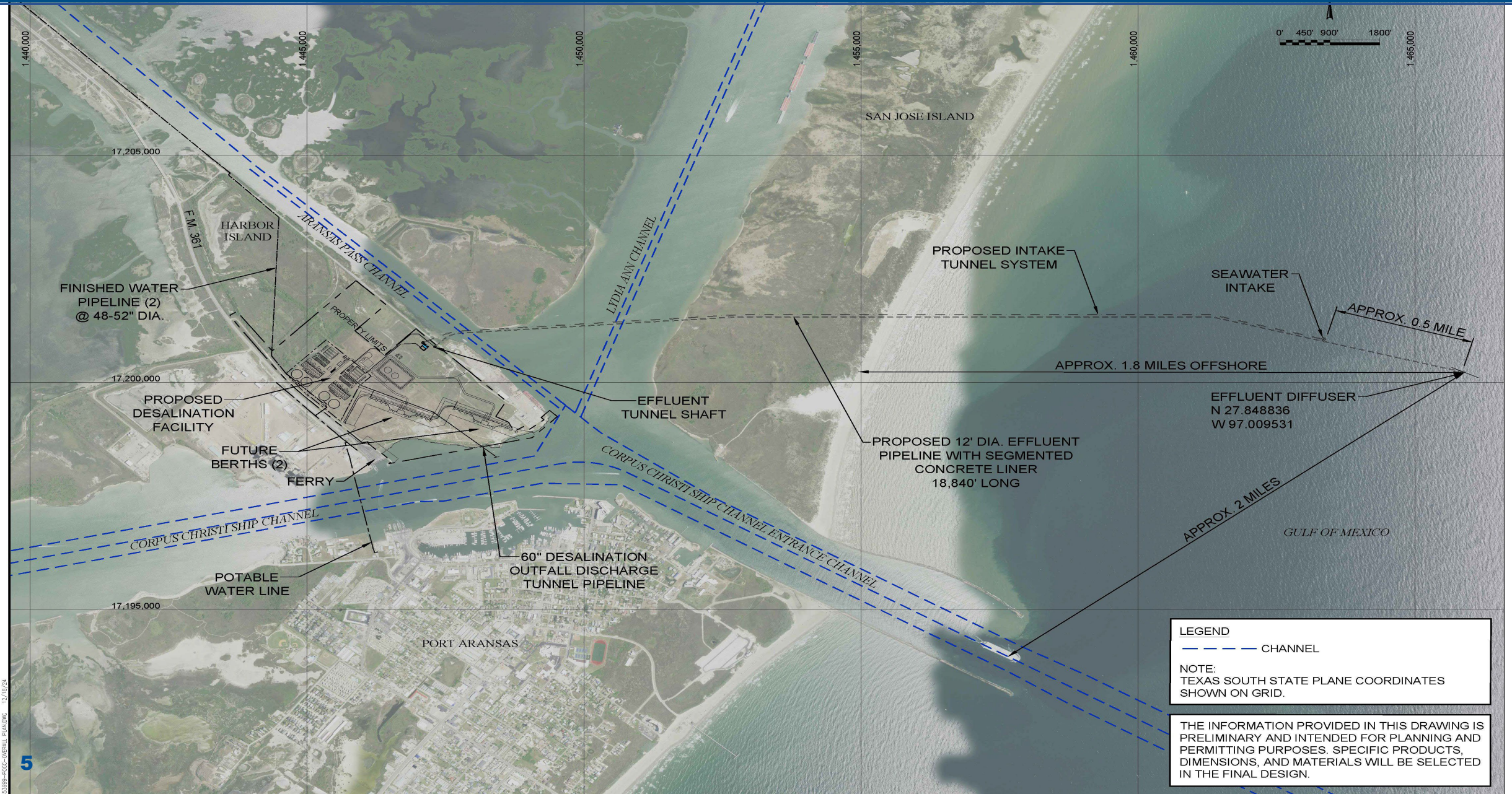


New Water for South Texas | Project Overview

Phase I – Seawater Desalination Treatment Plant

- **Public Private Partnership (P3)**
DBFOM & Transfer
- **30-year take-or-pay WPA**
- **100 MGD Reverse Osmosis Plant**
- **Offshore marine works**
- **Electrical distribution to facility**
- **Bidding start in October, 2025**
- **Under Contract by February 2026**



