



**PUBLIC SERVICE BOARD MEETING  
AGENDA ITEM**

**REGULAR MEETING  
Wednesday, April 12, 2017**

**SUBJECT**

Authorization for the President/CEO to sign an agreement with the Camino Real Regional Mobility Authority specifying the terms and conditions, to include reimbursement of costs, for the construction of water infrastructure located within the Vista Del Sol Extension Project.

**BACKGROUND**

The Camino Real Regional Mobility Authority (CRRMA) received funding for the Vista Del Sol Extension Project. El Paso Water (EPWater) will construct 12-inch and 24-inch water mains and 8-inch, 12-inch, and 15-inch sanitary sewer mains that will connect an existing development to a future residential development. The water main will also provide redundant water supply to both developments. EPWater coordinated with the CRRMA and the design drawings were included with the CRRMA bid package. In January, the CRRMA put the bid out and a lowest responsive, responsible bidder was selected.

**EVALUATION PROCESS**

Staff determined that it would be beneficial to have CRRMA's contractor construct the water and sanitary sewer lines rather than to bid the project and hire a contractor. Bidding the water and sanitary sewer mains extension project separately will delay the construction of the roadway. CRRMA approved this agreement at its March 8, 2017 meeting.

**FINANCIAL IMPLICATIONS**

CRRMA bid line item for the relocation is \$1,199,661.00. EPWater's contribution would be that amount plus an additional 10% allocated for any change orders and an additional 20% for construction engineering and inspection and testing. The total amount, which shall not exceed \$1,559,208.25, will be paid with funds from a developer (GFA Limited Partnership), and EPWater will reimburse the developer next fiscal year.

**PROPOSED ACTION REQUESTED**

Authorize the President/CEO to sign an agreement with the Camino Real Regional Mobility Authority specifying the terms and conditions, to include reimbursement of costs, for the construction of water infrastructure located within the Vista Del Sol Extension Project.

**SUPPORTING DOCUMENTATION PROVIDED**

) Agreement with CRRMA

STATE OF TEXAS §  
  §  
COUNTY OF EL PASO §

AGREEMENT  
(VISTA DEL SOL PROJECT)

**THIS Agreement** is made and entered into effective as of the \_\_\_\_\_ day of \_\_\_\_\_, 2017 by and between the **CAMINO REAL REGIONAL MOBILITY AUTHORITY** (the “CRRMA”) and the **EL PASO WATER UTILITY PUBLIC SERVICE BOARD** a component of the City of El Paso, whose Board of Trustees is vested with management and control of the City of El Paso water and wastewater system (the “Utility”), (individually, a “Party” and collectively, the Parties), for the purposes described herein.

**WITNESSETH**

**WHEREAS**, Section 1502.070 of the Texas Government Code allows a municipality to vest the management and control of the municipal utility system in board of trustees; and

**WHEREAS**, the El Paso City Council adopted Ordinance 752 establishing the El Paso Water Utilities Public Service Board (Board) and delegated to the Board the authority to manage and control the municipal utility system; and

**WHEREAS**, the CRRMA is a regional mobility authority created pursuant to the request of the City of El Paso that operates pursuant to Chapter 370 of the Texas Transportation Code and 43 TEX. ADMIN. CODE §§26.1 *et. seq.* and is a body politic and corporate and political subdivision of the State of Texas; and

**WHEREAS**, the CRRMA is developing a transportation project known locally as the Vista del Sol Project (the “Project”), which contemplates the construction of approximately one (1) mile of a four (4) lane divided arterial in El Paso County; and

**WHEREAS**, the Utility desires to install water and wastewater facilities within the Project area (the “Utility Project”), and such improvements are necessary to serve future development; and

**WHEREAS**, the Utility has the necessary funds for completion of the Utility Project and the Utility desires to complete such improvements to its facilities while the CRRMA is developing the Project to minimize disruption to the public; and

**WHEREAS**, the Parties agree that the CRRMA shall require its Project contractor to complete the Utility Project and the Utility agrees to participate in accordance with the terms and conditions of this Agreement.

**NOW THEREFORE**, in consideration of the premises and of the mutual covenants and agreements of the Parties hereto, to be by them kept and performed as hereafter set forth, the CRRMA and Utility do agree as follows:

## AGREEMENT

### 1. Time Period Covered

This Agreement becomes effective upon the date first written above, and the CRRMA and Utility will consider it to be in full force and effect until the Utility Project described in this Agreement has been completed and accepted by all Parties or unless terminated, as provided herein.

### 2. Project Funding and Work Responsibilities

The CRRMA has included the plans, specifications and engineering estimates (PS&E) developed by the Utility for the Utility Project into the Project procurement process for a construction contractor. Pursuant to and in accordance with such procurement process, the CRRMA will select the lowest responsive bidder and will thereafter issue a Notice to Proceed (NTP). Through such NTP, the CRRMA will authorize the performance of only those Utility Project items of work, which the Utility has agreed to pay for as described in **ATTACHMENT A - Payment Provision and Work Responsibilities**, which is attached to and made a part of this Agreement. In addition to identifying those items of work to be paid for by payments from the Utility to the CRRMA, **ATTACHMENT A** also specifies those Utility Project items of work that are the responsibility of Utility and will be carried out and completed by the Utility. The Parties shall be responsible for costs that are shown on **ATTACHMENT B, Estimated Utility Costs**, which is also attached to and made a part of this Agreement.

