



# WATER SYSTEM OPERATIONS AND MAINTENANCE PROPOSAL

PREPARED FOR

THE CITY OF HILSHIRE VILLAGE  
8301 WESTVIEW DRIVE  
HOUSTON, TEXAS 77055  
CELL: 713.973.1779 | FAX: 713.973.7793



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9419 LAMKIN ROAD HOUSTON TEXAS 77049 | P.O. BOX 1852 CROSBY, TEXAS 77532  
2 WATERWOOD PARKWAY, HUNTSVILLE, TEXAS 77302 OFFICE: 936-891-7182  
MAIN: 281-456-9825 | 281-456-0329 FAX | [WWW.PRECISIONUTILITY.BIZ](http://WWW.PRECISIONUTILITY.BIZ) | [SERVICE@PRECISIONUTILITY.BIZ](mailto:SERVICE@PRECISIONUTILITY.BIZ)

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PRECISION UTILITY, LLC

SECTION 1

TRANSMITTAL LETTER



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Friday, May 09, 2023

City Council of Hilshire Village  
8301 Westview  
Houston, Texas 77055  
Office: 713-973-1779  
Fax: 713-973-7793

Re: O & M Proposal

Dear Council Members

Precision Utility LLC is pleased to present this operations and maintenance proposal to the City of Hilshire Village. We are confident that we have assembled a team of highly skilled individuals that are capable of providing the best level of service for your operations, maintenance, and construction requirements. Precision Utility, LLC is a company aimed to use field and office working relationships to allow us to be attentive to our client's needs and is prepared to tackle any major problems that can inevitably arise.

Precision Utility, LLC is an extremely cost conscience consultant when it comes to our clients and their individually unique situations. Thank you for considering Precision Utility, LLC for your upcoming projects. We will be happy to provide any further information that you may need to assist you in making your decision.

Sincerely,

*Tony Bonaventure, MBA*

Tony Bonaventure, MBA  
Managing Member

PRECISION UTILITY, LLC

SECTION 2

EXECUTIVE SUMMARY

## EXECUTIVE SUMMARY

Excellence in operations and customer service are the major goals of Precision Utility, LLC. We are a second-generation company that utilizes our experience to assist and guide our clients while providing maximum value. Precision Utility, LLC is committed to serving the industry with integrity, ethical leadership, and cost-effective solutions. Our philosophy is simple: we have a moral and legal responsibility to steward our natural resources in accordance with the industry best practices. We achieve this by utilizing the latest technology, partnering with elite industry subcontractors, and leveraging our industry relationships that have been created and maintained over the past four decades.

Our relationship with the TCEQ provides us with a competitive advantage that allows us to stay abreast of an ever-changing regulatory environment. This in turn ensures that our clients meet or exceed regulatory compliance. Precision Utility, LLC understands how the economy works and has enjoyed continued, successful working relationships with our clients and have helped them thrive regardless of the market environment. Our commitment to our client's success is untiring and relentless.

We hope that this brief overview of our business executive summary will assist you in selecting Precision Utility, LLC for your current and future operations, maintenance, and construction projects.

# PRECISION UTILITY, LLC

## SECTION 3

### CLIENTS

## OPERATIONS & MAINTENANCE CLIENTS

1. Air Products and Chemicals
2. Arconic RTI/Hunting Energy Services
3. B & C Holdings/Monument Chemicals
4. Chaparral Industrial Services
5. Custom Building Products/Pavestone Katy
6. Four Oaks RV Park
7. General Electric Power/Sodexo USA
8. GEO Specialty Chemicals
9. Green Tree Park Municipal Utility District
10. Harper Woods Owner Association
11. Harris County Municipal Utility District No. 304
12. Huffman Hollow Apartments
13. Katoen Natie/Houston Polymer
14. Laterna Villa Mobile Home Park
15. Nalco Company
16. Northwest Harris County Municipal Utility District No. 24
17. Rambling Vines RVP, LLC
18. Roberts Communities (Rayford RV Resort)
19. Saint Dominic Catholic Church - Archdiocese of Galveston-Houston
20. Sheldon Road Municipal Utility District
21. Sona Tymes Square Center, LP
22. South Lake Houston Emergency Management Services No. 2
23. South Lake Houston Emergency Management Services No. 60
24. Texas Environmental Plastics
25. Texas Historic Commissions (AKA Jacinto Battleground Site)
26. Urban Strategies
27. Waller County Precinct Annex #4
28. Waterwood Municipal Utility District No.1



# PRECISION UTILITY, LLC

## SECTION 4

## REFERENCES

## REFERENCES

Sheldon Road M.U.D  
Wade Landry, Director  
2800 Post Oak Boulevard, Houston, Texas 77056  
(832) 390-2268  
Email: [wadelandry@hotmail.com](mailto:wadelandry@hotmail.com)

Northwest Harris County MUD No. 24  
Dr. Lori Timmons, PHD Board President  
14448 Hollister, Houston, TX 77066  
(713) 691-8289  
Email: [Lori.Timmons@nwhcmud24.com](mailto:Lori.Timmons@nwhcmud24.com)