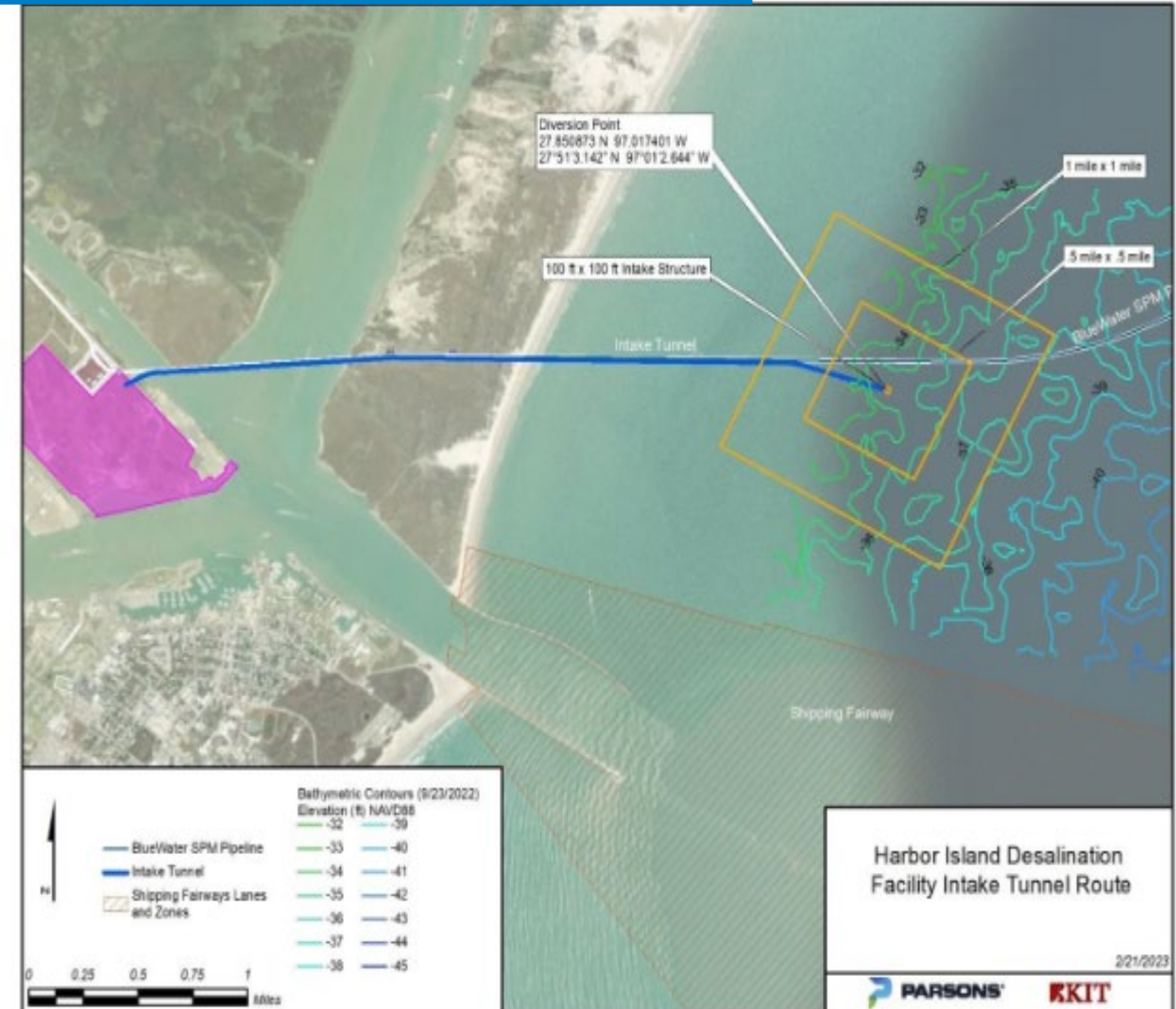




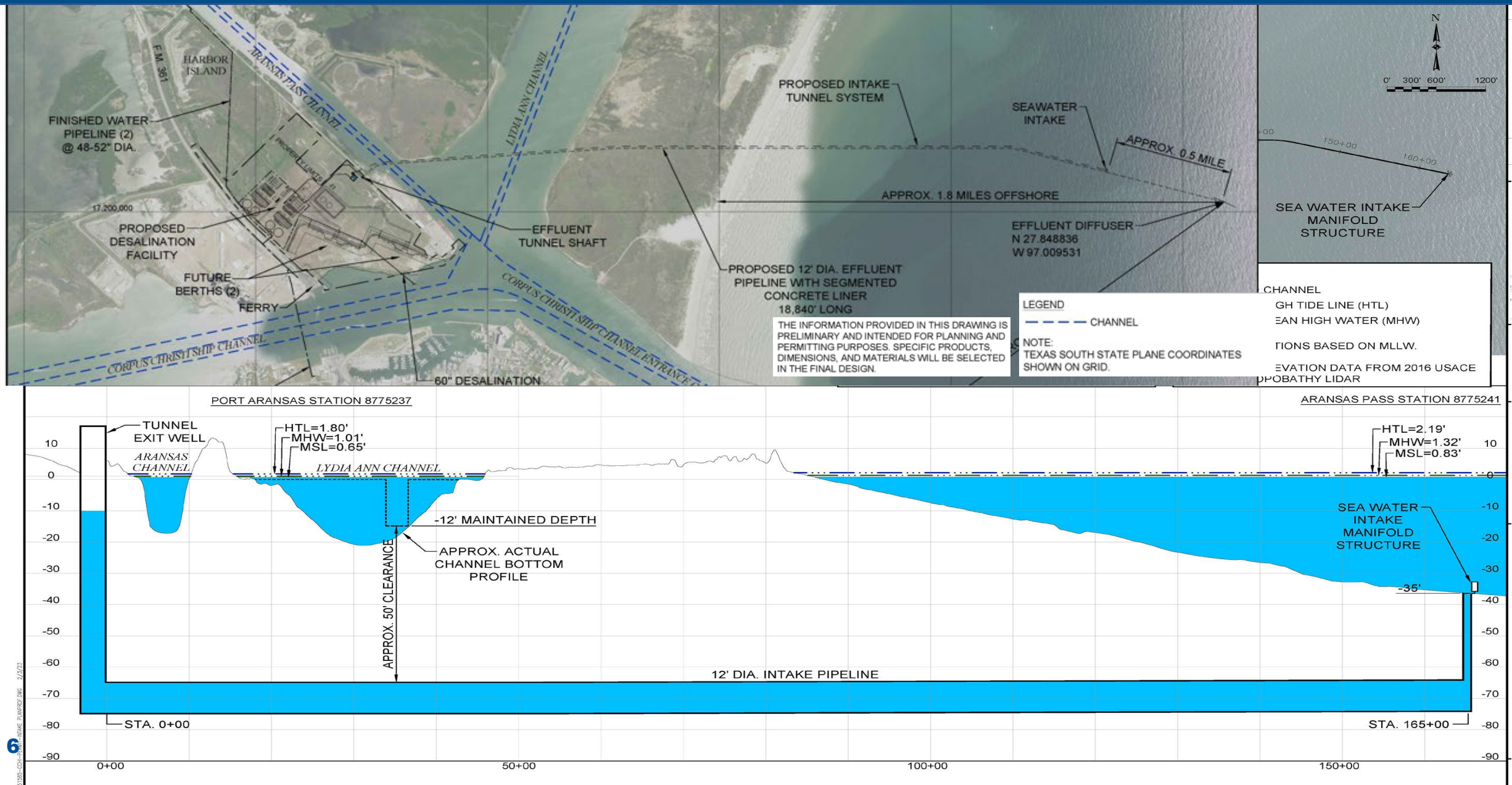
New Water for South Texas | Project Overview

Phase I – Seawater Desalination Treatment Plant

- Intake Pipeline– 12ft diameter
 - 312 MGD
 - 3.1 Miles from Harbor Island
 - 1.3 Miles Offshore (35 ft depth)
- Discharge Pipeline – 12ft diameter
 - 191 MGD
 - 3.6 Miles from Harbor Island
 - 1.8 Mile Offshore (44 ft depth)



Intake Structure



Summary of Potential Impacts (Avoided or Minimized)

