

**MINUTES OF THE MEETING  
OF THE  
BOARD OF SUPERVISORS**

THE STATE OF TEXAS §  
COUNTY OF KAUFMAN §  
WALDEN POND FRESH WATER SUPPLY DISTRICT OF KAUFMAN COUNTY §

The Board of Supervisors (the “Board”) of Walden Pond Fresh Water Supply District of Kaufman County (the “District”) met in special session, open to the public, on the 9<sup>th</sup> day of March, 2021, by telephone conference.

Mr. Scott Eidman, legal counsel for the District, announced that the Meeting would be conducted by telephone conference to mitigate the spread of COVID-19. Mr. Eidman confirmed that Meeting participants would observe guidance provided by the Texas Attorney General’s office to suspend certain requirements of the Texas Open Meetings Act. Mr. Eidman next stated that (i) Notice of the Meeting was given in accordance with Chapter 551, Government Code, and Chapter 49, Texas Water Code, as amended by the Governor’s order and Attorney General’s guidance; (ii) the Meeting was being conducted in a transparent and accessible manner; (iii) Meeting packets were distributed to all participants and made available to the public; and (iv) the Meeting would be recorded and made available for electronic distribution upon request.

The roll was called of the members of the Board, to-wit:

Linda Patman	President
Blake Beecroft	Vice President
Casie Eeds	Secretary
Randy Edwards	Assistant Secretary
Riley Hamilton	Assistant Secretary

All members of the Board were present by telephone at the commencement of the meeting with the exception of Supervisor Beecroft, thus constituting a quorum. Also present by telephone at the meeting were Ms. Kerry Tovery of Dye & Tovery, LLC; Mr. Alex Gonzalez-Rodiles of Barraza Consulting Group, LLC (“Engineer”); and Mr. Scott Eidman, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC.

The meeting was called to order at 12:05 p.m.

1. The Board called for public communications and comments. There being none and upon motion by Supervisor Hamilton, seconded by Supervisor Eeds and unanimously carried, the Board adjourned the public comment section of the meeting.

2. The Board next acknowledged receipt of the Minutes from the February 23, 2021, Board meeting. After review and discussion, Supervisor Edwards moved that the Board approve the Minutes as presented. Supervisor Hamilton seconded said motion, which carried unanimously.

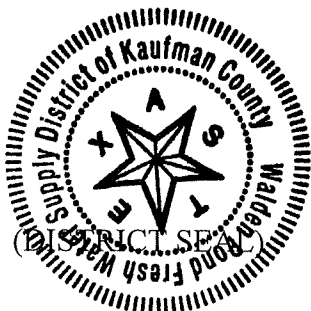
3. In the absence of a developer representative, the Board deferred action on a developer's report.

4. The Board continued to recognize Mr. Gonzalez-Rodiles, who presented to and reviewed with the Board an Engineer's report dated March 9 2021, a copy of which is attached hereto as Exhibit "A". Next, Mr. Gonzalez-Rodiles reviewed with the Board the proposals received for grading improvements in Walden Pond East Phase 1. Mr. Gonzalez-Rodiles noted that RPMx Construction, LLC ("RPMx"), has submitted a bid in the total base bid amount of \$2,479,037.72 for 110 days, which is a slightly higher total bid than the lowest bidder. However, because the lowest bidder offered completion of the project in 205 days, the District's Engineer recommended that the Board award the contract to RPMx for the shorter project completion time. Following a discussion, Supervisor Edwards moved that the Board (i) approve the Engineer's report as presented; and (ii) award the contract for Walden Pond East Phase 1 grading improvements to RPMx. Supervisor Hamilton seconded said motion, which carried unanimously.

5. The Board recognized Ms. Tovery, who presented to and reviewed with the Board a bookkeeping report dated March 9, 2021, a copy of which is attached hereto as Exhibit "B". The Board next considered the authorization of the District's bookkeeper to distribute funds as approved on the bookkeeping report pursuant to Section 49.151, Texas Water Code. Mr. Eidman explained that such an authorization would allow for the Bookkeeper to sign and distribute payments on behalf of the Board so as to abide by social distancing guidelines related to COVID-19. Following a discussion, Supervisor Edwards moved that the Board (i) approve the bookkeeping report; (ii) authorize the payment of bills listed thereon; and (iii) authorize the distribution of funds by the Bookkeeper. Supervisor Hamilton seconded said motion, which carried unanimously.