Green Tree Park MUD  
Brian Desilets, Board President  
2001 Timberloch Pl., The Woodlands, TX 77380  
(832) 789-1899  
Email: [admin@roachpllc.com](mailto:admin@roachpllc.com)

City of Sugar Land  
Katie Clayton, Assistant Director of Public Works  
111 Gillingham, Sugar Land, Texas 77478  
(281) 275-2083  
Email: [kclayton@sugatlandtx.gov](mailto:kclayton@sugatlandtx.gov)

Waterwood MUD No.1  
Roy Knapp, President Board of Directors  
2 Waterwood Parkway, Huntsville, Texas 77320  
(936) 581-5102  
Email: [rknapp2010@hotmail.com](mailto:rknapp2010@hotmail.com)

PRECISION UTILITY, LLC

SECTION 5

SERVICES

Precision Utility, LLC  
SERVICES

<b>OPERATIONS</b>	<b>CONSTRUCTION</b>
Interconnects	Capital Improvements
Lift Stations	Collection/Distribution
Surface Water Plants	Disinfection/Chlorination
Wastewater Plants	Electrical Panels, Wiring and Controls
Water Plants	General Contracting
Water Systems	Irrigation Taps
	Line Abandonment
	Rehabilitation
<b>MAINTENANCE</b>	Residential/Commercial Taps
Backhoe Rig & Crew	Water Plant
CCTV Line Inspection	Well
Fire Hydrant/Valve Survey	
Jetting Blocked Lines	
Metal Fabrication	<b>GOVERNMENTAL BOOKKEEPING &amp; CONSULTING</b>
Monthly Hydrant Flushing	Accounts Payable
Mowing/Landscaping	Accounts Receivable
Water/Sewer Line Cave in Repair	Amortization Schedules
Line Locate	Board Meeting Representation
<b>SERVICES</b>	Bank Reconciliation
24/7/365 Call Center	Operations Reports
Backflow Prevention/Testing	Payroll
Grease Trap Inspection	Prepare Bookkeeping Reports
Meter Pull/Reinstall	Public Funds Investment Officer
Residential/Commercial CSI	Verify Pledge Securities
Residential/Commercial Inspections	Verify Tax Collection
Sewer Tap Inspections	

PRECISION UTILITY, LLC

SECTION 6

STATEMENT OF QUALIFICATIONS

# STATEMENT OF QUALIFICATIONS

## **Tony Bonaventure - Managing Member**

Tony is the founder and managing member of Precision Utility LLC. He is a second-generation operator where he worked for his parent's company, C&G Utilities Inc. Charlie & Gaye Griffin instilled an old fashion work ethic at the young age of 13. His vision in founding this firm is to provide water & wastewater systems, conservative family values, corporate expertise and both qualitative and quantitative business tools at affordable pricing in comparison to other consulting and operating firms. Tony is a well-rounded executive & business professional with a strong "hands on" management approach to municipalities, industrial, non-profit, and private market sectors. Tony has more than 20 years of management experience and has served for more than 30 years in the water utility industry.

Prior to starting Precision Utility LLC, Tony served in small business (TNG Utility Corp.), at a Texas based national recognized organization (AquaSource), a multinational enterprise (Severn Trent Services), and the City of Houston as Operations Manager and Deputy Assistant Director with responsibilities up to and including overseeing 175 employees, a \$23 million budget, and day to day operations. Tony has served the Texas Commission of Environmental Quality as Subject Matter Expert (SME) in 2012 and the Water Utility Operator Licensing Advisory Committee (WUOLAC 2014-2018).

Tony earned a Certificate of Technology in Electrical Technology from San Jacinto College in 1999, his "Double A Operator's License" in water and wastewater operations from The TCEQ in 2003, a bachelor's degree in Business Administration from Letourneau University in 2006, and a master's degree in Business Administration with a concentration in Finance from The University of St. Thomas in 2008. Mr. Bonaventure also earned his TWIC and OSHA Cards, and Houston Area Safety Council Safety Training in 2013-2018 respectively. Tony & his wife Sandy have 3 children, attend Second Baptist Church, and enjoy hunting and fishing.

## STATEMENT OF QUALIFICATIONS - CONTINUED

### **Sandy Bonaventure - Member**

Sandy is a member of Precision Utility LLC. She holds a background as a bilingual educator for two distinct school Clients. In the Houston Independent School Client, she served as a bilingual educator, mentor & grade level chair. In the Katy Independent School Client, she also served as a bilingual educator, mentor, assigned grade level planner & was an assigned campus contact & trained for the Summer Academic Term. Sandy has had great experience with serving the public sector for a total of over 12 years. She truly enjoys working with children as well as with adults. She provides our company with valuable insight & resources. Sandy also draws on a successful previous career with Southwestern Bell Telephone Company. Her background includes office administration, credit & debt collections. Prior to serving the utility sector she worked for a private sector CPA firm that focused on auditing & tax preparation. While studying at Texas Woman's University, she worked in the university offices to help promote student activities. She also helped raise money for the university from alumni, faculty, staff, corporations, foundations, friends & supporters of the university by working at the phone-a-thon.