| Potential Impact | Avoided or Minimized | Description of Measures |
|---------------------------|----------------------|---|
| Wetlands, SAV, oysters | Avoided | <ul style="list-style-type: none"> ○ Situate facilities to avoid impacts ○ Utilize HDD/micro-tunneling/tunneling |
| Larval Fish | Minimized | <ul style="list-style-type: none"> ○ Locate intake / discharge in Gulf of Mexico in 35'+ of water ○ Locate intake ~20' below surface ○ Reduce flow velocity (≤ 0.5 ft/s) |
| Marine Life / T&E Species | Avoided | <ul style="list-style-type: none"> ○ Locate intake / discharge in Gulf of Mexico in 35'+ ○ Locate intake ~20' below surface ○ Reduce flow velocity (≤ 0.5 ft/s) ○ Intake includes bar screens |
| Benthic Organisms | Avoided | <ul style="list-style-type: none"> ○ Locate intake and discharge at least 5' above sea floor |
| Salinity | Minimized | <ul style="list-style-type: none"> ○ Use of diffuser technology to mix salinity to diffuse brine to less than 2 ppt over ambient 100 meters from discharge point ○ Discharge in Gulf of Mexico |
| Cultural Resources | Avoided | <ul style="list-style-type: none"> ○ Designed to avoid identified cultural resources |

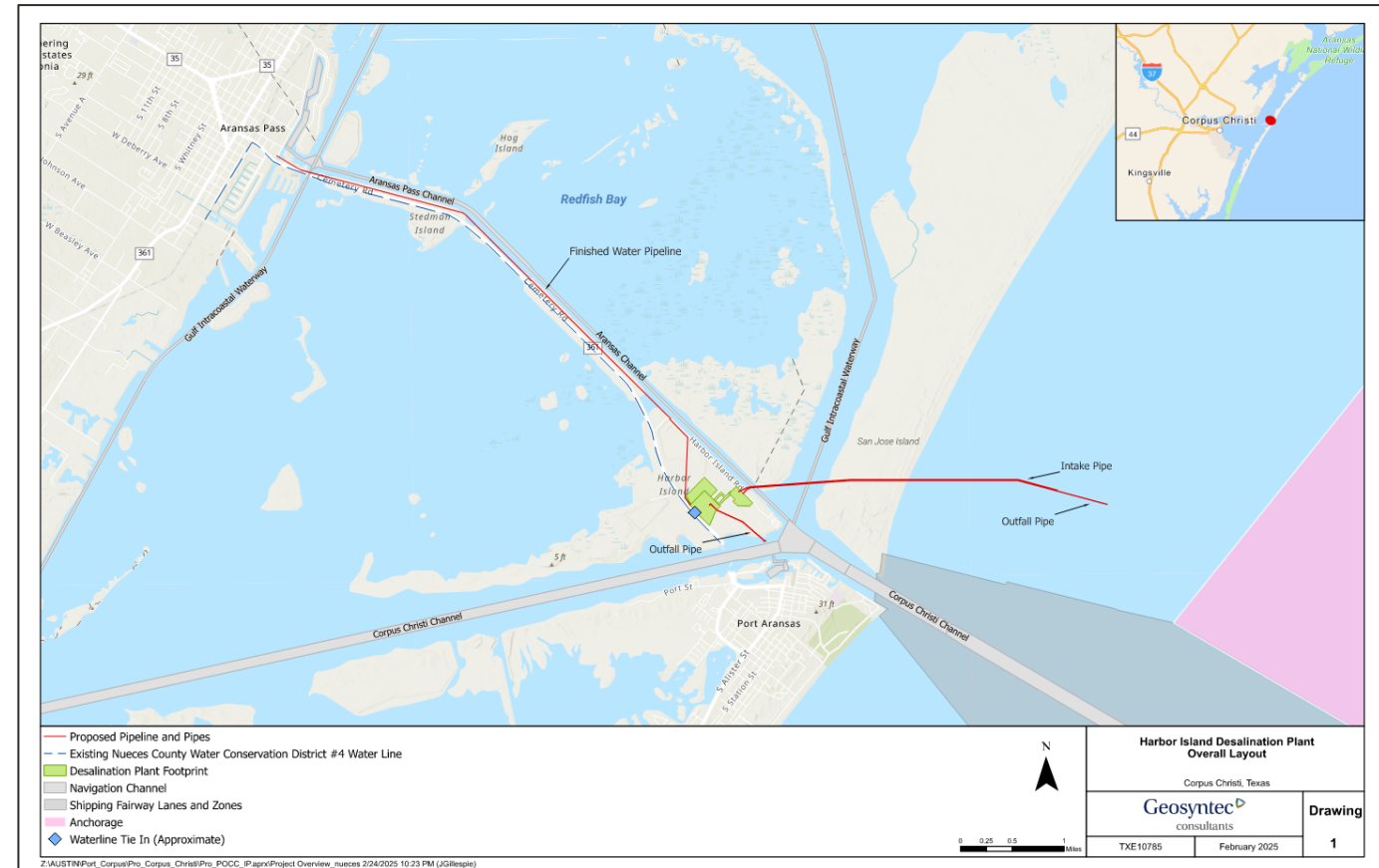


Since 1935

New Water for South Texas | Project Overview

Product Water Pipeline

- ~ 6 miles of pipeline
- Delivery point in Aransas Pass
- Described in permits/approvals under Port of Corpus Christi's TCEQ and USACE and GLO permits and approvals