There being no further business to come before the Board, Supervisor Edwards moved that the meeting be adjourned at 12:11 p.m. Supervisor Eeds seconded said motion, which unanimously carried.

APPROVED AND ADOPTED this 29<sup>th</sup> day of April, 2021.



Casie Eeds, Secretary  
Board of Supervisors  
Walden Pond Fresh Water Supply District of  
Kaufman County

**WALDEN POND FRESH WATER SUPPLY DISTRICT OF KAUFMAN COUNTY**  
March 9, 2021 Board of Supervisors Meeting  
Engineering Report

4. *Engineer's report:*

- a. *Status of construction projects within the District;*  
N/A
- b. *Consider authorizing preparation of construction plans/specifications for water, sewer, drainage, paving and recreational facilities or repair/modification of existing facilities;*  
N/A
- c. *Consider approval/ratification of construction plans and specifications;*  
N/A
- d. *Consider approval/ratification of advertising for bids for contract(s);*  
N/A
- e. *Consider approval/ratification of award of construction contract(s);*
  - 1. **Walden Pond East Phase 1 Grading Improvements**
    - i. *Request Approval to award RPM xConstruction, LLC the Walden Pond East Phase 1 Grading Improvements contract for \$2,479,037.72 to be completed in 110 days.*
- f. *Consider approval/ratification of contractor pay estimates, change orders and engineering fee statements;*  
N/A
- g. *Consider approval/ratification of repair and/or maintenance of District facilities;*  
N/A





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801 East Campbell Road, Suite 650   
Richardson, Texas 75081

February 26, 2021

Board of Directors  
Walden Pond Fresh Water Supply District  
c/o WINSTEAD PC  
2728 N. Harwood Street, Suite 500  
Dallas, TX 75201

RE: Recommendation of Award for Walden Pond East Phase 1 Grading Improvements  
Walden Pond Fresh Water Supply District of Kaufman County, Texas


Dear Board of Directors:

On February 25, 2021 at 2:00 p.m. at the offices of Barraza Consulting Group, LLC, Walden Pond Fresh Water Supply District of Kaufman County, Texas received, opened, and read aloud Four (4) bids for the Walden Pond East Phase 1 Grading Improvements. Each bid was complete and contained all the required information for submission of a bid.

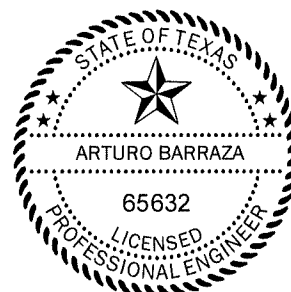
The tabulated bids were evaluated based on the bidder's qualifications, bid amount and number of days allocated to secure substantial completion for the project. The two lowest responsible bidders were Hammett Excavation, Inc. with a bid amount of \$2,275,916.04 and two-hundred five (205) construction days and RPM xConstruction LLC with a bid amount of \$2,479,037.72 and one-hundred ten (110) construction days. Based on our evaluation, we concluded RPM xConstruction, LLC's bid to be the most advantageous to the District and Owner based on qualifications, contract amount and construction days allocated to the project.

Therefore, I recommend that the Board award the construction contract for the Walden Pond East Phase 1 Grading Improvements to RPM xConstruction, LLC of Plano, Texas for a total contract amount of \$2,479,037.72

Sincerely,  
Barraza Consulting Group, LLC  
TBPE Firm License No. 20683



Art Barraza, P.E.  
Engineer for the District



Attachment: Bid Tabulation

cc: Heather Barber - Centurion American Development Group

**Bid Tabulation**

ITEM	DESCRIPTION	UNIT	QUANTITY	RPMX	Hammett	Obra Ramos	Mario Sinacola & Sons
<b>SECTION A - EROSION CONTROL ITEMS BASE BID</b>							
1	Construction Entrance	EA	2	\$ 2,500.00	\$ 5,000.00	\$ 3,840.00	\$ 3,000.00
2	Silt Fence	LF	13,500	\$ 1.45	\$ 19,575.00	\$ 1.44	\$ 1.50
3	Rock Filter Dam	EA	7	\$ 825.00	\$ 5,775.00	\$ 840.00	\$ 1,000.00
SUBTOTAL, SECTION A:				\$ 30,350.00	\$ 29,175.00	\$ 33,000.00	\$ 33,250.00