Sandy's distinguished credentials include graduating from Lutheran High North with honors. She received a Bachelor of Science degree in Psychology with a minor in Philosophy & Occupational Therapy from Texas Woman's University in Denton, Texas in 1999 and graduated with honors. While at Texas Woman's University she also held a membership in a science honor society. In 2002, she took graduate level masters in bilingual education courses at the University of St. Thomas in Houston, Texas.

Sandy believes in growing as an educator, a professional and a human being. She has invested in countless professional development hours throughout the years that have made her very knowledgeable on how to successfully work with and for the community. Sandy is extremely committed to the successful development of Precision Utility LLC and the relationships we build with our future clients.

## STATEMENT OF QUALIFICATIONS - CONTINUED

### **Jason Griffin - Construction Manager**

Jason grew up working for his parents Company, C&G Utilities Inc. for over 20 years. Mr. Griffin oversaw facility maintenance, collection, and distribution repairs and capital improvements. Later he became a licensed Journeyman Plumber in the State of Texas and worked for A Leak Detection locating and repairing water and sewer leaks underground and sub foundation work in residential and commercial properties. Afterwards he joined Church & Go Plumbing Services and specialized in residential and commercial plumbing. His role was ever progressive and reported directly to the Owner supervising over 12 office and field personnel. Mr. Griffin's current role at Precision Utility, LLC is construction management. In this role, he has successfully completed 13 Water Plant Construction Projects and Expansions. In addition to his construction management, he oversees utility repairs, capital improvements, and supply chain management. He currently holds a journeyman plumbing license and enjoys hunting and fishing.

### **Juan M. Rojas - Compliance / Fleet Admin**

Juan Rojas, The Compliance Associate for Precision Utility LLC. His current focus at Precision Utility LLC is maintaining the mandatory compliance of our client's systems. The regulatory knowledge and influence skills that he has developed allow for excellent communication with clients and our partners.

Prior to working for Precision Utility LLC, he comes from an extensive background in the Wastewater Industry for over 10 years that started in Houston, TX, took him to Nashville, TN, bringing me back here to his hometown. He has an operator background and understand how to control facilities efficiently. The knowledge and talents that he has gained have allowed him to move up from an operator to a compliance associate. Juan is a United States Veteran and served in the United States Army. He has completed one tour to Iraq during the Iraq war under the Campaign Operations Iraqi Freedom. Serving in the US Army was the most rewarding job he had ever had until having my son, Noah. Being a father has opened his world to many new adventures and he can't wait to experience life with his son.