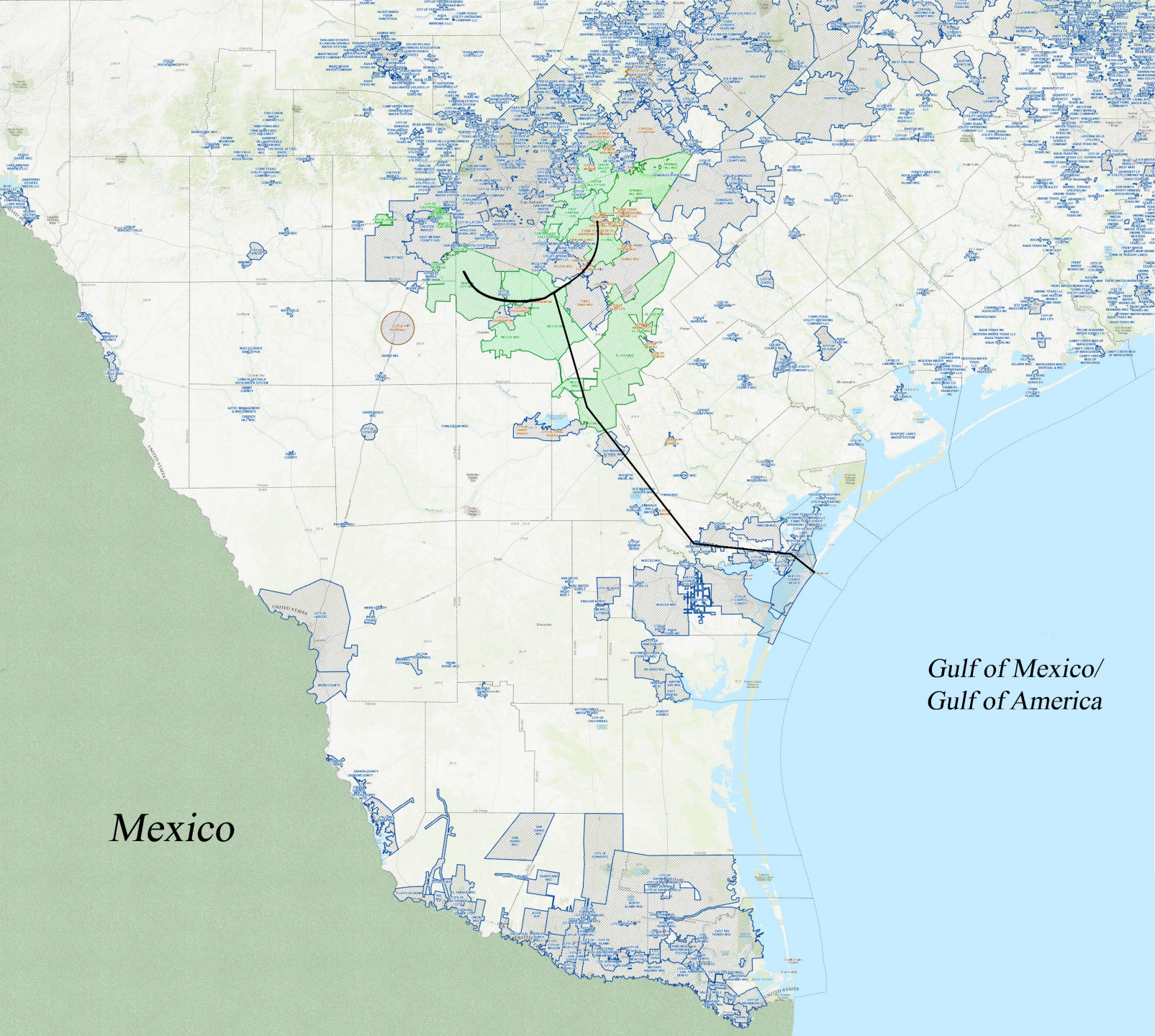


Permit Process Overview + Status

| | Permit Type | Agency | Description | Status |
|---|--|--------|---|---|
| | Lease & Easement (Offshore intake) | GLO | Authorizes placement of structures on state-owned submerged lands | Received. |
| » | Offshore Water Rights (100MGD net) | TCEQ | Authorizes intake in Gulf of Mexico | Application submitted Feb '23 and under technical review. |
| » | Section 10/Section 404 (multiple scope elements) | USACE | Addresses potential habitat impacts (temporary) from activities in Waters of the US | Submitted Feb '25 through FAST 41; Public Notice complete; ESA Consultation complete; 408/RE complete. Statement of Findings under development. |
| » | Offshore Discharge Permit (100 MGD net) | TCEQ | Discharge in Gulf of Mexico | Submitted April 1, 2025. First Public Notice complete on 7/12/2025. Under technical review. |
| » | Easement Amendment (Offshore discharge) | GLO | Authorizes placement of structures on state-owned submerged lands | Coordinating amendment with GLO staff; submitting 3Q '25 |