### 3. Termination

This Agreement may be terminated in the following manner:

- A. By mutual written agreement and consent of both Parties; or
- B. By either Party upon the failure of the other Party to fulfill the obligations set forth in this Agreement.

If the Agreement is terminated in accordance with the above provisions, the Utility will be responsible for the payment of Utility Project costs incurred by the CRRMA on behalf of the Utility up to the time of termination.

### 4. Responsibilities of the Parties

Both Parties acknowledge that neither is an agent, servant, employee of the other, nor are the Parties engaged in a joint enterprise, and each Party is responsible for its own acts and deeds and for those of its agents or employees during the performance of the work on the Utility Project.

### 5. Governmental Immunity

Nothing in this Agreement shall be deemed to waive, modify, or amend any legal defense available at law or in equity to either of the Parties nor to create any legal rights or claims on behalf of any third party. Neither of the Parties waives, modifies, or alters to any extent whatsoever the availability of the defense of governmental immunity under the laws of the State of Texas and of the United States.

**6. Sole Agreement**

In the event the terms of this Agreement are in conflict with the provisions of any other existing agreements between the Utility and the CRRMA, the latest agreement shall take precedence over the other agreements in matters related to the Utility Project.

**7. Successors and Assigns**

The CRRMA and Utility each binds itself, its successors, executors, assigns, and administrators to the other Party to this Agreement and to the successors, executors, assigns, and administrators of such other Party in respect to all covenants of this Agreement.

**8. Amendments**

By mutual written consent of the Parties, the scope of work and payment provisions of this Agreement may be amended prior to its expiration.

**9. Inspection and Conduct of Work**

Unless otherwise specifically stated in ATTACHMENT A to this Agreement, the CRRMA will supervise and inspect all work performed hereunder and provide such engineering inspection and testing services as may be required to ensure that the Utility Project is accomplished in accordance with the approved PS&E documents provided by the Utility. All correspondence and instructions to the CRRMA’s selected Project contractor performing the work will be the sole responsibility of the CRRMA.

**10. Maintenance**

Upon completion of the Utility Project and acceptance by the Utility, the Utility will assume responsibility for the maintenance of the completed Utility facilities unless otherwise specified in ATTACHMENT A to this Agreement. The CRRMA shall require the contractor to provide a one year warranty from the date of acceptance by the Utility.

**11. Notices**

All notices to either Party by the other required under this Agreement shall be delivered personally or sent by certified or U.S. mail, postage prepaid, addressed to such Party at the following addresses:

**UTILITY**

El Paso Water Utility  
– Public Service Board  
1154 Hawkins Blvd.  
El Paso, Texas 79925  
Attn: Felipe Lopez

**CRRMA**

Camino Real Regional Mobility Authority  
300 N. Campbell, 2<sup>nd</sup> Floor  
El Paso, Texas 79901  
Attn: Executive Director

All notices shall be deemed given on the date so delivered or so deposited in the mail, unless otherwise provided in this Agreement. Either Party may change the above address by sending written notice of the change to the other. Either Party may request in writing that such notices shall be delivered personally or by certified U.S. mail and such request shall be honored and carried out by the other.

**12. Severability**

If any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof, but rather this entire Agreement will be construed as if not containing the particular invalid or unenforceable provision(s), and the rights and obligations of the Parties shall be construed and enforced in accordance therewith. The Parties acknowledge that if any provision of this Agreement is determined to be invalid or unenforceable, it is their desire and intention that such provision be reformed and construed in such a manner that it will, to the maximum extent practicable, give effect to the intent of this Agreement and be deemed to be validated and enforceable.

**13. Venue**

For any and all disputes arising under this Agreement, venue shall be in El Paso County, Texas.

**14. Signatory Warranty**

Each signatory warrants that the signatory has necessary authority to execute this Agreement on behalf of the entity represented.

**IN WITNESS WHEREOF**, the CRRMA and Utility have executed this Agreement as of the date first written above.

**EL PASO WATER UTILITY  
- PUBLIC SERVICE BOARD**

\_\_\_\_\_  
John E. Balliew  
President / CEO

APPROVED AS TO FORM

\_\_\_\_\_  
Matthew K. Behrens  
Assistant General Counsel

**CAMINO REAL  
REGIONAL MOBILITY AUTHORITY**

  
\_\_\_\_\_  
Raymond L. Telles  
Executive Director

**ATTACHMENT A**  
**PAYMENT PROVISIONS & WORK RESPONSIBILITIES**

**1. Description of the Work Items**

The Parties agree that proposed water and sanitary sewer lines shall be constructed along Vista del Sol Drive. The water and sanitary sewer facilities shall be owned, operated and maintained by the Utility from and after completion and final acceptance by the CRRMA and Utility. The Parties agree that it is their intent to complete the improvements within the amounts identified herein.