## STATEMENT OF QUALIFICATIONS - CONTINUED

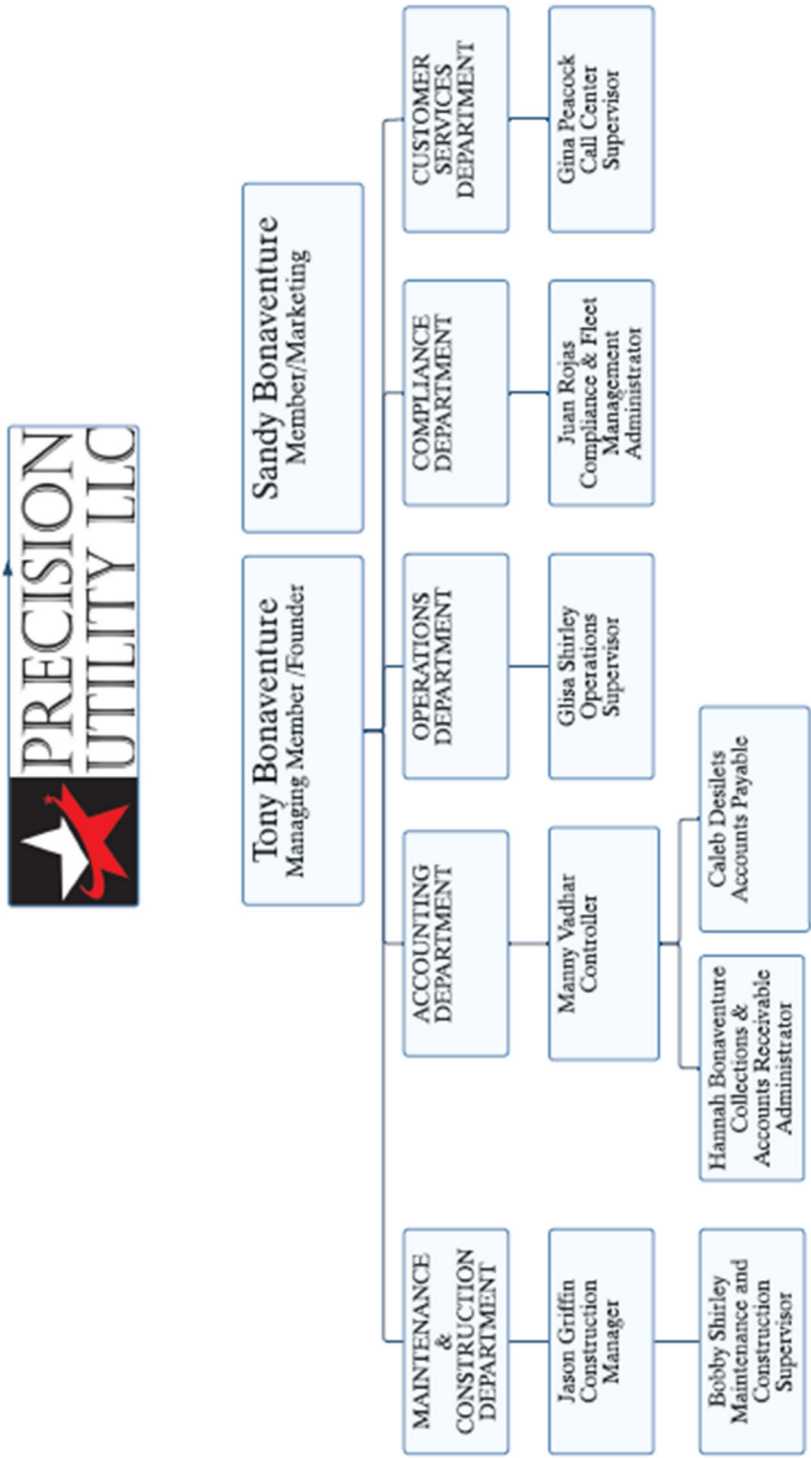
### **Manny Vadhar - Controller**

Manny has been working with Precision Utility, LLC for the last four years and has worked his way up to Controller. His commitment to his work has escalated his responsibilities and has become a company hub for communications. Manny served in the United States Army for 6 Years. During that time of service, he gained valuable experience in management and team building. His background is in accounting, organization, communication, and technology. He developed these skills in the construction and hospitality industries in New Orleans, Louisiana where he was part of a team of developers that constructed and operated hotels in the central business Client of New Orleans. Manny has been a constant supporter and volunteer for children with Cystic- Fibrosis and Chronic Asthma. Manny is married and father of 3 and resides in Humble, Texas.

### **Gina Peacock - Call Center Supervisor**

Gina grew up working for her parent's company, C&G Utilities Inc. and learned the same work ethic and values as her brother and owner of Precision Utility, Tony Bonaventure. She continued to work for C&G Utilities and advanced rapidly into various administrative roles for over 14 years including managing two regional offices. During this time, she concurrently worked for other clients and became one of the youngest people to be a certified as Tax Assessor-Collector, while also serving as a Public Funds Investment Officer and Records Management Officer for the three clients she was serving. After the death of her father and the subsequent sale and dissolution of the company, Gina went on to work at various administrative and office management positions, where she always rapidly advanced in her responsibilities. Later, Gina discovered a love of caregiving while helping with the care of the mother of a good friend and boss, as well as, the father of her fiancé. This experience lead her to over fifteen years in a career where she was providing hospice care to hundreds of patients until she was recruited by her brother to reenter the business world in an office environment at Precision Utility LLC. She has benefited the company by utilizing her exceptional people skills and many years of knowledge of the utility industry to better serve our clients.

STATEMENT OF QUALIFICATIONS - CONTINUED  
ORGANIZATIONAL CHART



STATEMENT OF QUALIFICATIONS - CONTINUED

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



*Be it known that*

**PRECISION UTILITY LLC**

*has fulfilled the requirements in accordance with the laws of the State of Texas for*

**WASTEWATER OPERATIONS COMPANY**

License Number: OC0000250  
Issue Date: 01/07/2022  
Expiration Date: 12/04/2024

A handwritten signature in blue ink, appearing to read "T. B. Baker".

*Executive Director  
Texas Commission on Environmental Quality*

STATEMENT OF QUALIFICATIONS - CONTINUED

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



*Be it known that*

**PRECISION UTILITY LLC**

*has fulfilled the requirements in accordance with the laws of the State of Texas for*

**WATER OPERATIONS COMPANY**



License Number: WC0000251  
Issue Date: 01/07/2022  
Expiration Date: 12/04/2024

A handwritten signature in blue ink, appearing to read "T. B. B...", positioned above a horizontal line.

*Executive Director  
Texas Commission on Environmental Quality*

# STATEMENT OF QUALIFICATIONS - CONTINUED

Name: Precision Utility LLC Electrical Contractor License

<p><i>Rick Figueroa</i> Chair</p> <p><i>Thomas F. Butler</i> Vice Chair</p>	 <p><i>Gerald R. Callas, M.D., F.A.S.A.</i> <i>Nora Castañeda</i> <i>Sujeeth Draksharam</i> <i>Lori High, RN, NP, Retired</i> <i>Gary J. Wesson, D.D.S., M.S</i></p>
<p><i>Electrical Contractor</i></p> <p><b>PRECISION UTILITY LLC</b></p> <p>License Number: 34492</p>	
<p>The business named above is licensed by the Texas Department of Licensing and Regulation</p>	
<p>License Expires: MAY 27 2024</p>	<p> Mike Arismendez, Jr. Executive Director</p>