Since 1935



Mexico

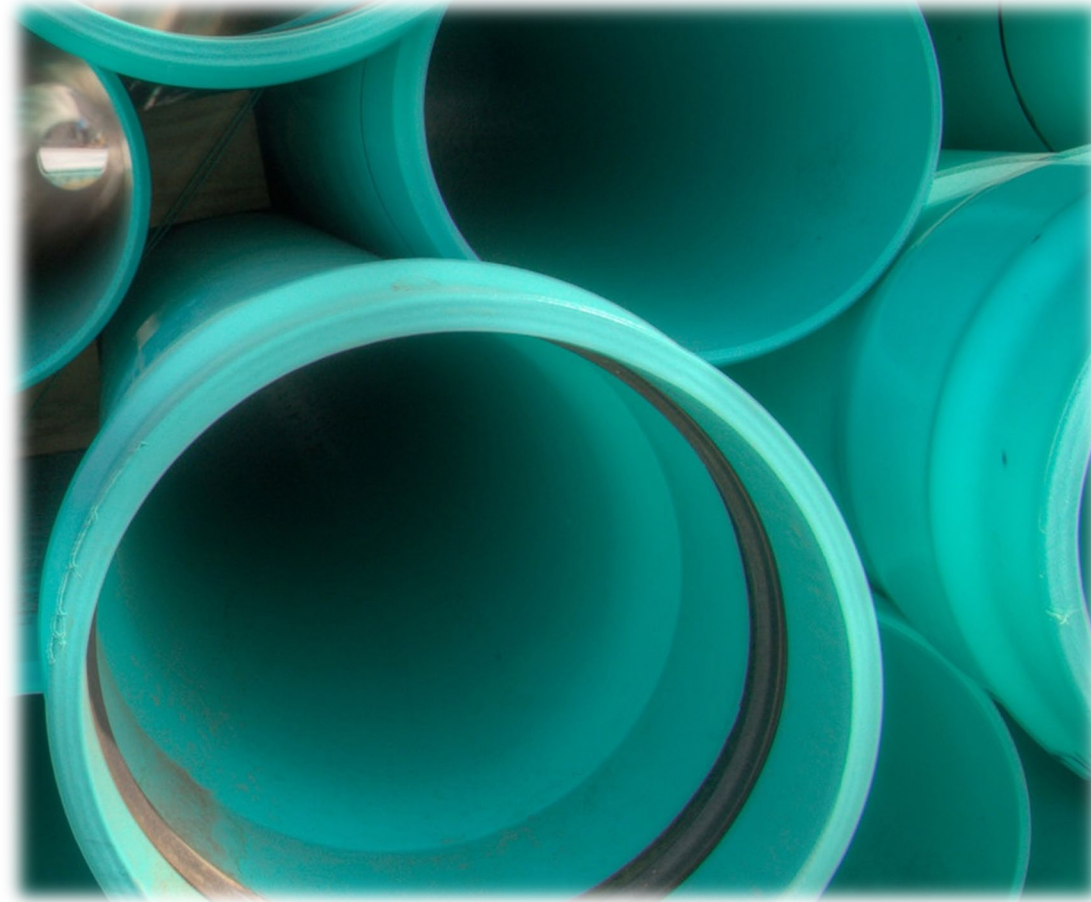
Gulf of Mexico/
Gulf of America



New Water for South Texas | Project Overview

Conveyance/Distribution Pipeline

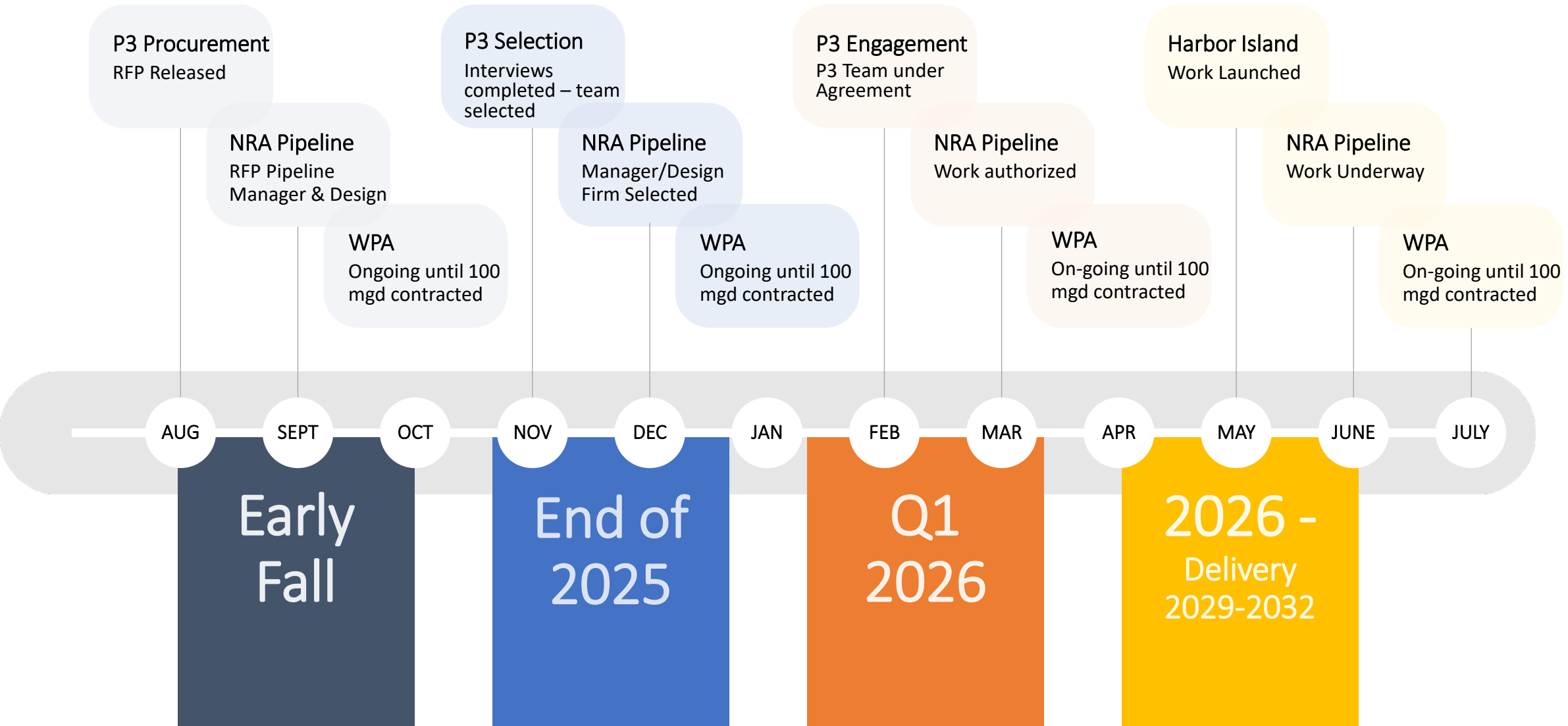
- **Owned/Operated/Financed By NRA**
- **Size/route end-user dependent**
- **Sizing - up to 84" in diameter**
- **Pump station at the Treatment Facility -
booster pump stations as required**
- **Preliminary Alignment/Design - Fall 2025**
- **Detailed Design - 2026**