**2. Actual Cost Agreement**

The Utility will be responsible for paying only those costs identified herein, subject to the provisions noted within this Agreement. Use of the funds to be provided by the Utility shall be limited to those expenses associated with construction of the water and sanitary sewer items for the Utility Project, as defined in this Agreement.

**3. Schedule of Payments**

- A. The total amount to be paid by the Utility for the Utility Project is **\$1,559,208.25** (see Attachment B – Utility Project Costs); provided, however, that such amount may be increased or decreased in accordance with the change order process outlined below, or by written agreement between the Parties. Payment of **\$1,559,208.25** shall be made by the Utility upon execution of the Agreement.
- B. Whenever funds are paid by the Utility to the CRRMA under this Agreement, the Utility will remit a warrant made payable to the CRRMA, or such other arrangement as agreed to by the Parties. The funds will be deposited by the CRRMA in an account to be managed by the CRRMA, separate and apart from the Project funds. Utility funds in the referenced account may only be applied by the CRRMA to expenses associated with the Utility Project. Any funds remaining from the contingency shall be returned to the Utility.
- C. Upon completion of the Project, the CRRMA will perform an audit of the Project costs. Any funds due by the Utility, or the CRRMA, will be promptly paid by the owing party.

**4. Work Responsibilities**

- A. The Utility shall provide the following services under this Agreement:
  - i. Arrange and coordinate with the Project contractor, through the CRRMA, rejection of all work not conforming to minimum requirements of the construction contract documents and the relocation of the water and sanitary sewer line and connection of services to customers.
  - ii. Advise the CRRMA of work that the Utility determines should be corrected or rejected.

- iii. Observe, and inspect all water and sewer line construction work and notify the CRRMA of the results of these activities.
- iv. Verify the contractor's monthly estimate for payment of utility work installed on the Utility Project.
- v. Provide inspection services for the construction, notify the CRRMA of defects and deficiencies in the work, and observe actions of the contractor to correct such defects and deficiencies.
- vi. Assume all responsibility for the maintenance of the water and sanitary sewer lines upon completion of the Utility Project, acceptance by the Utility and after a one year warranty has been provided.
- vii. Ensure all Texas Commission on Environmental Quality and all other regulatory rules, regulations and laws are strictly adhered to.
- viii. Prepare and submit both a certificate of substantial completion and a list of observed items requiring completion or correction for the relocations and adjustments to the CRRMA for concurrence.
- ix. Coordinate all construction activities performed by the Utility's staff for the relocations and adjustments through the CRRMA.

**B. The CRRMA shall provide the following services under this Agreement:**

- i. Combine the water and sanitary sewer line construction plans with the plans being prepared for the Project.
- ii. Review and approve the final construction plans prior to any construction-related activities.
- iii. Award and administer the contract for construction of the Project and ensure that the contractor selected is qualified to perform the Utility Project.
- iv. Negotiate and administer all field changes and change orders required for the Project. All change orders increasing construction costs for the Utility Project shall be submitted to the Utility for review and approval together with an evaluation. The Utility agrees to review and either approve or disapprove all change orders within five (5) business days after receipt of such order unless the Utility Board's approval is necessary in which case the Utility shall bring the item to the Utility Board as soon as reasonable possible.
- v. Coordination with the Utility customers concerning the construction of the Utility Project, to include the handling of all customer inquiries and complaints.
- vi. Supervision of the Project contractor to ensure that no customer services are disrupted and require contractor to bypass, where necessary, in order to minimize interruption of customer service as required in the plans.
- vii. Provide overall project management to supervise the day-to-day activities of the construction and monitor the activities of the Project contractor to promote the timely and efficient completion of the Utility Project in accordance with the approved Plans and Specifications and construction schedule.
- viii. Ensure that the Project contractor is maintaining accurate record drawings of the water and sanitary sewer line relocations and adjustments throughout the duration of the Utility Project and that such record drawings are provided to the Utility.

- ix. Ensure that during construction the contractor protects existing water and sanitary sewer lines located within the Utility Project boundary and that any damage done by such contractor to such lines is repaired promptly and properly.
- x. Ensure that any damage to the lines caused during the construction is repaired by the Project contractor at such contractor's sole expense.
- xi. Conduct field observations and coordinate with the Utility's inspectors and the contractor to cure defects and deficiencies in the construction prior to final acceptance for utility work performed in connection with the Utility Project.
- xii. Make timely payment to the contractor for work performed in connection with the Project.
- xiii. Conduct and coordinate final inspection of the Project in the presence of the Utility's Engineer and Inspector, transmit final list of items to be completed or repaired and observe contractor correction of same.
- xiv. Maintain project job file.

[END OF ATTACHMENT]



**ATTACHMENT B**  
**ESTIMATED UTILITY COSTS**

Based on various calculations, following are those amounts due and payable for Utility's costs associated with this project.

\$1,199,661.00	Letting Value
\$239,581.15	Admin, CE&I + Testing
<u>\$119,966.10</u>	<u>Contingency</u>
<b>\$1,559,208.25</b>	<b>TOTAL</b>

Amount of total Utility Costs due from the Utility:

**\$1,559,208.25**

[END OF ATTACHMENT]