# STATEMENT OF QUALIFICATIONS - CONTINUED

## ELECTRICIANS

Van Dusen, Stephen	Master	TDLR License #	463075	Exp.	03/11/2024
Ferguson, Clayton	Journeyman	TDLR License #	557168	Exp.	11/22/2024
Garay, Rafael	Apprentice	TDLR License #	179552	Exp.	10/25/2024

## OPERATIONS

Name: BONAVENTURE, PAUL A

Program	License Type and Level	License Number	Last Issued Date	Exp. Date	License Status	CE Hours
WATEROL	WATER OPERATOR A	WO0009086	01/05/2021	02/28/2024	CURRENT	40
WWOL	WASTEWATER TREATMENT OPERATOR A	WW0008625	10/22/2019	12/03/2022	CURRENT	40

Name: SHIRLEY, GLISA

Program	License Type and Level	License Number	Last Issued Date	Exp. Date	License Status	CE Hours
WWOL	WASTEWATER TREATMENT OPERATOR C	WW0001942	12/18/2020	02/17/2024	CURRENT	14

Name: SNYDER, CAMERON

Program	License Type and Level	License Number	Last Issued Date	Exp. Date	License Status	CE Hours
WATEROL	GROUND WATER TREATMENT OPERATOR C	WG0017310	09/01/2021	10/11/2024	CURRENT	0
WWOL	WASTEWATER TREATMENT OPERATOR C	WW0054254	09/01/2021	11/02/2024	CURRENT	0

Name: MOFFETT, BOBBY

Program	License Type and Level	License Number	Last Issued Date	Exp. Date	License Status	CE Hours
WATEROL	GROUND WATER TREATMENT OPERATOR C	WG0016051	04/22/2022	06/23/2025	CURRENT	0
WWOL	WASTEWATER TREATMENT OPERATOR C	WW0057198	12/15/2022	02/17/2026	CURRENT	0

Name: JONES, JAMES M.

Program	License Type and Level	License Number	Last Issued Date	Exp. Date	License Status	CE Hours
WTSOL	WATER TREATMENT SPECIALIST I	WT0007127	10/14/2022	10/14/2025	CURRENT	0

# STATEMENT OF QUALIFICATIONS - CONTINUED

Name: BARRON, CRAIG

Program	License Type and Level	License Number	Last Issued Date	Exp. Date	License Status	CE Hours
WATEROL	GROUND WATER TREATMENT OPERATOR C	WG0010886	03/25/2020	04/16/2023	CURRENT	40
WWOL	WASTEWATER TREATMENT OPERATOR B	WW0053619	04/26/2021	06/24/2024	CURRENT	0

## PLUMBER

Name: GRIFFIN, JASON B. - Journeyman Plumber

License Number: 37483		Current Date: 08/19/2021 02:32 PM
Name:	GRIFFIN, JASON B.	
License Type:	Journeyman Plumber	
License Status:	Current	
Expiry Date:	07/31/2022	
Effective Rank Date:	06/12/2003	
Certification of Insurance:	No	

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# STATEMENT OF QUALIFICATIONS - CONTINUED

## Organizational Fact Sheet

Precision Utility, LLC was formed in September of 2012.  
Federal EIN: 90-1117702

Texas Sales and Use Tax Permit No.: 3-20489-5976-4

TCEQ Operations Licenses in the State of Texas.  
Water Operations: License No. WC0000251 Expiration 12/04/2024  
Wastewater Operations License No.: OC0000250 Expiration 12/04/2024

Electrical Contractors License No. 34492 Expiration 05/27/2024

### Construction Projects

1. BCFS Water Plant Baytown Texas  
Nathaniel Lail 928-853-7254 n.lail@waterengineers.com Water Engineers
2. MC MUD No 164 Water Plant Phase I Conroe Texas  
David Doran 832-445-5947 ddoran@elevationlandsolutions.com ELS
3. MC MUD No 180 Water Plant Phase I Magnolia Texas  
David Doran 832-445-5947 ddoran@elevationlandsolutions.com ELS
4. MC MUD No 185 Water Plant Phase I Splendora Texas  
David Doran 832-445-5947 ddoran@elevationlandsolutions.com ELS
5. EMC MUD No 14 Water Plant Phase I Magnolia Texas  
David Doran 832-445-5947 ddoran@elevationlandsolutions.com ELS
6. Lago Bello MUD Water Plant Phase I Crosby Texas  
David Doran 832-445-5947 ddoran@elevationlandsolutions.com ELS
7. MC MUD No 164 Phase II Conroe Texas  
Nathaniel Lail 928-853-7254 n.lail@waterengineers.com Water Engineers
8. HC MUD No 465 Phase II Katy Texas  
Nathaniel Lail 928-853-7254 n.lail@waterengineers.com Water Engineers
9. Los Pinos Water Plant Phase I  
Nathaniel Lail 928-853-7254 n.lail@waterengineers.com Water Engineers
10. MC MUD 163 Water Plant Phase I Conroe Texas  
David Doran 832-445-5947 ddoran@elevationlandsolutions.com ELS
11. Royal Coach Water Plant Rehab Houston Texas  
Nathaniel Lail 928-853-7254 n.lail@waterengineers.com Water Engineers
12. Waller County PCT4 Annex Building Brookshire Texas  
Nathaniel Lail 928-853-7254 n.lail@waterengineers.com Water Engineers
13. Crossroads Fellowship Church Water Plant Expansion Sheldon Texas  
Nathaniel Lail 928-853-7254 n.lail@waterengineers.com Water Engineers