NRA New Water For Texas

Milestones

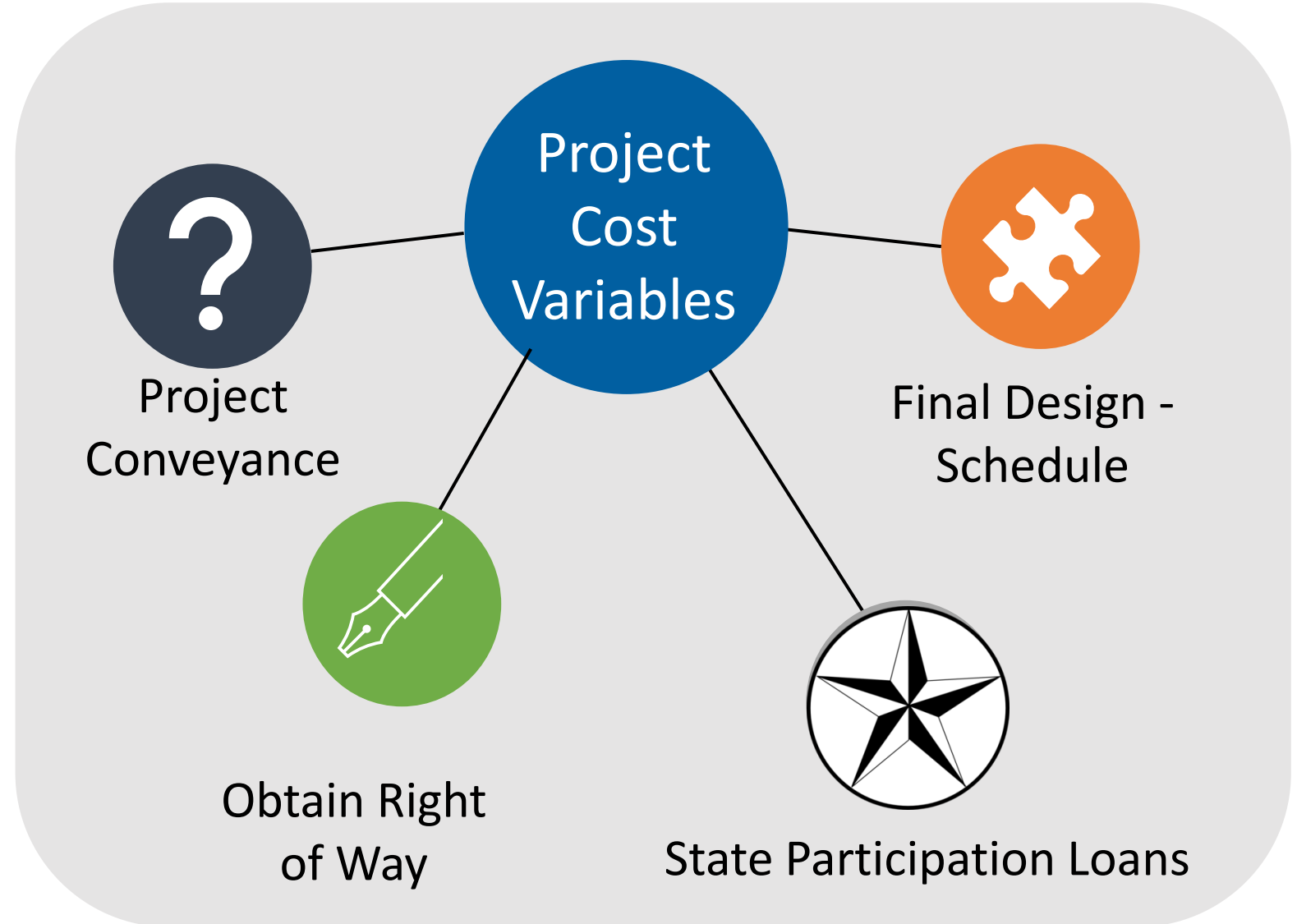




NRA New Water For South Texas Final Pricing/Impacts



\$10 - \$15
World Wide
Average Cost
(per 1000 gallons)





NRA New Water For South Texas Water Reservation Fees

Reservation Fee

Municipal: **\$24.44/Ac.ft.**

Industrial: **\$48.88/Ac.ft.**

First Paid Basis

Once capacity is sold and paid -
all other offers are rescinded.





NRA New Water For South Texas – Advantages

- ✓ Expandable
- ✓ Environmentally Sound
- ✓ Infrastructure sufficient for the future growth



Untitled Map

Write a description for your map.



Alsatian Steinbach Haus

Legend



Alsatian Steinbach Haus

- ① Earthen mound ~ 25 ft in height
- ② Install five wood ballards
- ③ Remove concrete energy dissipators
- ④ Wide speed bumps ~ 6 inches in height ~ 6 feet wide
- ⑤ Place gravel in eroded hole







DESTRUCTION DOCS



DESTRUCTION DOCS



[illegible]