ITEM	DESCRIPTION	UNIT	QUANTITY	RPMX	Hammett	Obra Ramos	Mario Sinacola & Sons
<b>SECTION B - GRADING IMPROVEMENTS</b>							
1	Clearing & Grubbing	AC	136	\$ 1,100.00	\$ 149,600.00	\$ 710.00	\$ 1,750.00
2	Unclassified Excavation (includes stockpile travel within 1,500 feet)	CY	394,081	\$ 2.12	\$ 835,451.72	\$ 2.01	\$ 2.15
3	Rough Lot Grading	LOT	507	\$ 130.00	\$ 65,910.00	\$ 147.00	\$ 250.00
4	Final Lot Grade	LOT	507	\$ 80.00	\$ 40,560.00	\$ 85.00	\$ 125.00
5	Moisture Conditioning 7' Depth (Zone I per Geotechnical Report)	LOT	51	\$ 1,613.00	\$ 82,263.00	\$ 1,405.32	\$ 2,300.00
6	Moisture Conditioning 10' Depth (Zone II per Geotechnical Report)	LOT	456	\$ 2,343.00	\$ 1,068,408.00	\$ 2,470.00	\$ 3,775.00
7	Wrap Lots with 6-8 mil Plastic Sheeting	LOT	507	\$ 285.00	\$ 144,495.00	\$ 227.00	\$ 357.00
8	Seeding Disturbed Area	AC	95	\$ 300.00	\$ 28,500.00	\$ 300.00	\$ 300.00
9	Performance and Payment Bond - 100% of Final Contract Price	LS	1	\$ 33,500.00	\$ 33,500.00	\$ 32,775.00	\$ 25,000.00
SUBTOTAL, SECTION B:				\$ 2,448,687.72	\$ 2,246,741.04	\$ 2,451,890.81	\$ 3,395,749.15

ITEM	DESCRIPTION	UNIT	QUANTITY	RPMX	Hammett	Obra Ramos	Mario Sinacola & Sons
<b>BID ALTERNATES</b>							
1	Haul Off	CY	200,571	\$ 15.00	\$ 3,008,565.00	\$ 40.00	\$ 8,022,840.00
SUBTOTAL, BID ALTERNATES:				\$ 3,008,565.00	\$ 3,810,849.00	\$ 8,022,840.00	\$ 4,011,420.00
SUBTOTAL, SECTION A:				\$ 30,350.00	\$ 29,175.00	\$ 33,000.00	\$ 33,250.00
SUBTOTAL, SECTION B:				\$ 2,448,687.72	\$ 2,246,741.04	\$ 2,451,890.81	\$ 3,395,749.15

**TOTAL BID AMOUNT:** \$ 2,479,037.72      110  
 DAYS: \$ 2,275,916.04      205

**TOTAL BID AMOUNT:** \$ 2,484,890.81      225  
 DAYS: \$ 3,428,999.15      240

# Walden Pond Fresh Water Supply District of Kaufman County

Bookkeeper's Report for Meeting: March 9, 2021

\$ 1,746.18 **Beginning Cash balance**  
 138.52 Void: *ch#1100 - Linda Patman (02/23/2021 mtg)*  
 - Developer Advance

**\$ 1,884.70 Adjusted cash balance**

(1,344.00) Total of all bills

**\$ 540.70 Ending Balance**

Check on Hold:

\$ 401.36 On Hold: *ck# 1113 - Dye & Toverly, LLC*

**\$ 942.06 Balance in account until funding received**

*Bills to be paid at this month's board meeting*

	<i>ck#</i>		
138.53	1107	Director - Blake Beecroft	<i>Current Mtg</i>
138.53	1108	Director - Casie Eeds	<i>Current Mtg</i>
138.52	1109	Director - Linda Patman	<i>Current Mtg</i>
138.53	1110	Director - Randy Edwards	<i>Current Mtg</i>
138.53	1111	Director - Riley Hamilton	<i>Current Mtg</i>
250.00	1112	JD Parker	<i>Meeting Posting - 03/09/21</i>
401.36	1113	Dye & Toverly, LLC	<i>Inv 4836 &amp; 4857 Accounting thru 02/28/21</i>
<hr/> 1,344.00		<b>Total Bills</b>	



**Dye & Toverly, LLC**

2321 Coit Road, Suite B, Plano, TX 75075

ph (972) 612-0088 fax (972) 612-0098

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