## STATEMENT OF QUALIFICATIONS – CONTINUED

### Organizational Fact Sheet - Summary

Precision Utility, LLC currently has 28 projects in Harris, Montgomery, Liberty, Chambers, Fort Bend, San Jacinto, and Waller Counties in the State of Texas. Our main office is located in Houston Texas (Sheldon / Channelview Area) and also operate a satellite office in Huntsville, Texas.

Precision Utility, LLC employs 30 team members including a master electrician and a master plumber. We have 23 company vehicles, 5 backhoes /3 utility tractor, 1 Jet Truck, 1 CCTV inspection camera, and have the capability to install taps up to 6 inches with our boringrig.

Precision Utility, LLC also utilizes 3 technologies, Service Fusion, Birdnest, and Starnik to enhance efficiency and accuracy of reporting. Service Fusion is a paperless mobile workorder and time tracking program. Birdnest is a data management software that is utilized for logging in plants and compliance reporting. Starnik is a utility billing software that allows for billing customers and also provides them with multiple alternative payment services, including Telephone ACH, Credit/Debit card payments or recurring ACH payments. AVR also has online account access and paperless statements.

Please visit [www.precisionutility.biz](http://www.precisionutility.biz) for more information. Precision Utility, LLC is a fast growing, privately held, Texas based S Corporation, that has adopted an employee health and safety manual and we are continuously expanding our standard operating procedures to be consistent with the industry best practices, as set forth by the AWWA, and TCEQ rules and regulations.

PRECISION UTILITY, LLC.

SECTION 7

SCOPE OF WORK

## SCOPE OF WORK

During the term of this Agreement, Operator shall perform the following basic services:

### BASIC SERVICES

During the term of this Agreement, Operator shall perform the following basic services:

#### A. GENERAL

1. Operator shall operate and maintain the Facilities in a proper and workmanlike manner. Operator agrees to operate and maintain the Facilities in accordance with all applicable laws, permits, rules and regulations.
2. Operator shall be responsible for operating and maintaining the Facilities in accordance with the O & M Manual.
3. Operator shall arrange for and supervise all testing required by all regulatory agencies and applicable laws, permits and regulations and shall arrange for any regularly scheduled reports as required by any regulatory agencies and any applicable laws, permits and regulations.
4. Operator shall render a condensed monthly operating report to Client which shall include at least the following information:
  - a) Any abnormal change in condition of Client's equipment, necessary repairs and any recommendations as to the repair or replacement of such equipment;
  - b) Any damage to the Facilities and the possible causes thereof, including any insurance claims filed on behalf of Client. In instances where the damage may be attributable to any contractor, builder, corporation, utility company or other person, Operator shall back charge the party responsible for such damage and report it to the Client;
  - c) The number of gallons of water billed to Client's customers, along with the numbers of gallons pumped from the Client water plant and a comparison of water volume produced to the Ground Water Conservation Client Permit holder;
  - d) The number of taps performed during the reporting period;
  - e) The sum of money received on water and sewer service accounts, tap fees, back charge collections, deposits, inspection fees, other receivable income and such other information as would provide Client with the current status of its financial condition;

## SCOPE OF WORK - CONTINUED

- f) A report on whether any proposed or final utility service disconnections, customer statements or delinquencies in payment have been protested and appealed to Client by Client's customers;
  - g) A report on whether all water and sewer connections to Client's Facilities have been installed in accordance with any standard diagram furnished by the Client's Engineer, and in compliance with the Client's rules and regulations governing the particular type of work involved;
  - h) Copies of monthly testing reports, if requested by the Client and correspondence to regulatory authorities, if appropriate.
5. Operator shall provide at least one fully qualified and competent operator to directly operate the Facilities. The person so provided shall have a Texas certification as required by the regulatory agencies.
  6. Operator shall maintain a twenty-four (24) hour telephone access number.
  7. Operator shall promptly notify Client's Representative of any condition known to Operator, which adversely affects the quality of water supply, wastewater collection or treatment, drainage or Client's compliance with all current permits or regulations.
  8. Operator shall render Client all reasonable assistance in the promotion of good relations with Client's customers.
  9. Operator shall routinely order and arrange for delivery of inventory items listed in the O & M Manual, expendable supplies, and other necessary supplies.
  10. Operator shall provide a representative to attend Client meetings; said representative shall be familiar with the operations in Client's facilities.
  11. Operator shall provide operations and maintenance cost data available to Client's Bookkeeper for use in budget comparison.
  12. Operator shall maintain such information and reports as may be required for audit of Client's accounts and shall make same available to Client's auditor during regular business hours.
  13. Operator shall visually inspect and flow all the flushing valves within Client's facilities semiannually and submit a written status report to Client and any fire department designated by Client.

## SCOPE OF WORK - CONTINUED

14. Operator shall perform an ongoing manhole inspection program. This inspection shall include a visual inspection of the top of the manhole and the surrounding area (for depressions) and a visual inspection of the inside of the manhole as accessible from the top. Each manhole will be inspected on an as needed basis with subsequent reports to Client
15. Operator shall inspect each water distribution valve on an as needed basis with subsequent reports submitted to The Client. This inspection shall include a visual inspection of the valve riser and cap as well as the utilization of a valve key to check valve operating nut accessibility and operability.
16. Upon the request of Client, Operator shall inspect and maintain any and all Client drainage facilities.

### B. WATER SUPPLY PLANT

1. Operator shall maintain an operating log at Client's water supply plants, which may be inspected by Client at any time.
2. Operator shall check operation of the water supply plants routinely and shall make any needed adjustments, lubrications or repairs.
3. Operator shall maintain the water supply plants in a neat orderly condition, compatible with the neighborhood. Maintenance shall not include the painting of equipment or the facilities, other than "touch up" painting needed to prevent damage to the facilities. Maintenance shall not include mowing.

### C. WASTEWATER TREATMENT PLANT

1. Operator shall maintain an operating log at Client's Wastewater Treatment plants, which may be inspected by Client at any time.
2. Operator shall check operation of the wastewater plant the required number of days that are specified in the sewer plant permit and shall make any needed adjustments, lubrications, or repairs.
3. Operator shall maintain the wastewater treatment plants in a neat orderly condition, compatible with the neighborhood. Maintenance shall not include the painting of equipment or the facilities, other than "touch up" painting needed to prevent damage to the facilities. Maintenance shall not include mowing.

## SCOPE OF WORK – CONTINUED

### D. SLUDGE TREATMENT AND DISPOSAL

1. Operator shall routinely draw sludge from the Client's wastewater treatment plant to maintain the average sludge age and optimum concentrations.
2. In the event that extraordinary sludge hauling is required, sludge shall be processed from the facilities by others or by the Operator in a manner and at a cost to be agreed on from time to time by the parties hereto.

### E. WATER DISTRIBUTION, SANITARY SEWER COLLECTION SYSTEMS

1. Operator shall be responsible for the installation of water taps, setting meters and meter boxes, the minor adjustment of meter boxes, reading water meters, the billing and collecting of tap fees, sewer inspection fees, deposits, water and sewer service charges and back charges, all in accordance with the Client's Rate Order, as amended from time to time. (Operator shall be compensated for said work according to rate schedule, attached hereto as Exhibit "A") Operator shall provide all the necessary personnel in order to read meters, mail statements to customers, collect and deposit revenues and provide customary accounting and office services. Operator shall cause all water taps to be made in accordance with a plat map or other written instructions from the Client's Representative.
2. Operator shall perform or cause to be performed a daily, weekly, monthly and yearly routine and preventive maintenance program as required to keep the facilities operational and in compliance with the regulatory authorities.
3. Operator shall at least monthly, patrol Client in order to observe and take corrective action regarding leaks, defects, damaged and missing equipment. Operator shall establish an inspection program in order to examine each sanitary manhole and each water main valve. Minor repairs or debris removal shall be performed immediately. (Operator shall be compensated for said inspections and repairs according to rate schedule, attached hereto as Exhibit "A".)
4. Operator shall report all damages to the Client Facilities. In the event that, in the Operator's opinion, foreseeable damage could occur, Operator shall report such opinion to Client Representative immediately and shall attempt to comply with the Clients policy governing control of damages to Client Facilities and to prevent others from causing additional damage. In those instances, in which damage is discovered, Operator shall diligently attempt to ascertain the causes therefore and report it in the monthly report.

PRECISION UTILITY, LLC

SECTION 8

EXHIBITS

# EXHIBIT "A"

## City of Hilshire Village Request for Pricing

Service	Precision Quote
<b>Base Monthly Operations Fees</b>	
Daily Chlorine Residuals, sampling and monthly bacteriological sampling - per month	\$1,250.00
Lift Station Maintenance	\$250.00
Meter Reading	\$0.00
Residential Connection Fee - per connection	\$2.25
Commercial Connection Fee - per 10,000 gallons of water usage	\$2.25
<b>Water Service Taps</b>	
Residential Meters 5/8" & 3/4"	\$600.00
Non-typical Residential Meters 1"	\$700.00
Taps larger than 1"	Bid
Trench Safety Cost Per Water Tap (for main lines over 6' deep)	\$0.00
Residential	See 9 & 10
Commercial	Bid
Residential-Pre-site	\$35.00
Residential General	\$35.00
Commercial General	\$35.00
Backflow Prevention	Costs +20%
<b>Vehicles and Equipment</b>	
	Per Hour
Utility Truck	\$15.00
Electrical Vehicle	\$15.00
Maintenance Truck	\$15.00
Mechanical Truck	N/A
Chlorination Truck	\$15.00
Crew Truck	\$15.00
Crane Truck	N/A
Dump Truck	N/A
Backhoe with Trailer	\$150.00
SUPPORT VEHICLE AND TRAILER	\$25.00
Televising Unit	\$150.00
Air Scouring Unit	N/A
Vactor/Jet Unit	\$150.00
Vactor/Jet Unit	\$150.00
Outside contractor, professional services and materials	\$0.20
Mowing Tractor w/ Shredder	\$75.00
Utility Water Pump (2")	\$10.00
Materials & Supplies	\$20.00
Confined Space Entry	Costs +20%
LINE LOCATING EQUIPMENT AND CREW (we currently use USIC, see breakout table)	\$65.00
<b>Other Services</b>	
Billing and Collection Services (water, sewer and garbage)	See 6 & 7
Back charge Administrative Fee - per back charge	\$35.00
Delinquency Notices - per notice	\$10.00
Door Knockers	\$10.00
Returned Check/Payment Reversal - per transaction	\$35.00
Customer Service Agreements	\$10.00
Service Account Transfer - per transfer	\$20.00
Meter Disconnects/Reconnects - per occurrence	\$30.00
Meter Removal/Installation/Reinstallation - per occurrence	\$30.00
Meter Box Lid Replacement	\$15.00
Meter Box & Lid Replacement	\$65.00
Shallow Service Line Leak Repair	T&M
Meter Verification/Re-Read	T&M
MINIMUM SIDEWALK PANEL REPLACEMENT	BID



# EXHIBIT "A"

## BASE FEE

&

## SCHEDULE OF STANDARD RATES

The following list is the current hourly rate schedule:

Basic Operations Fees		
Per Connection (ESFC)	\$2.25	
Water Operations	\$1,250	
Sewer Plant Operations	N/A	
Lift Station	\$250	

Labor and Equipment	REGULAR TIME	OVERTIME
Officer	\$65.00	\$97.50
Supervisor / Foreman	\$45.00	\$67.50
Enviro. Compliance	\$45.00	\$67.50
Clerical	\$35.00	\$52.50
Journeyman Plumber	\$75.00	\$85.00
Certified Operator	\$45.00	\$67.50
Apprentice Electrician	\$45.00	\$67.50
Technician	\$40.00	\$60.00
Laborer	\$35.00	\$52.50
Work Vehicle	\$15.00	\$15.00
Jet Truck	\$150.00	\$225.00
CCTV Inspection Camera	\$150.00	\$225.00
Backhoe Rig & Crew	\$150.00	\$225.00
Materials & Supplies	Cost + 20%	N/A
Rental Equipment	Cost + 20%	N/A

SCHEDULE OF SET FEE RATES		
SET FEES / MISC	REGULAR	OVERTIME
<b>Single family, short (up to 30 linear feet – add \$5.00 per foot thereafter)</b>		
5/8 X 3/4 Residential Water Tap & Meter	<b>\$450.00 each</b>	
1" Tap & Meter	<b>Existing Bid</b>	
	<b>\$600.00 each</b>	
<b>NEW REPLACEMENT METERS</b>		
5/8" x 3/4" replacement meter (+Parts)	<b>\$55.00 each</b>	
1" replacement meter (+Parts)	<b>\$110.00 each</b>	
<b>Commercial taps will be calculated individually</b>		
Irrigation Tap	Bid	
Commercial Tap	Bid	
Residential Inspections: Pre / Final	\$27.50	Re Inspect \$40.00
All Other Sewer Tap Inspection	Bid	
Residential Sewer Tap Inspections	\$27.50 each	Re Inspect \$40.00

Commercial Sewer Tap Inspection	\$55.00 each	
Test Meter	\$27.50	
Turn Off / Turn On	\$15.00 Each	
Meter Pull / Re Install	\$30.00 Each	
Residential CSI	\$60.00 each	
Commercial CSI	\$150.00 each	
Backflow Prevention Assembly Testing	Cost + 10%	
Meter Re-Reading	Time & Material	
Grease Trap Inspect, w/Report	\$15.00 Each	
Customer Service Agreement	\$10.00 each	
Transfer of Accounts	\$20.00 each	
Door Knockers	\$10.00 each	

<b>ADMINISTRATIVE FEES</b>		
<b>Administration</b>	<b>REGULAR TIME</b>	
Copies	\$0.15	
Faxes	\$2.00	
Envelopes	\$0.15	
Stationary & Postage Monthly Billing	At Cost	
Postage for Special Mailings	At Cost	
Record Storage	\$64.00 per month	
Attendance of Regular Board Meeting	No Charge	
Rate Order / Account Modifications	At Cost	
Water / Sewer Rate Analysis	Billed per tier or table	

Outside contractors billed at cost + 20% overtime rates of time and one-half will apply for work performed before 8:00 a.m. and after 7:00 p.m., and on weekends and holidays (excludes base operations). Overtime rates shall not apply to equipment. Holidays are New Year's Day, Martin Luther King Birthday, Presidents Day, Good Friday, Memorial Day Independence Day, Labor Day, Thanksgiving after Thanksgiving, Christmas Eve Day and Christmas Day.

